WELLINGTON
SHIRE COUNCIL

Council Meeting Agenda
Ordinary Meeting

Wednesday 4 November 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
TABLE OF CONTENTS

0.1. TABLE OF CONTENTS 2

1. APOLOGIES 5

2. DECLARATION OF CONFLICT/S OF INTEREST 5

3. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S 5

3.1. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETINGS 5

4. BUSINESS ARISING FROM PREVIOUS MEETINGS 6

5. ACCEPTANCE OF LATE AND URGENT ITEMS 6

6. NOTICE/S OF MOTION 6

7. RECEIVING OF PETITION OR JOINT LETTERS 6

7.1. OUTSTANDING PETITIONS 6

8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS 6

9. QUESTION/S ON NOTICE 7

9.1. OUTSTANDING QUESTION/S ON NOTICE 7

10. DELEGATES REPORT 7

11. GENERAL MANAGER CORPORATE SERVICES 8

11.1. RECORD OF COUNCIL WORKSHOPS 8

12. GENERAL MANAGER DEVELOPMENT 13

12.1. APPROVE PLANNING SCHEME REVIEW REPORT AND REQUEST FOR AUTHORISATION AND PUBLIC NOTICE 13

12.2. SEASONAL OUTDOOR POOLS - 2026/27 SEASON 885

13. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT 892

13.1. CONTRACT 2027-001 GIBSONS AND COBAINS ROAD ROUNDABOUT CONSTRUCTION - SALE 892

13.2. CONTRACT 2027-036 HOBSON WELLSFORD STREET ROUNDABOUT, STRATFORD 896

13.3. CONTRACT 2026-151 KILMANY LANDFILL CELL 4 CONSTRUCTION 900
13.4. CONTRACT 2027-030 MAJOR CULVERT RENEWAL.....904
13.5. CONTRACT 2027-039 LOWER DARGO ROAD LANDSLIP RECTIFICATION WORKS 908
13.6. COMMUNITY ASSET COMMITTEES ANNUAL REPORT 2025/26.....912
14. FURTHER GALLERY AND ONLINE COMMENTS.....916
15. IN CLOSED SESSION.....917

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 MEETINGS

ACTION OFFICER: MANAGER GOVERNANCE

OBJECTIVE

To adopt the minutes of the Ordinary Council Meeting of 20 October 2026 and Unscheduled Council Meeting of 27 October 2026.

RECOMMENDATION

That Council:

1. ***Adopt the minutes and resolutions of the Ordinary Council Meeting of 20 October 2026.***
2. ***Adopt the minutes and resolutions of the Unscheduled Council Meeting of 27 October 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

NIL

6. NOTICE/S OF MOTION

NIL

7. RECEIVING OF PETITION OR JOINT LETTERS

7.1. OUTSTANDING PETITIONS

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS

9. QUESTION/S ON NOTICE

9.1. OUTSTANDING QUESTION/S ON NOTICE

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

10. DELEGATES REPORT

11. GENERAL MANAGER CORPORATE SERVICES

11.1. RECORD OF COUNCIL WORKSHOPS

ACTION OFFICER: MANAGER GOVERNANCE

PURPOSE

To provide a summary of Council workshops held on Tuesday 20 October 2026.

RECOMMENDATION

That Council receive and note the attached Council Workshop records for Tuesday 20 October 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.

ATTACHMENTS

1. Record of Council Workshops - 20 October 2026 [**11.1.1** - 2 pages]

OPTIONS

Council has the following options:

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

PROPOSAL

That Council receive and note the attached Council Workshop records for 20 October 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 – 20 OCTOBER 2026			
COUNCILLOR	**ATTENDANCE**	**OFFICERS IN ATTENDANCE**	
Cr Cindy Madeley *(Mayor)*	YES	**David Morcom**	Chief Executive Officer
Cr Liz Foat *(Deputy Mayor)*	YES	**Arthur Skipitaris**	General Manager Corporate Services
Cr Catherine Bannerman	YES	**Renae Littlejohn**	General Manager Development
Cr Scott Rossetti	YES	**Chris Hastie**	General Manager Built & Natural Environment
Cr Edward Lowe	YES		
Cr Garry Stephens *(Leave of Absence)*	NO		
Cr Carmel Ripper	YES		
Cr John Tatterson	YES		
Cr Geoff Wells	YES		
CONFLICTS OF INTEREST NOTED*			
NIL			

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

WORKSHOP DETAILS – 20 OCTOBER 2026		
ITEM NO.	**WORKSHOP TITLE**	**PRESENTERS**
1.1	**ELECTION OF THE MAYOR AND DEPUTY MAYOR**	• *Carly Bloomfield, Manager Governance* • *Keisha Roy, Coordinator Governance and Strategy* *Conflict of Interest: NIL*
1.2	**FACILITIES AND EMERGENCIES BUSINESS UNIT UPDATE**	• *Billie-Jo Thorburn, Acting Manager Facilities and Emergencies* • *Lisa Lyndon, Coordinator Community Managed Facilities* • *Mark Benfield, Coordinator Community Managed Facilities* • *Tania Brown, Coordinator Facilities Management* • *Tamika Clark, Acting Coordinator Emergency Management* *Conflict of Interest: NIL*

RECORD OF COUNCIL WORKSHOPS - COUNCIL DAY

WORKSHOP DETAILS – 20 OCTOBER 2026		
ITEM NO.	**WORKSHOP TITLE**	**PRESENTERS**
1.3	**SEPTEMBER 2026 QUARTERLY PERFORMANCE REPORT**	• *Ashy Sehgal, Chief Financial Officer* *Conflict of Interest: NIL*
1.4	**GIPPSLAND WATER UPDATE**	• *Sarah Cumming, Managing Director Gippsland Water* • *Danny McDonald, Executive Director Gippsland Water* *Conflict of Interest: NIL*
1.5	**AGRICULTURE VICTORIA**	• *Barry Hearsey, Manager Planning and Building* • *Shae Hansen, Manager Economic Development* • *Jess Horton, Regional Leader, Gippsland Agriculture Victoria* • *Mick O'Keefe, Program Manager - Agriculture Sector Development and Regions* *Conflict of Interest: NIL*
1.6	**UPDATE ON DEBT COLLECTION AND POTENTIAL SALE OF PROPERTIES FOR UNPAID RATES AND CHARGES**	• *Ashy Sehgal, Chief Financial Officer* • *Mat Dyce, Coordinator Rates and Revenue* *Conflict of Interest: NIL*
1.7	**CULTURE AND LEISURE AND COMMUNITY DEVELOPMENT**	• *Ross McWhirter, Manager Culture and Leisure* • *Rosie Davidson-Tuck, Manager Community Development* *Conflict of Interest: NIL*
1.8	**COMMUNITY CONSULTATION, ARTS, CULTURE AND LEISURE ECONOMIC DEVELOPMENT AND COMMUNITY INFRASTRUCTURE PLAN**	• *Shae Hansen, Manager Economic Development* • *Ross McWhirter, Manager Culture and Leisure* • *Caz McLean, Strategic and Planning Consultant – Caz McLean Consulting* *Conflict of Interest: NIL*

12. GENERAL MANAGER DEVELOPMENT

12.1. APPROVE PLANNING SCHEME REVIEW REPORT AND REQUEST FOR AUTHORISATION AND PUBLIC NOTICE

ACTION OFFICER: MANAGER PLANNING AND BUILDING

PURPOSE

To present the Attachment 12.1.1- Wellington Planning Scheme Review - Report (2026) (the Report), including Appendices 1 to 4 to this Council Report, for approval by Council.

The purpose of the Report is to provide a review, assessment and to outline recommendations for improvements for the operation of the Wellington Planning Scheme relating to:

- Consistency with the 'Form and Content' directions or guidelines issued by the Minister for Planning in accordance with the Victoria Planning Provisions (VPPs).
- Effectiveness of the planning policy objectives for the use and development of land within the Shire.
- Effectiveness of the use of Victorian Planning Provisions and local planning provisions to give effect to State and local planning policy objectives.

The preparation of the Report is Action 2.8 of the Council Plan (2025-2029).

RECOMMENDATION

That Council:

1. ***Approve the Attachment 12.1.1- Wellington Planning Scheme Review - Report and associated Appendices 1, 2, 3 and 4 to meet Council's obligations under Section 12B of the Planning and Environment Act 1987.***
2. ***Approve Council officers to submit the Attachment 12.1.1- Wellington Planning Scheme Review - Report and associated Appendices 1, 2, 3 and 4 to the Minister for Planning to report the findings of the planning scheme review under Section 12B of the Planning and Environment Act 1987.***
3. ***Authorise the Manager Planning and Building to make any administrative level changes, if required, to the proposed Attachment 12.1.1- Wellington Planning Scheme Review - Report that do not change the intent of the planning scheme review, prior to the information being submitted to the Minister for Planning.***
4. ***Note and consider the marked-up planning scheme ordinance and the Attachment 12.1.2- Wellington Planning Scheme Review - Draft Planning Scheme Amendment C133well documentation.***
5. ***Authorise officers to seek Authorisation from the Minister for Planning to prepare Planning Scheme Amendment C133well and to give public notice of Attachment 12.1.2- Wellington Planning Scheme Review - Draft Planning Scheme Amendment C133well documentation.***

6. ***Authorise the Manager Planning and Building to make any administrative level changes, if required, to the proposed Attachment 12.1.2- Wellington Planning Scheme Review - Draft Planning Scheme Amendment C133well that do not change the intent of the planning scheme amendment, prior to the information being submitted to the Minister for Planning.***

BACKGROUND

Section 12B of the *Planning and Environment Act 1987* (the Act) requires a planning authority to undertake a review of its planning scheme every four years. Council as the planning authority for the Wellington Planning Scheme (the Planning Scheme) is required to evaluate its effectiveness and efficiency to ensure that it adequately achieves the objectives for planning in Victoria.

A planning authority must review its planning scheme no later than one year after the date by which it is required to approve a Council Plan under Section 90 of the *Local Government Act 2020.* Wellington Shire Council adopted its Council Plan on 19 August 2025.

Council, with funding from the Department of Transport and Planning, has appointed Plan2Place Consulting to review the operation of the Planning Scheme. The Report (2026) has been prepared by Plan2Place Consulting in collaboration with Council's Strategic Planning Team.

The methodology includes an audit of the operational provisions, focussed stakeholder engagement with key external referral agencies, preparation of a Review Report and the preparation of draft planning scheme amendment documentation, which implements a series of policy neutral changes to improve the efficiency and effectiveness of the Planning Scheme.

The methodology follows a templated set of tasks, which has been developed to allow Councils to undertake regular ‘health checks’ of their planning schemes to meet obligations under the *Planning and Environment Act 1987.*

A copy of the Report is at Attachment 12.1.1- Wellington Planning Scheme Review - Report.

A copy of the Report will be submitted to the Minister for Planning to meet Council’s legislative obligations of section 12B of the *Planning and Environment Act 1987.*

A key recommendation is to approve the Report and forward to the Minister for Planning, as the planning authority for the Wellington Planning Scheme, to confirm that it has met the obligations of Section 12B of the *Planning and Environment Act 1987.*

A second component of the Council Report is to seek approval to obtain Authorisation from the Minister for Planning to commence public notice for proposed Planning Scheme Amendment C133well.

Amendment C133well has been prepared to implement policy neutral changes and to correct a series of mapping anomalies to the Planning Scheme. Policy neutral changes to a planning scheme refer to changes that do not alter its core strategic directions, intent or policy objectives. A copy of the proposed (tracked) changes, together with draft planning scheme

amendment documentation can be found in Attachment 12.1.2- Wellington Planning Scheme Review - Draft Planning Scheme Amendment C133well.

Key findings and recommendations of the Report

Key findings and recommendations are summarised at a high-level as follows:

- Overall, the Wellington Planning Scheme is found to be well-structured and effective, with some provisions able to benefit from re-drafting. There are a series of formatting, administrative changes and updates to background documents, which can be implemented as immediate actions (proposed Planning Scheme Amendment C133well).
- The statutory planning function of Council performed at an outstanding level in comparison to similar councils and the rest of Victoria over the last four years. This is reflected in approval timeframes and overall cost of the processing of applications, which have been significantly lower than the state-wide benchmark.
- In comparison to similar councils, fewer permit applications are subject to appeal at the Victorian Civil & Administrative Appeals Tribunal (VCAT) for Wellington Shire Council.
- The statutory planning function at Council is efficient, well-funded and managed.
- Key areas for updates and improvement for future and further strategic work include:
    - Rural land uses and issues.
    - Resources, extractive industry and renewable energy.
    - Buffer areas and amenity issues.
- The top strategic planning priorities for Council over the next 4-5 years, include:
    - Facilitating residential growth.
    - Preparation of a focused Rural Land Use Strategy.
    - Audit and re-drafting of outdated Schedules within the Planning Scheme including updates and corrections to the Development Plan Overlay, Design and Development Overlay and the Restructure Overlay.
    - Investigation of amenity buffers around infrastructure and industry.
- A set of Advocacy recommendations are also contained in the Report, which relate to a series of actions to continue to work in partnership with various Victorian Government Departments, Gippsland Water, Southern Rural Water, Australia Gas Network.
- Appendix A of the Report contains the list of the proposed changes to the Planning Scheme. These changes are described at a high-level later in this Council Report and will form the basis for preparation of proposed Planning Scheme Amendment C133well.

Further Strategic Work and implementation framework

Further strategic work includes the following key recommendations:

- Investigate and translate landfill buffer provisions into the planning scheme.
- Review the Design and Development Overlay Schedules 4, 5, 6 and Environmental Significance Overlay - Schedule 7 relating to RAAF land to remove duplication, simplify the Design and Development Overlay - Schedule 6 with a view to converting to Restructure Overlay and Schedule 8 to conversion to Buffer Areas Overlay.
- A review of the Special Buildings Overlay for the township of Maffra.
- Audit and review of all Schedules to the Development Plan Overlay.
- As resources allow, audit and review the existing Heritage Overlay, including the removal of redundant sites.
- Finalise and implement the findings of both the Stratford and Maffra Structure Plans.
- Commence preparation of a residential land supply study for Sale, Wurruk and Longford.
- Undertake and prepare a focused Rural Land Use Strategy to address key agricultural issues (i.e. intensive animal husbandry).

Planning Scheme Amendment C133well

A summary of the key components of proposed Planning Scheme Amendment C133well can be found in the table below.

Clause	Heading	Action Description
02	*Municipal Planning Strategy*	
02.01 - 02.04	Context, Vision and Strategic Directions	Updates include statistical information, names and terminology updates, new statements for housing and transport. The framework plan will be updated to include reference to Macalister Irrigation District.
10	*Planning Policy Framework*	
11.01	Settlement	Re-numbering clauses, formatting changes, insertion of policy documents, updates in terminology, grammatical and clarification changes, re-ordering of existing strategies, insertion of existing policy documents, UDFs added as background documents.
12.02	Marine and Coastal Environment	Grammatical changes, insertion policy documents.
14.01	Agriculture	Clarification and grammatical changes.
14.02	Water	Add reference to Macalister Irrigation District at 14.01-1L-02, terminology updates.
15.01	Built Environment	Update clause name.
15.03	Heritage	Add background documents
17.01	Employment	Grammatical and clarification changes, deletion of reference to expansion of oil and gas industry as inconsistent with regional and state policy, relocated existing policy relating to out of centre development to this section.
17.03	Industry	Updated clause numbers, grammatical changes.
17.04	Tourism	Grammatical changes.
18.02	Movement Networks	Grammatical changes, corrections to background document.
19.02	Community Infrastructure	Deletion outdated strategy.
19.03	Development Infrastructure	Updated policy references.

30	*Zones*	
32	Residential Zones	Insertion of numeric schedules to all zones, updated map reference, grammatical changes, deletion of out-of-date background documents, updated reference Gippsland Lakes.
35	Rural Zones	Reference to Macalister Irrigation District as separate schedule to Farming Zone, updates to minimum setbacks to waterways, wetlands and designated floodplains, clarification of conservation values for Gippsland Lakes and Ninety Mile Beach, reference to applying to all land, created new schedules to Rural Conservation Zones Schedules 1 to 3.
37	*Special Purpose Zones*	
	Special Use Zone	Deletion reference to Apiary Code of Practice, updates to table of uses, updates to Schedules 3, 4, 5 and 6 reorder decision guidelines, buildings and works, applications requirements.
37.02	Comprehensive Development Zone	Consolidation of purpose statements, table of use terminology updates, deletion of superseded background documents, re-ordering application and permit requirements.
40	*Overlays*	
42	Environmental and Landscape Overlays	<u>Environmental Significance Overlay and Vegetation Protection Overlay</u> Grammatical changes, deletion of supplication in objectives and decision guidelines, formatting changes, deletion of content not consistent with formatting guidelines, transfer referrals to clause 66.04, deletion of outdated background documents.
43	Heritage and Built Form Overlays	<u>Design and Development Overlay</u> Insert prescribed text in schedules 1 to 3. Inserted no permit required for subdivision in schedule 4, 5 and 6 (RAAF Building Height). Moved referral requirements to clause 66.04, grammatical changes, spelling errors, schedule 7 clarifications relating to building and works controls, insert prescribed wording, insert new terminology, removed redundant wording, clarifications for application requirements, reference to precincts added, updated name of schedule 10 and 11 (inner and outer emergency service flight path areas), language and terminology updates and deleted reference to UDFs. <u>Development Plan Overlay</u> Amend decision guidelines to requirements, updated clause numbers, deletion of inappropriate requirement, updated terminology, deleted redundant wording, updated background documents, replaced decision guidelines with requirements, deleted duplication, correct phraseology, updated background documents and deleted redundant requirements.
44.	Land Management Overlays	<u>Bushfire Management Overlay</u> Insert name of Schedule 1 and removed content not aligned with form and content.
45.	Other Overlays	<u>Specific Controls Overlay</u> Completed projects deleted.
50.	Particular Provisions	Removed projects that have been completed, updated zoning terminology, inserted reference to CDZ1 open space requirement.
66	Referral and Notice Provisions	Updated relevant referral authorities
72.03	What does this planning scheme consist if?	Updated Schedule – changes to map list, listed maps in alphabetical order and corrected mistakes
72.04	Incorporated documents	Updated document list
72.08	Background documents	Updated document list, amendment number and clause reference
74.01	Application of Zones, Overlays and Provisions	Inserted this provision as it was missing.
74.02	Schedule to Further Strategic Work	Updated clause.

Mapping Anomalies – Planning Scheme Amendment C133well

The Report has also identified several anomalies to the Planning Scheme mapping that require correction.

There are approximately 55 properties affected in total. The changes make a series of corrections relating to properties which have been included in the following ways; land with split zoning, private land incorrectly included in a Public Land Zone, corrections to street and road addresses, deletion of a redundant Public Acquisition Overlay for land which has been subdivided rendering the control redundant.

The table below outlines the mapping updates that will form part of proposed Planning Scheme Amendment C133well.

Proposed C133well Technical Corrections List		
1	Denison	**Land / Area Affected:** • 3632 Traralgon-Maffra Road, Denison (Lot 1 PS 736768) • 3632 Traralgon-Maffra Road, Denison (Lot 1 TP 79634) **Mapping Reference:** Zone Map 68 **Proposed Zone changes:** Rezone to FZ
2	Heyfield	**Land / Area Affected:** • 18 River Street, Heyfield (Lot 1 TP699637) • 24 River Street, Heyfield (Lot 3 PS533426) • 30 River Street, Heyfield (Lot A PS 746127P) **Mapping Reference:** Zone Map 68 **Proposed Zone changes:** Rezone to GRZ1
3	Heyfield	**Land / Area Affected:** • 37 Temple Street, Heyfield (Lot 1 TP 539809) • 43 Temple Street, Heyfield (Lot 1 TP848167) • 45 Temple Street, Heyfield (Lot 1, TP328969) • 10-11/51-53 Temple Street, Heyfield (Lot 1, RP408456) • 61A Temple Street, Heyfield (Lot 2 PS905297) • 69 Temple Street, Heyfield (PTL: 1 PS83829) • 22 Pearson Street, Heyfield (Lot 2 PS 401589Y) • 26 Pearson Street, Heyfield (Lot 1 & 2 TP535527) • 7 Macfarlane Street, Heyfield (Lot 4, PS 23602) **Mapping Reference:** Overlay Map 70 **Proposed Deletion Changes:** Delete PAO2
4	Munro	**Land / Area Affected:** • 353 Munro-Stockdale Road, Munro (Lot 1 TP 78340) • 353 Munro-Stockdale Road, Munro (Lot 1 TP 593443) **Mapping Reference:** Zone Map 63 **Proposed Zone changes:** Rezone to FZ

Proposed C133well Technical Corrections List		
5	Rosedale	**Land / Area Affected:** • 2-12 Prince Street, Rosedale (1~1\PP5683) • 14 Prince Street, Rosedale (CA: 5, Sec: 1) • 18 Prince Street, Rosedale (Lot 1 & 2 TP513859) • 17-19 Prince Street, Rosedale (Lot 2 TP417340) • 21-23 Prince Street, Rosedale (Lot 1, 2 & 3 LP214247) • 25-27 Prince Street, Rosedale (Lot 1, PS 138044) • 31 Prince Street, Rosedale (CA:8, Sec:3) • 33-35 Prince Street, Rosedale (Lot 1, TP 113897) • 42-44 Prince Street, Rosedale (Lot 2, PS 124866) • 46-48 Prince Street, Rosedale (Lot 1, PS 124866) • 50-52 Prince Street, Rosedale (Lot 1, TP: 918729P) • 1/58-60 Prince Street, Rosedale (Lot CM PS605963) • 2/54-56 Prince Street, Rosedale (Lot 2, PS 725178P) • 58-60 Prince Street, Rosedale • 62-64 Prince Street, Rosedale (Lot 1, PS905283) • 66-69 Prince Street, Rosedale (Lot 1, TP 400714) • 70-72 Prince Street, Rosedale (Lot 1, PS 75236) • 74-80 Prince Street, Rosedale (CA: 10, Sec:2) • 29 Hood Street, Rosedale (Lot 2, LP 221884) • 32 Hood Street, Rosedale (PC 382058) • 22 Lyons Street, Rosedale (Lot 1, PS 700159J) • 6 Albert Street, Rosedale (Lot 1 TO 434551) • 10 Albert Street, Rosedale (Lot 1 & 2 TP 338728) • 12 Albert Street, Rosedale (Lot: 1 TP: 958269W) • 14 Albert Street, Rosedale (Lot 2 PS138044) • 18 Albert Street, Rosedale (Lot 1 TP 341812) • 20 Albert Street, Rosedale (CA: 10, S: 3) **Mapping Reference:** Overlay Map 119 **Proposed Deletion Changes:** Delete PAO2
6	Sale	**Land / Area Affected:** • 8 Homestead Close, Sale (167\PS642250) • 10 Homestead Close, Sale (168\PS642250) • 9 Authors Way, Sale (163\PS642249) • 11 Authors Way, Sale (164\PS642249) • 13 Authors Way, Sale (165\PS642250) • 2 Burraginnin Close, Sale (161\PS642250) • 4 Burraginnin Close, Sale (160\PS642250) • 6 Burraginnin Close, Sale (159\PS642250) • 8 Burraginnin Close, Sale (158\PS642250) • 10 Burraginnin Close, Sale (157\PS642250) **Mapping Reference:** Overlay Map 89HO **Proposed Deletion Changes:** Delete HO198
7	Stratford	**Land / Area Affected:** • 58 Tyers Street, Stratford 3862 (1\TP240440) **Mapping Reference:** N/A **Proposed Deletion Changes:** N/A **Proposed Change:** Change the address of the subject site in Schedule to the Heritage Overlay at Clause 43.01 of the Wellington Planning Scheme to read as follows: • *State Savings Bank (former)* 58 Tyers Street, Stratford.

ATTACHMENTS

1. Wellington Planning Scheme Review - Report [**12.1.1** - 184 pages]
2. Wellington Planning Scheme Review - Draft Planning Scheme Amendment C133well [**12.1.2** - 677 pages]

OPTIONS

Council has the following options available:

1. Approve the recommendations of this Council Report in full; or
2. Approve the recommendations in part, with Council to specify which recommendations are approved and identify any recommendations or specific matters requiring further review, amendment or consideration at a future Council meeting; or
3. Not approve the recommendations of this Council Report. This would have legislative implications and will need to be reported to the Minister for Planning.

Option 1 is recommended by officers as this is required to meet legislative obligations of Section 12B of the *Planning and Environment Act 1987.*

PROPOSAL

The recommendation to Council for approval is as follows:

1. Approve the Attachment 12.1.1- Wellington Planning Scheme Review - Report and associated Appendices 1, 2, 3 and 4 to meet Council's obligations under Section 12B of the *Planning and Environment Act 1987.*
2. Approve Council officers to submit the Attachment 12.1.1- Wellington Planning Scheme Review - Report and associated Appendices 1, 2, 3 and 4 to the Minister for Planning to report the findings of the planning scheme review under Section 12B of the *Planning and Environment Act 1987.*
3. Authorise the Manager Planning and Building to make any administrative level changes if required to the proposed Attachment 12.1.1- Wellington Planning Scheme Review - Report that do not change the intent of the planning scheme review, prior to the information being submitted to the Minister for Planning.
4. Note and consider the 'marked-up' planning scheme ordinance and the Attachment 12.1.2- Wellington Planning Scheme Review - Draft Planning Scheme Amendment C133well documentation.
5. Authorise officers to seek Authorisation from the Minister for Planning to prepare Planning Scheme Amendment C133well and give public notice of Attachment 12.1.2- Wellington Planning Scheme Review - Draft Planning Scheme Amendment C133well documentation.
6. Authorise the Manager Planning and Building to make any administrative level changes if required to the proposed Attachment 12.1.2- Wellington Planning Scheme Review - Draft Planning Scheme Amendment C133well that do not change the intent of the planning scheme amendment, prior to the information being submitted to the Minister for Planning.

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

The preparation and completion of the Report satisfies Council Plan Action 2.8, 'Review the Wellington Planning Scheme', as part of Strategic Objective Two: Dynamic and Diverse Economy.

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

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

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

GENDER IMPACT ASSESSMENT (GIA)

Officers understand the requirements in relation to conducting 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 preparation of the Planning Scheme Review Report does not meet the assessment requirement criteria.

FINANCIAL IMPACT

The Wellington Planning Scheme Review Report (2026) has been prepared by Plan2Place Consulting and has been primarily funded by the Department of Transport and Planning, Planning Hub Program and part funded within the operational budget of the Strategic Planning Business Unit budget.

The implementation of the priority actions and further strategic work as part of the workplan for the Strategic Planning business unit will require future budget allocations over the multi-year cycle.

COMMUNICATION IMPACT

Key stakeholder consultation and engagement was undertaken as part of the preparation of the Wellington Planning Scheme Review Report (2026).

Consultation with the following agencies was undertaken:

- Environment Protection Agency, Department of Transport and Planning, Department of Energy, Environment and Climate Action (Environment portfolio), Southern Rural Water, Department of Defence, Gippsland Water, Australian Gas Networks, Victorian Health Building Authority, West Gippsland Catchment Management and East Gippsland Catchment Management Authority.

- Agencies who did not respond to engagement included Department of Energy, Environment and Climate Action (Resources Victoria), West Sale Airport, Country Fire Authority, First Nations – State Relations and Gunaikurnai Land and Waters Aboriginal Corporation.
- Internal business units of Council.

Officers at the Department of Transport and Planning (DTP) reviewed the Wellington Planning Scheme Review Report and Appendix documentation (2026).

If Authorised, Planning Scheme Amendment C133well will be exhibited as part of the next steps in the implementation process.

LEGISLATIVE IMPACT

The preparation of the Report for approval and associated Appendix documentation will be submitted to the Minister for Planning, to meet Council's obligations under section 12B of the *Planning and Environment Act 1987.*

This Council Report seeks, amongst other things, approval to seek Authorisation and commence public notice for Planning Scheme Amendment C133well, which implements the policy neutral changes and makes a series of updates to the Planning Scheme.

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

Operational budget with the strategic planning business unit has been allocated for the purposes of preparing authorisation and public notice documentation associated with Planning Scheme Amendment C133well. These tasks will be undertaken by officers as part of business-as-usual functions.

Part of the outcomes of the Report is to present Further Strategic Work, which is a workplan for the strategic business unit for the next 4 to 5 years. These individual tasks and actions will require future allocation of operational budget over the next several years to implement, which will include the requirement for a series of professional consultancies to assist with the preparation of background and technical studies.

COMMUNITY IMPACT

It is anticipated that the Minister for Planning will require Planning Scheme Amendment C133well to be exhibited together with the approved Report as the relevant strategic justification for the proposed changes.

Officers will seek Authorisation and commencement of public notice steps after the cessation of the care-taker period associated with the upcoming Victorian State election.

ENVIRONMENTAL IMPACT

The review process and preparation of the Report audits and assesses the Planning Scheme controls, which includes all planning provisions relating to ecological and biodiversity policy

and provisions controls. Stakeholder consultation with Department of Energy, Environment and Climate Action (DEECA) was undertaken as part of the preparation of the Report.

One of the advocacy recommendations is to partner with DEECA to review and update the relevant environmental controls.

ENGAGEMENT IMPACT

Targeted stakeholder engagement has been undertaken with external referral agencies as part of the review and preparation of the Report.

A summary of the feedback for the consultation process is in section 1.2.3 and Section 7 of the Report. Consultation included internal Council business units and external referral agencies.

Proposed changes which have resulted from the consultation will be communicated as part of the distribution of the approved Report and public notice of proposed Amendment C133well.

RISK MANAGEMENT IMPACT

The audit, review and preparation of the Report includes consideration of climate change and environmental risks, including amenity and buffer considerations. There are several updates and changes to relevant sections in proposed Planning Scheme Amendment C133well.

A key finding and recommendation as part of Further Strategic Work is to investigate opportunities to establish clearer separation distances between infrastructure and sensitive uses to protect amenity and safety.

Wellington Planning Scheme Review Report



Version 2

13 October 2026
Final

WELLINGTON SHIRE COUNCIL

PLAN2PLACE

Unofficial

Planning and Environment Act 1987

Planning Scheme review pursuant to Section 12B of the Act

Wellington Planning Scheme

This Planning Scheme Review is funded by the Department of Transport and Planning through the Regional Planning Partnerships team

We respectfully acknowledge that Wellington Shire is part of the traditional lands of the Gunaikurnai. We honour their ongoing cultural and spiritual connection to these lands and pay our deep respects to their Elders past, present and emerging.

Version	Author	Issue date
1.0	Plan2Place Consulting	24/09/2026
2.0	Plan2Place Consulting	13/10/2026

Abbreviations

Abbreviation	Meaning
ABS	Australian Bureau of Statistics
AEO	Airport Environs Overlay
AGN	Australian Gas Networks
ATOS	Access to Transport, Opportunities and Services tool
BAO	Buffer Area Overlay
BMO	Bushfire Management Overlay
C	Council Amendment
C1Z	Commercial 1 Zone
C2Z	Commercial 2 Zone
CDZ	Comprehensive Development Zone
CFA	Country Fire Authority
DDO	Design and Development Overlay
DEECA	Department of Energy, Environment and Climate Action
DELWP	Department of Environment, Land, Water and Planning
DPO	Development Plan Overlay
DTP	Department of Transport and Planning
EAO	Environmental Audit Overlay
EES	Environmental Effects Statement (Victoria)
EIS	Environmental Impact Statement (Commonwealth)
EPA	Environment Protection Authority (Victoria)
ESO	Environmental Significance Overlay
FO	Floodway Overlay
FZ	Farming Zone
GC	Group of Councils Amendment
GRZ	General Residential Zone
HCAP	Housing Capacity and Assessment Platform
HO	Heritage Overlay
IN1Z	Industrial 1 Zone
IN3Z	Industrial 3 Zone
LDRZ	Low Density Residential Zone
LSIO	Land Subject to Inundation Overlay
MDFC	Ministerial Direction on the form and content of planning schemes
MID	Macallister Irrigation District
MPS	Municipal Planning Strategy
MUZ	Mixed Use Zone
NRZ	Neighbourhood Residential Zone
P&E Act	Planning and Environment Act 1987
PAO	Public Acquisition Overlay
PCRZ	Public Conservation and Resource Zone
PEGZ	Planning in the Economic Growth Zone
PPF	Planning Policy Framework
PPARS	Planning Permit Application Reporting System
PPN	Planning Practice Note
PPRZ	Public Park and Recreation Zone
PPV	Planning Panels Victoria

Abbreviation	Meaning
PSR	Planning Scheme Review
PUZ	Public Use Zone
RAAF	Royal Australian Air Force
RAZ	Rural Activity Zone
RCZ	Rural Conservation Zone
RGZ	Residential Growth Zone
RLZ	Rural Living Zone
RO	Restructure Overlay
RXO	Road Closure Overlay
SBO	Special Building Overlay
SCO	Specific Controls Overlay
SLO	Significant Landscape Overlay
SRO	State Resource Overlay
SRW	Southern Rural Water
SUZ	Special Use Zone
TRZ	Transport Zone
TZ	Township Zone
VC	Victoria and Council Amendments
VCAT	Victorian Civil and Administrative Tribunal
VHBA	Victorian Health Building Authority
VPO	Vegetation Protection Overlay
WGCMA	West Gippsland Catchment Management Authority
The Scheme	Wellington Planning Scheme

Numeric Abbreviations	Meaning
ha	hectares
m	metre
m^2	metres square
%	percent
sqm	square metres

Related Legislation
Environment Protection Act 2017 (EP Act 2017)
Subdivision Act 1988 (Sub Act)
Planning and Environment Act 1987 (P&E Act)

Additional Legislation References
Building Act 1993
Catchment and Land Protection Act 1994
Environment Effects Act 1978
Environment Protection and Biodiversity Conservation Act 1999 (EPBC Act)
Fire Rescue Victoria Act 1958
Heritage Act 2017
Native Title Act 1993 (Cth)
Public Health and Wellbeing Act 2008

Contents

1. Executive summary 7
1.1. Why is the planning scheme being reviewed? 7
1.2. Health check and findings 7
1.3. Top priorities for Council 9
1.4. Consolidated recommendations 9

2. Introduction 14
2.1. Purpose 14
2.2. Methodology 15
2.3. Wellington Shire Context 16
2.4. Existing zones and overlays applied to Wellington Shire 19

3. What's driving change 22
3.1. Economy and population growth 22
3.2. Climate change and environmental risks 23
3.3. Victorian Government amendments and advice 24

4. Previous planning scheme review 28
4.1. Previous planning scheme review 28
4.2. Progress since last review 28
4.3. Outstanding work since last review 29
4.4. Obsolete recommendations 30
4.5. Findings 31

5. Audit and assessment of current scheme 32
5.1. Methodology 32
5.2. Municipal Planning Strategy 32
5.3. Planning Policy Framework 38
5.4. Zones 51
5.5. Overlays 72
5.6. Particular provisions 106
5.7. General provisions 108
5.8. Operational provisions 110
5.9. Recommendations 114

6. Planning scheme performance 115
6.1. Planning permit activity 115
6.2. Planning Panels Victoria 123
6.3. VCAT 127

7. Stakeholder engagement 131
7.1. Planners' feedback 131
7.2. Internal staff 135
7.3. Councillors and executive team 135
7.4. Referral and notice agencies 136
7.5. Summary of issues raised through engagement 141

8. New strategic work 142
8.1. Council projects and documents 142
8.2. Regional projects and documents 145

9. Work underway 148

10. Key issues 150
10.1. Rural land use 150
10.2. Brown coal 151

11. Further strategic work 153

Appendix 1 155

Appendix 2 156

Appendix 3 158
State and regional planning scheme amendments and planning practice notes issued since last planning scheme review 158

Appendix 4 173
Responses from referral authorities and other stakeholders 173

List of Figures and Tables

Figure 1: Planning scheme review methodology 15
Figure 2: Wellington Shire context 18
Figure 3: Wellington Planning Scheme: Zones 19
Figure 4: Wellington Planning Scheme: Overlays 20

Table 1: Recent significant VC amendments- Summary 24
Table 2: List of obsolete recommendations from the 2010 Planning Scheme Review 30
Table 3: Permits issued between 2022 and 2025 115
Table 4: Comparison of Service Performance Against Comparable Councils 116
Table 5: Most Common Application Types 118
Table 6: Types of VCAT reviews between 2022 and 2025 119
Table 7: Distribution of Applications from 2022 to 2025 120
Table 8: Summary of type 'C' Planning Scheme Amendments 123
Table 9: Priorities and Matters Raised During the Engagement Phase 141
Table 10: Planning Scheme amendments underway as of October 2026. 148
Table 11: Comprehensive List of Further Strategic Work 156
Table 12: Comprehensive List of VC and GC Amendments Since Last Planning Scheme Review 158
Table 13: New or Updated Ministerial Directions and Planning Practice Notes from 2024 169

1. Executive summary

1.1. Why is the planning scheme being reviewed?

Wellington Shire Council (Council) as the planning authority for the Wellington Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987*.

Council last undertook a comprehensive review of the planning scheme in July 2010. In 2023, the planning scheme was restructured to insert a new Municipal Planning Strategy and local planning policies to replace the former Local Policy Planning Framework.

The recommendations of that review and the new structure were implemented into the Scheme through Amendment C109wellPt1, which was gazetted on 4 May 2023 and was a policy neutral amendment undertaken by the Victorian Government. The amendment also implemented recommendations from the Planning in the Economic Growth Zone project that was carried out by the Victorian Government in partnership with Council over many years and included substantial changes to the Wellington Planning Scheme.

Wellington Shire Council, with funding from the Department of Transport and Planning and assistance from Plan2Place Consulting has prepared this Planning Scheme Review Report. Following Council adoption, this review will be forwarded to the Minister for Planning as required under section 12(B) of the Act once complete. An amendment to the Wellington Planning Scheme, C133well, has been prepared and it is attached in the form of marked up ordinance in **Appendix 1** to this Report. Amendment C133well will implement policy-neutral and planning scheme related recommendations from this Review.

1.2. Health check and findings

1.2.1. Overall summary

Overall, the Wellington Planning Scheme is found to be well-structured and effective, however some of its provisions would benefit from redrafting. While there is a strong link between local schedules, local policy content and state level policies, many zone and overlay schedules do not align with the current form and content templates in the *Ministerial Direction on the Form and Content of Planning Schemes* and the *Practitioner's Guide to Victoria's Planning Schemes*. Many schedules contain references to outdated documents that are not incorporated or background documents to the scheme, and the purpose and requirements of some schedules are also unclear or unnecessary.

Future strategic work that could improve the Wellington Planning Scheme includes:

- Undertaking a focused rural land use strategy.
- Finalise and implement the structure plan for Stratford.
- Auditing, reviewing and updating schedules to the Development Plan Overlay.
- Translating Environmental Significance Overlay and Design and Development Overlay schedules that have to do with amenity buffers and lot restructuring to more appropriate overlays such as the Buffer Area Overlay and the Restructure Overlay.

Planning permit activity

The statutory planning function of Council performed at an outstanding level in comparison with similar councils and the rest of the state in the last four years. This is reflected by how the time it takes to process planning permit applications, and the average cost of these applications are significantly lower. There are also relatively fewer applications that go to Tribunal compared to other Councils. Statutory planning performance has seen a slight improvement between 2024 and 2025. This suggests that the statutory planning function at Council is efficient, well-funded and managed. Some officers recommend that further changes to improve the function and effectiveness of the Wellington Planning Scheme.

1.2.2. Key issues

Rural land use

During the review, several overlapping issues relating to rural land use have been identified. Establishment of dwellings on small lots may result in the loss of productive agricultural land, particularly within the Macalister Irrigation District. The expansion of intensive animal industries, which includes broiler farms and cattle feedlots, could create adverse amenity impacts on existing sensitive uses. There is a need to recognise the growth of several industries in rural areas such as greyhound racing industry and other emerging industries. These issues can be addressed through a focused rural land use strategy, which establishes a framework for how land outside the Shire's settlements should be used.

Resources, extractive and renewable energy

Wellington is home to infrastructure that supports offshore gas and oil extraction, and brown coal deposits can be found in the Shire's south-west. There are several provisions related to fossil fuel production in the Wellington Planning Scheme, including brown coal extraction. The State Resource Overlay protects land where brown coal deposits are present, while Schedule 3 to the Environmental Significance Overlay maintains a pre-emptive buffer between settlements and these coal resource areas. Shifts in state policy; the planned closure of the Longford gas refinery and coal-fired power stations in the adjoining municipality of Latrobe City, and the establishment of the Gippsland Renewable Energy Zone means that provisions supporting fossil fuel extraction are becoming increasingly outdated. Council should advocate for the Victorian Government to review provisions related to brown coal in Wellington alongside Latrobe City.

Buffer areas and amenity issues

There are opportunities to establish clearer separation distances between infrastructure and sensitive uses to protect amenity and safety. The review identified that there are no provisions protecting the network of high-pressure gas pipelines managed by Australian Gas Networks that intersect the municipality. There are also no provisions protecting wastewater treatment assets operated by Gippsland Water, which may have potential adverse amenity impacts on neighbouring properties. Existing provisions that provide reverse amenity buffers include Schedule 7 to the Environmental Significance Overlay and Schedule 8 to the Design and Development Overlay, which respectively protects municipal landfills and the Heyfield Sawmill from the encroachment of sensitive uses Work to establish the buffers over gas pipeline infrastructure and wastewater treatment facilities should be carried out by Australian Gas Networks and Gippsland Water respectively, and Council should advocate for these authorities to carry out this work.

1.2.3. Consultation with external authorities

The audit of the Wellington Planning Scheme and consultation with referral authorities and Council staff identified several issues, including the following:

- The need to review provisions related to the Royal Australian Air Force Base East Sale.
- The need to review and audit Development Plan Overlay schedules.
- There are heritage overlay schedules in need of a review.
- The need to strengthen policy protecting the Macalister Irrigation District.
- Extent of Bushfire Management Overlay schedule areas.
- The need to use the Buffer Area Overlay to protect encroachment towards infrastructure and industry.
- The need to work with DEECA to update the content and extent of landscape and environment overlays.

1.3. Top strategic planning priorities for Council

The review has identified the following priorities for Council over the next four years:

- Facilitating residential growth.
- Carrying out a rural land use strategy for the Shire.
- Auditing and re-drafting outdated or poorly drafted schedules to the Scheme
- Creating or updating amenity or safety buffers around infrastructure and industry.

These priorities will be delivered through further strategic work, which are projects related to land use and development. The completion of further strategic work is subject to budget allocation and resource availability. Recent planning changes introduced by the State Government may also mean that proposed further strategic work will no longer be necessary. The list further strategic work that Council should complete in the next four years is included in the Wellington Planning Scheme, within the Schedule to Clause 74.02- Further Strategic Work. This list of work is continuously updated as new work is identified and as Council's priorities evolve and change.

1.4. Consolidated recommendations

This section of the report outlines the recommendations and next steps for this planning scheme review. Recommendations are grouped as follows:

- Planning scheme recommendations to be implemented through Amendment C133well.
- Further strategic work recommendations to be listed in the schedule to Clause 74.02.
- Advocacy recommendations.
- Minister for Planning recommendation.

1.4.1. Planning Scheme Amendment

These recommendations relate to the planning scheme amendment that should be progressed to implement the findings of this review relating to administrative matters or to incorporate Council or State adopted strategic planning work into the scheme.

The planning scheme review has identified many policy-neutral changes that should be made to the planning scheme to bring it into alignment with the *Ministerial Direction on the Form and Content of Planning Schemes*. These are administrative matters and do not change the policy intent of the scheme.

There are several factual changes that should be made to the Municipal Planning Strategy (MPS) to bring it up to date with the most recent economic data. Changes are also suggested to align the MPS with the latest Council Plan and recent strategies.

An audit of existing local and regional strategies and policies has been completed. The audited strategies and policies were all published and adopted since the last planning scheme review was undertaken. Relevant planning policy from these strategies have been incorporated into the Scheme as relevant. The working documents for this analysis have been provided to Council officers for reference and the record of engagement with referral authorities is included at **Appendix 4.**

These changes are tracked on the supporting marked up planning scheme at **Appendix 1.** The list of changes, including the reasoning behind the changes, can be found in Chapter 5 of this Report.

Within the marked-up planning scheme, the source and reason for each change is notated in square brackets:

- . The reason for each change is included in orange text in brackets, like so: [source code]. This reason will take the reader back to the correct page of the parent document or the correct provision in the planning scheme as appropriate and enable changes to be understood in their original context.
- If the words NEW is at the start of the notation, it means that this is new, strategically justified policy to be included in the scheme and will require a full amendment.
- The reason for changes may also be included in blue brackets like this: [reason].

Recommendation:

It is recommended that Council:

1. **Prepare a planning scheme amendment or amendments using the marked-up ordinance at Appendix 1 to:**

    a) **Incorporate the policy neutral changes identified in Chapter 5 (Audit and assessment of current scheme) to align the ordinance with the Ministerial Direction on the Form and Content of Planning Schemes.**

    b) **Update Clause 02.02 of the Scheme to incorporate the vision from the 2025-2029 Council Plan.**

    c) **Insert a new transport clause into the Municipal Planning Strategy (Proposed Clause 02.03-8) of the Scheme to include the following new strategic directions related to West Sale Airport from the *West Sale Airport Masterplan Update* (2017):**

        - **Support land use and development related to aviation in the West Sale Airport precinct.**
        - **Ensure that any potential amenity and safety impacts from airport operations are adequately addressed.**

    d) **Insert a new transport clause into the Municipal Planning Strategy (Proposed Clause 02.03-8) of the Scheme to include the following new strategic direction related to transport from the Growth Management Strategy (2024):**

        - **Support active forms of transport in new development.**
        - **Support the roles of the Principal Freight Network, Principal Road Network and Principal Public Transport Network to the local and regional economy.**

    e) **Insert a new housing clause into the Municipal Planning Strategy (Proposed Clause 02.03-6) of the Scheme to include the following new strategic directions related to housing from the Growth Management Strategy (2024):**

- **Facilitate the supply of diverse, affordable and innovative housing options to provide for residents at all stages of life and spanning all income levels.**
- **Increase the supply of social and affordable housing.**

f) Add the Gunaikurnai Whole of Country Plan (2025) as a background document to the Wellington Planning Scheme.

g) Add the *West Gippsland Regional Catchment Strategy* 2021-2027 as a background document to the Wellington Planning Scheme.

h) Make policy neutral mapping changes, including:

- **Updating zone codes.**
- **Defining the extent of the proposed Schedule 2 to the Farming Zone Schedule.**
- **Defining the extent of the proposed Schedule 3 to the Rural Conservation Zone, and updating the extent of Schedule 1 to the Rural Conservation Zone.**
- **Correcting identified zoning and overlay anomalies.**

1.4.2. Further strategic work

Appendix 2 of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme have been identified and are included in the recommendations below. The list below represents the further strategic work that the consultants believe will deliver the greatest benefits to Wellington Shire and contribute to the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in Clause 74.02 of the planning scheme. A recommended Clause 74.02 is included in the marked-up ordinance at **Appendix 1**. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, what the priority projects that should be included in Clause 74.02 are for Council.

Recommendations:

It is recommended that Council prioritise the following further strategic work over the next four years:

2. **Investigate and translate the landfill buffer provisions from Environmental Significance Overlay Schedule 7 to the Buffer Area Overlay and identify any legacy landfill sites that require buffer protection across the Shire.**
3. **Review Schedule 4, 5, 6 to the Design and Development Overlay and Schedule 7 to the Environmental Significance Overlay to align requirements and the extent of the overlays with the *Defence (RAAF Base East Sale Defence Aviation Area) Declaration*, 2018.**
4. **Review and update Schedule 6 to the Environmental Significance Overlay and investigate the possibility of converting it into a Restructure Overlay.**
5. **Review and potentially remove the Special Building Overlay applied to Maffra.**
6. **Review and update Schedule 8 to the Design and Development Overlay and investigate whether it could be converted into a Buffer Area Overlay.**
7. **Audit, review and update all Development Plan Overlay (DPO) schedules in the Scheme to:**
    a) **Remove DPO schedules or instances of a DPO schedule where a development plan has already been prepared and development is underway or completed.**

b) **Consolidate DPOs relating to Longford and investigate whether further strategic work is needed.**

c) **Ensure that requirements for development plans do not duplicate other parts of the Scheme and other legislation.**

d) **Update or remove references to, or requirements from outdated guidelines, particularly ones related to noise, drainage, and water sensitive urban design.**

8. **As resources allow, progressively undertake a review of the Heritage Overlay to:**

   a) **Apply the Heritage Overlay over sites identified by existing heritage studies, where this has not occurred yet and is still deemed necessary.**

   b) **Remove the Heritage Overlay over sites where the protected place was demolished or the significant heritage fabric no longer exists.**

   c) **Ensure that the mapping of Heritage Overlays is correct and up to date.**

   d) **Ensure that requirements for each site are correct and up to date.**

9. **Finalise and implement a Structure Plan for Stratford and commence work associated with infrastructure provision and developer contributions for the town.**

10. **Carry out a land supply and options analysis for residential growth areas for the township of Sale.**

11. **Undertake a focused Rural Land Use Strategy for the Shire that addresses the location and impacts of specific issues such as intensive animal industries, dwellings and small lot subdivision in the Farming Zone and agritourism.**

12. **Complete the further strategic work included in the schedule to Clause 74.02 via Amendment C120well if the work is still required and if the resources to complete it are available. Investigate whether some of this strategic work can be carried out by or in partnership with landowners or proponents of land the subject of a planning scheme amendment.**

1.4.3. Advocacy

These recommendations are generally beyond the scope of what Council can achieve in its planning scheme under the current Victoria Planning Provisions or scope of the *Planning and Environment Act 1987*. They are matters that Council may wish to discuss with the Victorian Government or other authorities to highlight the issue and advocate for change.

Recommendations:

It is recommended that Council:

13. **Advocate to the Victorian Government to review the extent to which Development Plan Overlays restrict development across the state, and support Councils in removing redundant or outdated schedules.**

14. **Advocate to Gippsland Water to initiate a Planning Scheme Amendment to rezone land containing all their assets to Public Use Zone and applies a Buffer Area Overlay over assets that may have potential adverse offsite amenity impacts.**

15. **Advocate to the Victorian Government and Australia Gas Network to initiate a Planning Scheme Amendment that applies the Buffer Area Overlay over high-pressure gas pipelines in the Shire, to prevent encroachment of sensitive uses.**

16. **Advocate for Southern Rural Water to update the extent of the Macallister Irrigation District to exclude residential areas and growth areas of large settlements.**

17. **Partner with DEECA to review Schedules 1 and 2 to the Environmental Significance Overlay and Schedule 1 to the Vegetation Protection Overlay, recognising that updating these provisions that seek to protect complex ecosystems requires DEECA's expertise.**

18. **Advocate to the Minister for Energy and Resources to:**

    a) **Review planning controls including policy in Clause 14.03 related to coal and the State Resource Overlay.**

    b) **Request representatives of Department of Environment, Energy and Climate Action to collaborate with Council officers regarding the review process.**

    c) **Amend the Scheme following the completion of the review, to remove obsolete coal related local planning provisions, such as Schedule 3 to the Environmental Significance Overlay**

1.4.4. Minister for Planning

In accordance with section 12B(3) of the Act, this review identifies opportunities, set out in this report, enhances the effectiveness and efficiency of the planning scheme in achieving the objectives of planning in Victoria and the objectives of the planning framework established in the Act.

In accordance with section 12B(4) of the Act, the review evaluates the planning scheme to ensure that it:

- Is consistent with Ministerial Direction on the Form and Content of Planning Schemes.
- Sets out the policy objectives for the use and development of land.
- Makes effective use of state and local provisions to achieve state and local planning policy objectives.

Recommendation:

19. **That Wellington Shire Council adopt this Planning Scheme Review and forward it to the Minister for Planning as evidence Wellington Shire Council, as the planning authority for the Wellington Planning Scheme, has met its obligations in accordance with Section 12B of the *Planning and Environment Act 1987* to review the planning scheme.**

2. Introduction

2.1. Purpose

Council as the planning authority for the Wellington Planning Scheme is required to review its planning scheme every four years under Section 12(B) of the *Planning and Environment Act 1987* (The Act).

The scope of a planning scheme review is established under Section 12(B) and planning scheme reviews should focus on:

- The effectiveness and efficiency of the planning scheme in achieving the objectives of planning and the planning framework in Victoria.
- Aligning the planning scheme with the Ministerial Direction on the Form and Content of Planning Schemes (MDFC).
- Ensuring the planning scheme contains a clear narrative about the way use and development of land will be managed to achieve the planning vision or objectives of the area.

Planning scheme reviews also provide the opportunity to:

- Align Council's policy position with the planning scheme.
- Update out of date or redundant information.
- Educate and inform stakeholders about how the planning scheme works and the process by which to improve it.

Council last undertook a comprehensive review of the Wellington Planning Scheme (the scheme) in 2010. The findings of this review were partially translated into the planning scheme via amendment C109wellPt1 which was gazetted on 4 May 2023. This amendment included change to amend various zone and overlay schedules to improve their operation; made minor changes to formatting and language; updated references and information while removing outdated content; and removed content that was duplicated or was incompatible with state policy.

The scheme was restructured in 2023 to insert a new Municipal Planning Strategy and local Planning Policies to replace the former Local Policy Planning Framework. This was also undertaken via Amendment C109wellPt1 and was a policy neutral amendment undertaken by the Victorian Government.

Council also participated in a regional project, Planning in the Economic Growth Zone (PEGZ), which was carried out by the Victorian Government. Carried out between 2017 and 2019, PEGZ was a government initiative to streamline planning provisions in Wellington Shire, Baw Baw Shire and Latrobe City following the closure of the Hazelwood Power Station near Morwell. Several technical planning studies were carried out under PEGZ, which made recommendations that include the removal of unnecessary permit requirements in the Wellington Planning Scheme. The recommended changes to the scheme from the PEGZ program was implemented through Amendment C109wellPt1.

The 2026 review will be forwarded to the Minister for Planning as required under section 12(B) of the Act once complete. Draft documentation for Planning Scheme Amendment C133well, which will implement the findings of the review has been prepared and is attached in the form of marked up ordinance as **Appendix 1** to this report.

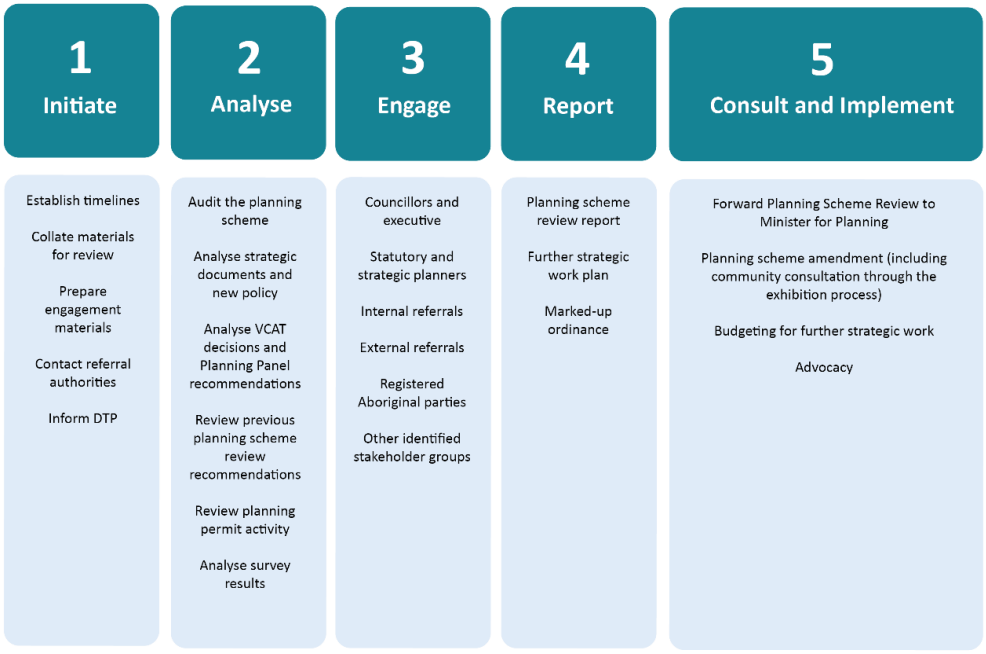
2.2. Methodology

A six-stage methodology has been developed by the Department of Transport and Planning (DTP) to undertake planning scheme reviews as shown in **Figure 1.**

The methodology is supported by the 'Good Practice Guide to Planning Scheme Reviews' and templates that have been developed to assist with each stage of the process. Plan2Place Consulting has been engaged by Council to conduct Stages One to Five for Wellington Shire Council.

Stage five will involve a Councillor briefing and a public exhibition of this review report and the proposed changes to the ordinance. Stage six will involve the implementation of the recommendations of this review, which will be carried out through Amendment C133well.

Figure 1: Planning scheme review methodology



The timing for the project is:

Stage	Timing
Initiate	June 2026
Analyse	July – August 2026
Engage	September 2026
Report	August – October 2026
Consult and implement	February – March 2027

This planning scheme review has been prepared in consideration to the following directions and guidance provided by DTP.

Ministerial directions:

- Ministerial Direction on the Form and Content of Planning Schemes.
- Ministerial Direction No. 11 Strategic Assessment of Amendments.

Planning practice notes (PPNs) and advice:

- A Practitioner's Guide to Victoria's Planning Schemes.
- PPN – 46 Strategic Assessment Guidelines.
- PPN32 – Review of planning schemes.

A range of other PPNs have also been assessed and reviewed for their implications for this PSR as detailed in **Appendix 3.**

2.3. Wellington Shire Context

Wellington Shire is a large regional municipality located in central Gippsland with a population of 45,639 people spread across 145 localities (ABS, 2021). The municipality's estimated resident population of 47,377 (2026) is projected to grow to 51,067 people by 2036 (Victoria in Future, 2023). The Brataualung, Brayakaulung and Tatungalung clans of the Gunaikurnai people are the traditional inhabitants and custodians of Wellington Shire.

Wellington is the third largest municipality in Victoria by land area, and it encompasses a large section of the Gippsland Plains, the eastern end of the Strzelecki ranges, and the foothills and peaks of the Victorian Alps. Wellington is a coastal municipality, and it covers the section of the Victorian coastline between Corner Inlet and Lake Reeve. The municipality is surrounded by Baw Baw Shire, Latrobe City and South Gippsland Shire to the west; Alpine Shire, Mansfield Shire, a small section of Wangaratta Rural City to the north; and East Gippsland Shire to the east. The largest town in the Shire is Sale, located near the centre of the municipality, and is approximately 220 kilometres from Melbourne's city centre. Most of the population is found in the southern half of the municipality, where the Shire's main settlements are all located. Wellington's median age is expected to increase in the coming years (Victoria in Future, 2023).

Wellington's economy is well-diversified, specialised, export-oriented, and focused on primary industries. The defence, agriculture, aviation, health, manufacturing, timber production, tourism, and energy industries play important roles in the Shire. Because of these strengths, Wellington's economy is relatively strong and stable. The Royal Australian Air Force (RAAF) base at East Sale and the civilian West Sale Airport provides economic activities related to defence and aviation. Oil and gas extraction off the shore of Gippsland has provided economic opportunities in Sale and other nearby towns for many years. Parts of the Latrobe Valley's brown coal deposits are also found in Wellington. The southern part of the Shire is part of a designated Renewable Energy Zone, and it is expected that the Shire will support offshore windfarms in the coming decades. Most of Wellington Shire's population are employed in agriculture, forestry and fishing (ABS, 2021). The Macalister Irrigation District supports irrigated farming in the Gippsland Plains and many intensive animal industries are also located there. Forestry plantations can be found along the foothills of the Strzelecki ranges in the south of the Shire.

The municipality is home to a range of habitats that are nationally and internationally significant. Ninety Mile Beach, which defines most of Wellington's coastline, contains sand dunes that are ecologically and culturally significant. The Gippsland Lakes, which includes Lake Victoria, Lake Wellington and Lake Reeve, have wetlands that are listed and protected under the Ramsar Convention. Corner Inlet, which is located in the Shire's south-west, is also a Ramsar-listed wetland. Most of the northern half of the Shire is located within state forests, the Avon Wilderness Area and

Alpine National Park. Bioregions in Wellington consists of the Alpine, Highland-Southern Fall, Gippsland Plain and East Gippsland Lowland bioregions.

Wellington is vulnerable to natural hazards such as flooding and bushfire. The coastal areas between the Bass Strait and Gippsland Lakes are subject to both riverine and coastal flooding. Towns along the coastline such as Port Albert experience flooding caused by storm surges. Sea level rise brought about by climate change is expected to worsen both coastal flooding and storm surges in the coming years. Riverine flooding is also an issue in Sale, Maffra and Rosedale, while towns closer to the Alps such as Briagolong experience flash flooding. Bushfires are a major threat in coastal areas, near plantations and along the foothills of the Victorian Alps.

The context for Wellington Shire is shown in **Figure 2**.

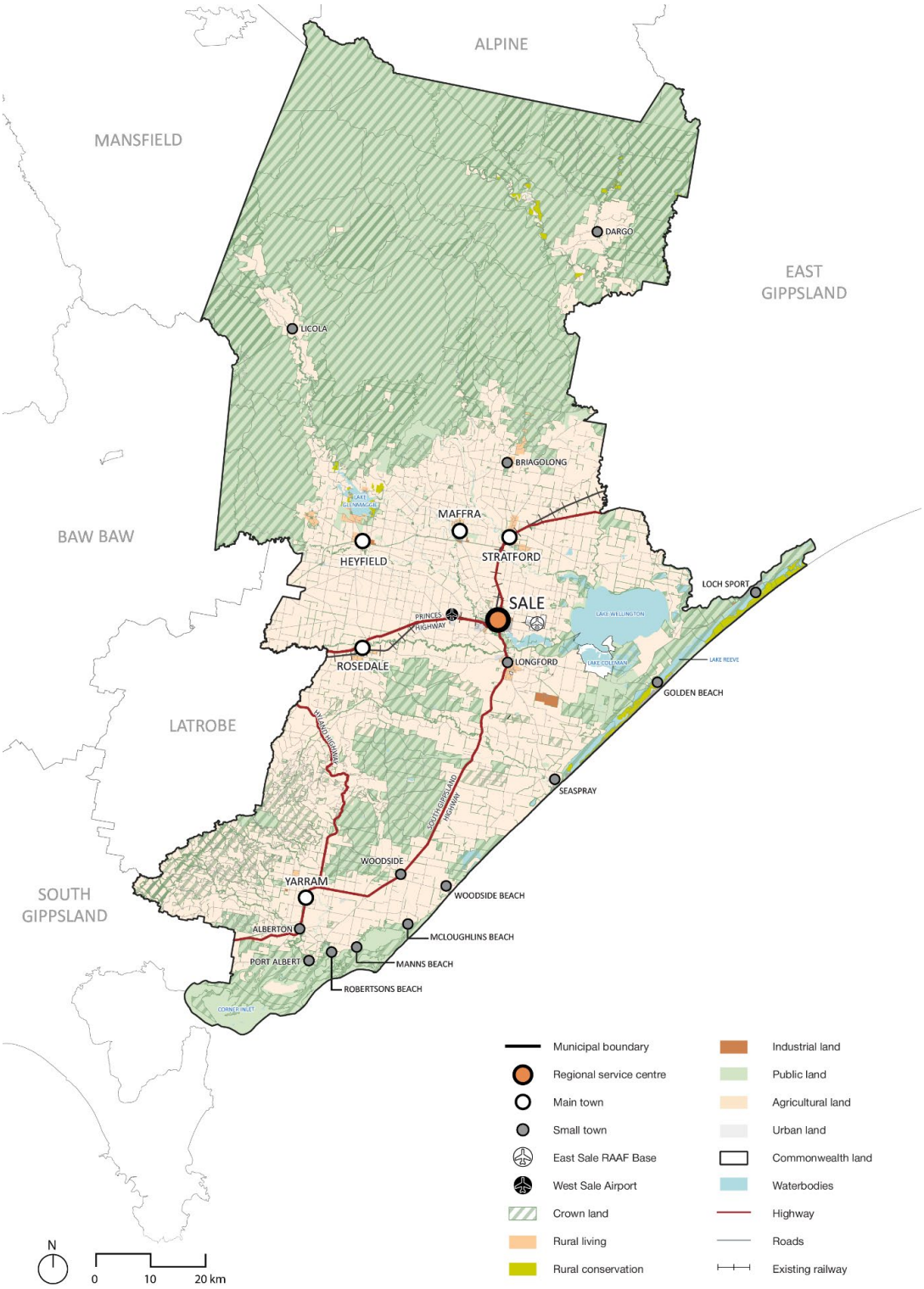


Figure 2: Wellington Shire context

2.4. Existing zones and overlays applied to Wellington Shire

The existing zones and overlays applied in Wellington Shire Council that are currently included in the Wellington Planning Scheme and subject to this review are shown in **Figures 3 and 4.**

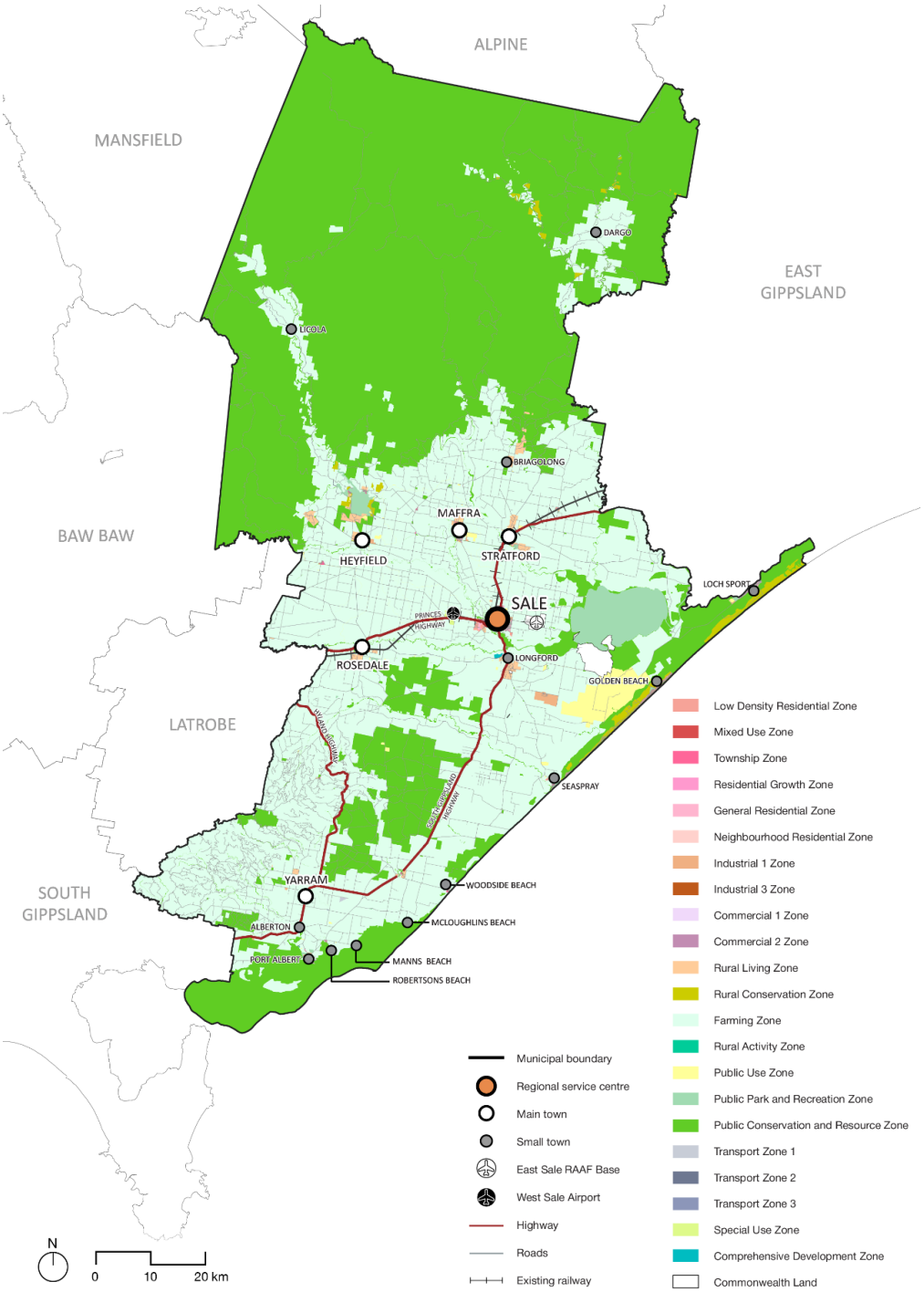


Figure 3: Wellington Planning Scheme: Zones

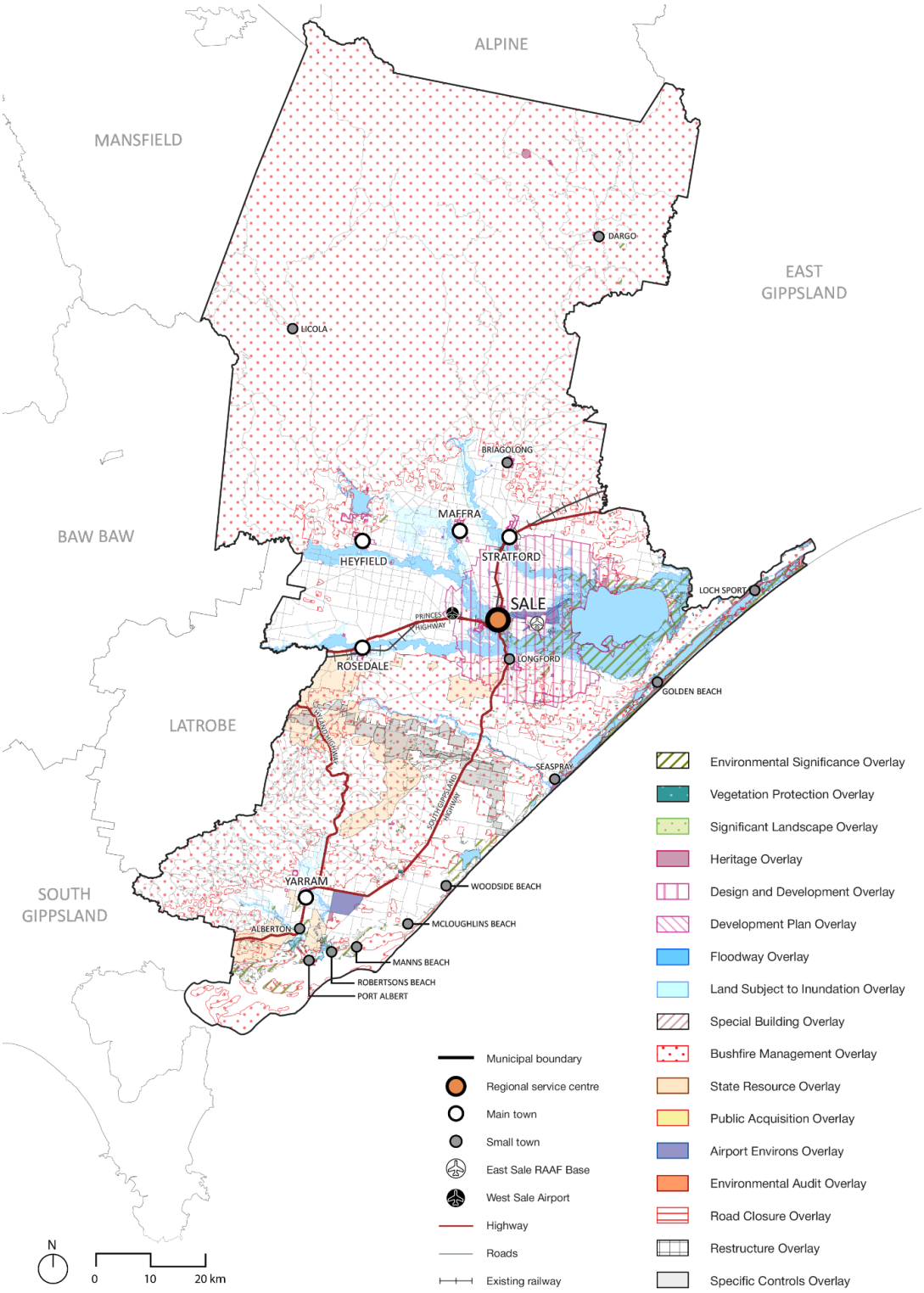


Figure 4: Wellington Planning Scheme: Overlays

Zones within Wellington Shire

There are a total of 20 zones in the Wellington Planning Scheme containing 27 separate schedules, as follows:

- Low Density Residential Zone (LDRZ – 1 schedule)
- Mixed Use Zone (MUZ – 1 schedule)
- Township Zone (TZ – 1 schedule)
- Residential Growth Zone (RGZ – 1 schedule)
- General Residential Zone (GRZ – 1 schedule)
- Neighbourhood Residential Zone (NRZ – 1 schedule)
- Industrial 1 Zone (IN1Z – 1 schedule)
- Industrial 3 Zone (IN3Z – 1 schedule)
- Commercial 1 Zone (C1Z – 1 schedule)
- Commercial 2 Zone (C2Z – no schedule)
- Rural Living Zone (RLZ – 4 schedules)
- Rural Conservation Zone (RCZ – 2 schedules)
- Farming Zone (FZ – 1 schedules)
- Rural Activity Zone (RAZ – 1 schedule)
- Public Use Zone (PUZ – 1 schedule)
- Public Park and Recreation Zone (PPRZ – 1 schedule)
- Public Conservation and Resource Zone (PCRZ – 1 schedule)
- Transport Zone (TRZ – no schedules)
- Special Use Zone (SUZ – 6 schedules)
- Comprehensive Development Zone (CDZ – 1 schedule)

Overlays within Wellington Shire

There are a total of 17 overlays in the Wellington Planning Scheme containing 59 separate schedules, as follows:

- Environmental Significance Overlay (ESO – 8 schedules)
- Vegetation Protection Overlay (VPO – 1 schedule)
- Significant Landscape Overlay (SLO – 1 schedule)
- Heritage Overlay (HO – 1 schedule)
- Design and Development Overlay (DDO – 22 schedules)
- Development Plan Overlay (DPO – 14 schedules)
- Floodway Overlay (FO – 1 schedule)
- Land Subject to Inundation Overlay (LSIO – 1 schedule)
- Special Building Overlay (SBO – 1 schedule)
- Bushfire Management Overlay (BMO – 3 schedules)
- State Resource Overlay (SRO – 1 schedule)
- Public Acquisition Overlay (PAO – 1 schedule)
- Airport Environs Overlay (AEO – 2 schedules)
- Environmental Audit Overlay (EAO – no schedules)
- Road Closure Overlay (RXO – no schedules)
- Restructure Overlay (RO – 1 schedule)
- Specific Controls Overlay (SCO – 1 schedule)

3. What's driving change

3.1. Economy and population growth

Wellington has a strong, diversified economy driven largely by its abundant onshore and offshore natural resources. As of 2025, Wellington Shire was estimated to support 19,915 jobs and its regional economic output was worth 8.9 billion dollars (REMPLAN, 2026). Over the last 10 years, the gross regional product has been rising steadily, with a compound annual growth rate of 2.7 percent (REMPLAN, 2026). In 2021 the unemployment rate has been slightly below the state average (ABS, 2021). The healthcare and social assistance sector is the biggest employer in the Shire, followed by public administration and agriculture. Mining (includes oil and gas extraction) and construction are the industries that create the greatest output in the Shire (REMPLAN, 2026). This information indicates that Wellington's economy is relatively stable due to its reliance on natural resources.

Agriculture, forestry and fishing play an important part in the Shire's economy, making up almost 10 percent of the Shire's economic output and employing the same proportion of the population (REMPLAN, 2026). Agricultural activities occur in the south-central part of the Shire, around population centres such as Sale, Maffra and Heyfield. The Macalister Irrigation District (MID) is the largest irrigation district in Victoria, covering 53,000 hectares of farmland (Southern Rural Water, 2026). It supports grazing, cropping, vegetable growth and intensive agriculture in the area. This area also supports many intensive animal industries, especially broiler farms. Agricultural and forestry products are the Shire's third largest export (REMPLAN, 2026).

The oil and gas industry has long been one of the Shire's most economically productive sectors. The Gippsland Basin is an oil and gas deposit situated off the coast of Wellington Shire, and these supply a refinery in Longford, near Sale. Gas pipelines intersect the Shire, supplying gas to Melbourne and Sydney. Longford is the largest gas refinery in Australia's south-east (AEMO, 2024). Currently, output from the refinery is being reduced progressively as part of its decommissioning plan. The Gippsland region is undergoing an economic transition and is experiencing rapid changes in economic policy (Gippsland Regional Development Plan, 2025), which may affect the oil and gas industry's role in Wellington's economy in the future.

Renewable energy provides new opportunities for Wellington's economy. The Shire will play an important role in supporting offshore wind energy in the future. The Star of the South offshore windfarm is proposed to be built off the shores of Wellington and South Gippsland. The electricity produced will be transferred to Victoria's energy grid through a network of transmission infrastructure that will be built across the south of Wellington. The construction and maintenance of this windfarm and associated transmission infrastructure may support more jobs. Renewable energy can provide opportunities and greater economic resilience considering Gippsland's economic transition.

Beyond agriculture and energy, aviation and defence also provide specialised and diversified economic opportunities in the Shire. The RAAF base at East Sale supports defence jobs in and related services. West Sale Airport, a civilian aerodrome, provides further aviation-related opportunities. West Sale airport is home to the main campus of a flight school and was upgraded in 2012 and 2013 (West Sale Airport Masterplan update, 2017).

Wellington Shire offers many tourism opportunities due to its significant landscapes and natural beauty. In particular, the Victorian Alps, Gippsland Lakes and Ninety Mile Beach hosts many recreational activities that attract visitors from beyond the Shire. These important natural assets contribute to tourism being the 7th largest employer in the Shire, and the industry making up 2.8

percent of the Shire's economic output (REMPLAN, 2026). An opportunity exists to leverage agriculture in the Shire by promoting agritourism.

Healthcare is the largest employer in the Shire and healthcare services mostly support the Shire's population. The Shire is experiencing a gradually increasing but ageing population, which means that the proportion of people working in healthcare may increase in the future. Sale is home to Central Gippsland Health, a regional hospital, while district hospitals can be found in Maffra, Heyfield and Yarram.

3.2. Climate change and environmental risks

Climate change has the potential to intensify and create less predictable weather events that may result in greater variations in rainfall and increase the probability of fire weather conditions. It will also result in a rise in sea levels. These impacts may worsen storm surges, coastal flooding, riverine flooding and bushfires that Wellington currently experiences. More frequent droughts may also undermine agricultural productivity in the Shire and place more strain on water use.

High tides combined with climate change-induced sea level rise leads to worsened storm surges in some parts of the Shire's coastline. This also increases the rate of erosion along the coast which further impacts properties along the oceanfront. The town of Port Albert is particularly vulnerable to storm surges, and its residential areas may be subject to inundation from sea level rise (West Gippsland Catchment Management Authority [WGCMA], 2017). Manns Beach and Robertsons Beach are also vulnerable to coastal flooding (WGCMA, 2017).

Riverine flooding is a major vulnerability in the Shire's major settlements. Maffra experiences flooding from overland flows and the Macalister River; Rosedale experiences flooding from the Latrobe River, and the north of Sale is subject to flooding when the Thompson River breaks into Flooding Creek (WGCMA, 2017). Sale is particularly vulnerable to riverine flooding because the town is located next to where the Latrobe and Thompson rivers converge, which impacts areas to the south of Sale with access prevented to and from Longford. The smaller town of Briagolong also experiences flash flooding from overland flows (WGCMA, 2017).

The Gippsland Lakes are also subject to flooding. High inflows from incoming rivers combined with high tides can cause water in the lakes to swell. This affects towns located between the lakes and the ocean, including Loch Sport, Seacombe, Seaspray and McLoughlins Beach (WGCMA, 2017). These towns can sometimes be simultaneously affected by coastal flooding and flooding of the lakes. Flooding of the Gippsland Lakes also restricts access to these towns, potentially leaving residents stranded during a flood (WGCMA, 2017). Moreover, flooding of the Gippsland Lakes result in poor drainage of the rivers leading to it, such as the Latrobe and Thompson Rivers, and can exacerbate flooding in Sale (WGCMA, 2017).

Given that a large section of the Shire is covered by forest, much of the Shire is affected by bushfires. With the exception of urbanised areas within Sale, Stratford, Heyfield and Maffra, the entire Shire is within the Bushfire Prone Area (BPA). Smaller towns such as Briagolong, Glenmaggie and Coongulla are vulnerable to bushfires given that they are located adjacent to remnant vegetation and forests on the foothills of the Victorian Alps. Dargo and Licola are surrounded by dense forest and are situated entirely within the BMO. Longford, a low-density residential settlement south of Sale, is located next to forestry plantations to the west of the South Gippsland Highway. The coastal vegetation along Ninety Mile Beach also means that coastal settlements are also vulnerable to bushfire. The Honeysuckles, Loch Sport, Golden Beach and Paradise Beach are all affected by the BMO and are surrounded by dune and wetland vegetation.

Together with erosion, coastal flooding, riverine flooding, and the exacerbated impacts of climate change, bushfires make these coastal settlements along the Gippsland Lakes and Ninety Mile Beach

one of the most vulnerable areas in the Shire. The development of many of these settlements occurred before planning controls were introduced to prevent development in these hazardous and environmentally significant areas (Victorian Ombudsman, 2019). Wellington Shire and its predecessor, the Shire of Rosedale, has been working to acquire properties along some parts of Ninety Mile Beach since the 1990s (Victorian Ombudsman, 2019). There is ongoing work to acquire these properties by the Victorian Government.

Climate change threatens Wellington's ecosystems and habitats, particularly the Ramsar convention-protected Gippsland Lakes ecosystem. Sea level rise is increasing the amount of seawater entering the lakes and increase its salinity. Salinity is further worsened by lower water recharge, caused by water extraction from rivers and in the future, climate-induced droughts (East Gippsland Catchment Management Authority [EGCMA], 2024). This increase in salinity can affect biodiversity and habitats within the Lakes.

3.3. Victorian Government amendments and advice

The Victoria Planning Provisions (VPP) are constantly being reviewed and updated at a state level with numerous VC and GC amendments occurring each year. The State also provides advice to planners in the form of updates to the Practitioner's Guide and new PPNs. The full list of Victorian and Regional amendments that have been gazetted, and PPNs that have been released since the last review forms **Appendix 3**.

A summary of recent key VC Amendments is listed in **Table 1**. The way in which the Scheme through this review should respond and consider the below VPP changes at the local level is discussed below and in **Appendix 3.**

Table 1: Recent significant VC amendments- Summary

Amendment No.	Gazettal Date	Summary of Amendment
Amendment VC242	September 2023	Introduced two new particular provisions to facilitate significant residential development and significant economic development through clauses 53.22 and 53.23 with the Minister for Planning as the responsible authority.
Amendment VC243	September 2023	Introduced state-wide changes to all planning schemes to codify residential development standards, implement the Future Homes project across Victoria, remove permit requirements for single dwellings on lots of 300 square metres or more and introduce VicSmart permits for single dwellings on lots less than 300 square metres
Amendment VC253	December 2023	Introduced a new land use term and siting, design and amenity requirements for a 'small second dwelling' into a range of residential and rural zones across Victoria. This replaced the land use term 'dependent person's unit' and made the planning provisions more consistent and easier to build a small second dwelling of 60 square metres or less that meets specified requirements.
Amendment VC257	February 2025	Introduced Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victoria's Housing Statement, The Decade Ahead 2024-2034.
Amendment VC267	March 2025	Implemented new residential development planning assessment provisions to boost housing construction to meet future housing needs. Deemed to comply provisions were included in the residential standards at Clause 55 of all planning schemes statewide for the assessment of multi-residential developments of three storeys or less. Deemed to comply standards promoted faster and more certain permit processes exempt from third party appeal.

Amendment No.	Gazettal Date	Summary of Amendment
Amendment VC276	April 2025	Removed most local Clause 55 variations from residential zone schedules across planning schemes state-wide including variations on landscaping, permeability, side and rear setbacks and walls on boundary standards. Local variations to Clause 55 standards are now limited to minimum street setback, site coverage, private open space.
Amendment VC282	August 2025	Introduced state-wide changes to all planning schemes to revise and codify residential development standards for single dwellings on lots less than 300 square metres aligned with Amendment VC267. The Amendment removed the ability to specify local variations in clause 54 standards for permeability, side and rear setbacks, and walls on boundaries. It also restricted local variations to Clause 54 standards so that variations can only be specified if they are more permissive than the proposed new state-level standards.
Amendment VC283	September 2025	Introduced the Plan for Victoria into all Victorian planning schemes with significant changes to state and regional planning policies for settlement and regional planning. Regional Growth Plans are now just planning scheme background documents.
Amendment VC288	September 2025	Introduced state-wide changes to all planning schemes to codify residential development for two dwellings and their subsequent subdivision and for applications to be assessed via VicSmart.
Amendment VC278	December 2025	Strengthens state policy for waterways and includes updates to existing Significant Landscape Overlays within the Port Phillip and Western Port catchment with two new PPNs.
Amendment VC300	April 2026	Implemented the Mid-Rise Code into all planning schemes to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.
Amendment VC248	May 2026	Revised bushfire planning policy and provisions in Clause 44.06 Bushfire Management Overlay and Clause 53.02 Bushfire Planning. In particular, it updated terminology and measures, increased and clarified planning permit exemptions for dwellings and other buildings, and updated decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserted decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning.

Plan for Victoria

The Victorian Government released *Plan for Victoria* in 2025 to address settlement growth and planning. This document was implemented it into every planning scheme through Amendment VC283 in September 2025.

The Plan is structured around five pillars:

- Self-determination and caring for Country: underpinning and informing the other pillars.
- Housing for all Victorians: delivering sufficient affordable homes for all Victorians.
- Accessible jobs and services: making sure you have good access to facilities and good jobs.
- Great places, suburbs and towns: creating thriving places that are attractive, safe and welcoming for everyone.
- Sustainable environments: preserving the natural values of Victoria and addressing climate change.

To address settlement growth and planning, the Plan sets out housing targets for every local government area across Victoria, specifying their share of the extra 2.24 million homes that are forecast. The housing target that has been set for Wellington Shire Council is for an additional 8,000

dwellings by 2051. The plan also seeks to deliver more jobs near homes by planning for, protecting and readying commercial and industrial land for development in locations well-serviced with jobs, shops, public transport and community facilities and services.

As part the 2.24 million homes needed in Victoria by 2051, the Victorian Government has set a target to build 425,600 of those homes across regional Victoria. There is a new $1 billion Regional Housing Fund to deliver more than 1,300 new homes across regional Victoria as well as to provide a mix of social and affordable housing.

To implement Victoria's housing targets, the Victorian Government has released the Housing Capacity Assessment Platform (HCAP) and the Access to Opportunities and Services (ATOS) tool to measure the total capacity for housing and areas best suited for additional housing in each municipality. Wellington Shire has recently received access to these tools.

Planning Practice Note 90: Planning for Housing* and *Planning Practice Note 91: Using the Residential Zones

These Planning Practice Notes (PPNs) provide guidance on how to plan for housing growth to meet municipal housing targets. Their objective is to ensure planning schemes have sufficient capacity to accommodate new homes. A key to providing a plan for housing is the development of a residential development framework that aims to provide for a range of housing opportunities across a municipality that meets housing targets. This usually comprises a local housing strategy, analysis from the DTP's Housing Capacity Assessment Platform (HCAP) tool and Access to Opportunities and Services (ATOS) tool, as well as an assessment of other pieces of strategic work (e.g. heritage, landscape, environment, neighbourhood character or land capability studies).

PPN90 and PPN91 re-establish the hierarchy of considerations that need to be taken when planning for where to locate new residential development. Locating sufficient housing close to jobs and achieving an area's housing targets is now the most significant consideration when it comes to identifying places to grow. Other factors such as environmental constraints or neighbourhood character are secondary considerations. The new PPNs align with the changes brought about by VC267, VC283, VC288 and other amendments which implement Plan for Victoria (2025) and Victoria's Housing Statement (2023).

Planning for Waterways

The Victorian Government recently undertook a program to improve the protection of waterways. This work culminated in Amendment VC278 (gazetted December 2025), which made a range of changes to waterways policy, provisions and advice. This included Clause 12.03-1S of the PPF (River and riparian corridors, waterways, lakes, wetlands and billabongs) which now includes a policy application area to land that is within 200m away from the centreline of a waterway.

A notable change to the state waterways policy was the revision or addition of three policy guidelines in regard to development around waterways:

- Locate earthworks, including dams, a minimum of 50 metres from waterway systems.
- Locate development a minimum of 50 metres from the banks of the waterway systems.
- Consider Aboriginal cultural heritage sensitivity and development impacts within 200 metres from the centreline of a waterway system.

These buffers are further justified and emphasised in PPN98: *Permit applications in waterway corridors*. The Practice Note states that the 50-metre setback is measured from the top of a riverbank, the need to protect water quality; maintain floodplain function; support ecosystems and biodiversity; and allow for recreational access and vegetation management. These statewide policies have implications for local policies and overlay schedules related to waterways in the municipality.

This review identifies parts of the scheme that may not be consistent with these new policy guidelines.

2025 Victorian Transmission Plan

The 2025 Victorian Transmission Plan is the first Transmission Plan to ensure that the state's infrastructure is capable of handling the ongoing transition to renewable energy. This plan and future transmission plans are instrumental to guide the state to achieve the target of generating 95 percent of its electricity from renewable sources by 2035. The plan establishes renewable energy zones, identifies opportunities to invest in new transmission infrastructure, and proposes a new shoreline renewable energy zone on Gippsland's shoreline. The plan was established in response to the planned closure of coal-fired power stations in the Latrobe Valley and the need to transition away from energy generation based on brown coal.

The renewable energy zones proposed by the plan represent places where investment into renewable energy should be concentrated. These zones also represent places that have existing transmission infrastructure. Renewable energy zones cover approximately 7.9 percent of the state. The plan also accommodates for offshore wind generation off the coast of Wellington by supporting infrastructure upgrades along the coastline.

The Gippsland Renewable Energy Zone covers a large section of the Shire's south-west. The stretch of land between Woodside and Seaspray is part of the Proposed Gippsland Shoreline Renewable Energy Zone. This area is deemed to be the most suitable place to locate cable connections to offshore windfarms and a connection hub. Further to the west, land in the lower foothills of the Strzelecki ranges is designated for the extension of transmission infrastructure.

4. Previous planning scheme review

4.1. Previous planning scheme review

The Wellington Planning Scheme was last reviewed by CPG Australia in 2010. This review was then implemented into the planning scheme via Amendment C109wellPt1 on the 4th of May 2023.

The review found:

- That there is generally high synergy between local provisions and the Council Plan of its time (2009-2013).
- That the matters of climate change, energy resources, subdivision and land use in rural areas, tourism, dog breeding, energy, expansion of the RAAF base and transport need to be integrated into the Scheme.
- That the Local Policy Planning Framework can be streamlined and that the Municipal Strategic Statement needs to better align with the State Planning Policy Framework. These parts of the Planning Scheme have now been superseded.
- That several of the Scheme's overlays require review.
- That planning permit referral triggers need to be reviewed to reduce unnecessary referrals.

The 2010 Planning Scheme Review recommended a total 131 actions, with most of them being minor changes to the Scheme's form and content and some included further strategic work.

Since the 2010 Planning Scheme Review, Council has undertaken other types of work to update the scheme. The PEGZ project was carried out in collaboration with the State Government from 2017 to 2019 along with other councils along the Latrobe Valley. The project made substantial recommendations for and changes to the scheme, and these changes were implemented alongside the recommendations from the 2010 Planning Scheme Review via Amendment C109wellPt1.

There are many recommendations from the 2010 Planning Scheme Review that are no longer applicable and relevant. The recommendations of the report for the 2026 Planning Scheme Review supersede the recommendations made from the previous review.

4.2. Progress since last review

4.2.1. Completed projects

Completed policy neutral changes

Council has implemented some of the recommendations from the last review through Amendment C109wellPt1.

Amendment C109wellPt1 introduced the following changes that are recommended by, or are adapted from the 2010 Planning Scheme Review:

- Introduced exemptions from notice requirements.
- Introduced permit exemptions for subdivision.
- Consolidated schedules that have the same minimum subdivision area.
- Renamed schedules so that they are specific to the location that they apply to.
- Inserted dwelling exemptions where certain criteria are met in the DDO applying to Port Albert.
- Increased the floor area exemption for buildings and works in some coastal townships.
- Consolidated similar design objectives within coastal DDOs.
- Reduced side boundary setbacks.

- Deleted redundant overlays.

Due to the amount of time that passed between the completion of the Planning Scheme Review in 2010 and its implementation in 2023, many policy neutral recommendations were no longer relevant, particularly ones related to the former Municipal Strategic Statement and the Local Planning Policy Framework. It is also important to note that Amendment C109wellPt1 translated the former Municipal Strategic Statement and the Local Planning Policy Framework to the new MPS and PPF. It also implemented the substantial recommendations arising from the PEGZ project. This meant that not all policy neutral changes in that amendment originated from the recommendations of the 2010 Planning Scheme review.

Completed further strategic work

Council has completed the following strategic work since the last review:

- A heritage analysis of all early European and Aboriginal heritage assets worthy of protection in the planning scheme. This was completed by a Heritage study in 2016 (W*ellington Shire Stage 2 Heritage Study*, September 2016)
- Progressing Amendment C033 which was approved in 2014. This amendment proposed new and modified flood controls, and this work is being superseded by work being carried out for Amendment C125well.
- Investigating the creation of Schedules to the FZ to identify farming areas within the Macalister Irrigation District. The FZ provisions now distinguish between land in the irrigation district and land outside of it. This Review will split the FZ into two schedules based on the Irrigation District for further clarity.
- Undertaking rezoning of land as identified in the 2009 Rural Zone Review. This was completed through Amendment C055, which was approved in 2014.
- Amending DDO10 and DDO11 to make corrections to permit requirements. The suggested changes are already reflected in DDO10 and DDO11.

4.2.2. Projects underway

Council is currently undertaking the following projects that will implement several pieces of further strategic work identified in the previous review.

- Developing an overall settlement hierarchy and associated settlement strategies. This has been accomplished by the Wellington Growth Management Strategy, which is being implemented through Amendment C123well.

4.3. Outstanding work since last review

Items that are outstanding from the last planning scheme review are:

- Setting a final agreed suite of refined controls for RAAF Base East Sale. This action is supported by Council's planners and the Department of Defence.
- Remove the SBO from areas identified in the Maffra Drainage Scheme. Council seeks to carry out work to delete the SBO following the gazettal of Amendment C125well.

These outstanding recommendations from the 2010 Planning Scheme Review should be incorporated into the recommendations of this Planning Scheme Review. The wording of these recommendations should also be changed to reflect present circumstances. Further discussion on the RAAF Base East Sale controls and the Maffra SBO can be found in Chapters 7. Updated recommendations on these issues have been made in that chapter.

4.4. Obsolete recommendations

Some recommendations from the last review are obsolete because of changes made by the Victorian Government and shifts in Council priorities. New issues have emerged in the Shire while others have been resolved over time. There are also recommendations that overlap with the recommendations from this Planning Scheme Review. The list of obsolete recommendations, and the reason for why these are obsolete, are listed in the table below.

Table 2: List of obsolete recommendations from the 2010 Planning Scheme Review

Obsolete recommendation	Reasoning
Remove the ESO4 altogether from the Planning Scheme and instead rely on the provisions of the PPRZ for Lake Guthridge.	Council no longer seeks to remove ESO4 from the lake. Changes in planning practice means that it is now standard practice to apply overlays to public land zoned PPRZ to protect environmental and conservation values.
Develop a final and agreed policy for coal resources.	This work is the responsibility of Resources Victoria.
Undertake work to identify strategies in relation to the installation of gaming machines with a view to amending the Municipal Strategic Statement (superseded) and introducing a local planning policy.	This would be the responsibility of other departments within Council and not the strategic planning team.
Ensure that DDO requirements reference the need to prevent extraneous lighting from hampering the safe operation of aircraft during approach, departure or circuit manoeuvres.	Such work may duplicate existing legislation and standards. The National Airports Safeguarding Framework has been established by the Commonwealth government in 2012 to ensure that aviation safety requirement, including requirements on lighting, are recognised in land use and planning decisions. The Framework has resulted in the establishment of State-developed controls that protect airports across Victoria.
Review the extent of the VPO1 in consultation with the Department of Sustainability and Environment (now DEECA); amend the planning scheme as required; and consider creating more targeted VPO schedules where strategically justified.	Council stated that it needs assistance and expertise from the State Government to ensure that this work can be carried out in a comprehensive and evidence-based manner.
Investigate the issue of salinity and soil erosion and associated impacts on land within the Shire in conjunction with the West Gippsland Catchment Management Authority (WGCMA) and Department of Sustainability and Environment (now DEECA) and prepare and implement any necessary amendments to the planning scheme as a result of study findings and recommendations.	Council has indicated that it does not have the resources to carry out this strategic work.
Review the accuracy of ESO2 mapping in conjunction with the Department of Sustainability and Environment (now DEECA) and the Department of Planning and Community Development (now DTP) and update the planning scheme accordingly.	Council stated that it needs assistance and expertise from the Victorian Government to ensure that this work can be carried out, especially given that ESO2 seek to protect nationally and internationally significant wetlands.
Developing a set of general criteria for the location and management of dog breeding facilities for a local policy.	Location for dog breeding and racing is no longer identified to be an issue in the Shire. Emerging issues with greyhound racing have to do with land use definitions, which are outside of Council's purview.
Considering the use of the Rural Activity Zone (RAZ) in the Shire.	Council has indicated that this action is no longer a priority, and that the use of the RAZ may cause

Obsolete recommendation	Reasoning
	unintended consequences and false expectations in relation to dwellings in agricultural areas.
Developing a policy position on small rural lots.	This action can be complete through a future Rural Land Use Strategy, which this Planning Scheme Review Report recommends.
Reviewing the Port Albert Heritage Overlay in conjunction with the Stage 2 Study.	This action can be completed through a review of existing HO provisions, which this Planning Scheme Review Report recommends.
Following the implementation of the Sale Structure Plan, resolving the conflict between long-term growth towards the MID and the need to retain high-quality agricultural land through an amendment process.	This action can be resolved through actions recommended by this Planning Scheme Review. This includes the establishment of an additional schedule to the FZ that delineates the MID, advocacy work to SRW, and resolution of zoning anomalies.

4.5. Findings

It should be noted that 16 years has passed since the previous planning scheme review was carried out. Section 12B(a) of the Act states that the planning authority must review its planning scheme one year after a new Council Plan is approved, which is once every four years. Council should aim to carry out a planning scheme review every four years from this review onwards.

When these changes were being implemented in 2023 through Amendment C109wellPt1, some of the recommendations from the previous PSR were no longer relevant due to the introduction of the new PPF format. New guidance on how local provisions should be drafted, meaning that some of the recommendations may not comply with the current MDFC and Practitioner's Guide. However, it should be noted that C109wellPt1 still delivered many necessary changes to the Scheme that improved its usability and its effectiveness in facilitating land use and development outcomes.

Considerable work has been undertaken to action the further strategic work proposed by the 2010 Planning Scheme Review since its completion. The Wellington Planning Scheme currently does not have a schedule to Clause 74.02 that outlines strategic work that Council should undertake over a four-year period, although Amendment C120well will introduce this. Combined with the fact that Council did not complete a Planning Scheme review since 2010, this means that Council does not have a consistent way of formally reviewing in a planning scheme sense which projects are complete, and which projects should be prioritised.

Few of the further strategic work recommended in the 2010 review remains broadly relevant and should still be completed. The wording and meaning of these recommended further strategic projects should be updated to reflect present circumstances and changes that have occurred between 2010 and now. This set of further strategic work, alongside further strategic work identified by this Planning Scheme Review, should be included in the Schedule to Clause 74.02.

Developing a prioritised list of projects to progress through a risk management and community benefit lens will be helpful and will assist Council in allocating sufficient resources to deliver these projects in a timely way so that the scheme does not become outdated. Several pieces of further strategic work are linked to issues identified in this Planning Scheme Review. These issues will be further discussed in the subsequent chapters of this report.

5. Audit and assessment of current scheme

5.1. Methodology

An audit of each local provision (policies and schedules) in the planning scheme has been undertaken. This audit has compared the drafting and application of each local provision against the Ministerial Direction on the Form and Content of Planning Schemes, *a Practitioners' Guide to Victorian Planning Schemes* (Version 8, August 2025) and relevant planning practice notes.

Each provision has also been assessed with consideration to the work it is doing in achieving the strategic objectives that are set out in the State, regional and local planning provisions.

The detailed outcomes of the audit have been provided to Council officers, and changes that can be made without further strategic work have been made to the ordinance at Appendix **1**.

Findings on improvements that could be made are listed below. Some of these can occur as part of a planning scheme review based on the findings in this report and are included in the marked-up ordinance at Appendix **1**. Others require further strategic work to justify the change and are listed as findings.

5.2. Municipal Planning Strategy

As well as the assessment outlined above, the MPS was cross referenced against all the other local provisions in the scheme to ensure that there is a link to all local policies in the MPS.

Clause no and name	Compliance or changes required	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Word count (5000 or less)	**Word count** • As of C120well, the word count currently stands at 3333 words.	Complies
02.01 Context	**Traditional owners** • Consider including a reference or acknowledgement to Wellington's traditional owners (the Gunaikurnai) in the beginning of the context section. **Update population data and sources** • Provide a source for the statement: 'Wellington's 2019 population of approximately 43,000 people is expected to increase to over 45,000 by 2036.' Could potentially use Victoria in Future numbers. • Update the population from 2019 to the 2026 estimated population from Victoria in Future and provide source. • Provide a source for 60% of Wellington's population residing in the six main urban centres. Could potentially site the ABS. **5th paragraph-** • Update to include more specificity about natural hazards (WGFMS):	Policy neutral amendment

Clause no and name	Compliance or changes required	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> Wellington is at risk from bushfire, coastal and riverine flooding, climate change and land degradation issues including salinity and erosion. **6th paragraph-** • Add the following sentence in the end to include more information about renewable energy and structural change > The Shire's economy, alongside the rest of Gippsland, is undergoing structural changes due to a shift away from fossil fuel-based energy production	
02.02 Vision	**Update vision** • Replace the text on the five priority areas with text from the latest Council Plan (2025-2029)	Policy neutral amendment
02.03 Strategic directions		
02.03-1 Settlement	**Context- population numbers** • The population numbers for each town are outdated. The numbers should be updated to the 2021 figures (rounded to 100 for large settlements and 10 for other settlements): > Sale-Wurruk-Longford: 18,800 (urban pop.) > Maffra: 4,500 (urban pop.) > Heyfield: 2,100 > Stratford: 3,000 > Rosedale: 1,700 > Yarram: 2,100 > Alberton: 300 > Briagolong: 1,130 > Dargo: 100 > Licola: 30 (ABS has no information) > Loch Sport: 1000 • Include a source for all of these population figures (ABS, 2021) • Remove quotation marks from 'Large Settlements' **Other settlements- Briagolong** • Correct spelling of Maffra-Briagolong Road • Remove quotation marks from 'Other Settlements' **Coastal settlements** • Remove quotation marks from 'Coastal Settlements'	Policy neutral amendment
02.03-2 Environmental values and landscapes	**Context- paragraph** • 3rd paragraph: Grammar: Correct wording: 'Significant environmental landscape issues in Wellington's rural areas include water quality, inappropriate residential	Policy neutral amendment

Clause no and name	Compliance or changes required	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	development and protection of vegetation habitats, neighbouring wetlands and coastal parks.' • Add the following information from the DWMP: > There are several small settlements that remain unsewered as well as areas of rural land use with relatively high densities of unsewered properties. These locations pose potential risks to catchment water quality and sensitive environments. • Remove quotation marks from 'Environment and landscape values'.	
02.03-3 Environmental risks and amenity	**Context paragraph** • 2nd paragraph: Add the following information from the WGFMS: > Coastal and riverine flooding is a major risk in Wellington, affecting properties in rural land and many of the Shire's major settlements. Settlements along the Gippsland Lakes are at risk of flooding from the lakes on top of sea level rise. Port Albert is at risk of storm surges. • 3rd paragraph: Add the following information from the WGRCS: > Continued reductions in stream flows and a decrease in water availability will have broad impacts on wetlands, agriculture and access to water. • Add the following information from the IWMP as an additional paragraph: > The Thompson, Macalister and Tarra rivers, alongside reservoirs and groundwater bores, form part of the Shire's potable and irrigation water supply system, with their health impacting drinking water quality. • Remove quotation marks from 'Environment risks and amenity'.	Policy neutral amendment
02.03-4 Natural resource management	**Context- 2nd paragraph** • This paragraph a makes a reference to the Rural Zones Review and the nine identified Landscape Units. With the exception of one of the landscape units (the irrigation district). It is not clear how the other Landscape Units are linked to the strategic directions under this clause. • Consider re-writing the sentence on the Landscape Units to: • 'The Macalister Irrigation District covers a significant portion of the centre of the Shire, including land surrounding Sale and Maffra. **Context- 7th paragraph** • This paragraph on coal resources can be phrased more succinctly. Consider rewriting to: • 'Wellington's south-west contains significant coal resources that are an important energy resource and	Policy neutral amendment

Clause no and name	Compliance or changes required	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	contribute to energy generation and coal-to-product industries.' **Strategic directions** • Remove quotation marks from 'Natural resource management'.	
02.05 Built environment and heritage	**Context- 2nd paragraph** • Add this extra sentence with information from the Gunaikurnai Whole of Country Plan: > Cultural heritage sites in the Gippsland Lakes that are threatened by development and sea level rise, particularly along the coastal dune network **Context- 3rd paragraph** • Grammar: Remove '*the*' from '*the Wellington Shire*'. • Remove '*in Gippsland*' to ensure that content within this clause is specific to Wellington. **Strategic directions** • Remove quotation marks from 'Built environment and Heritage'. **1st strategic direction** • Consider removing 'promote' and rewriting the strategic direction to: 'Identify, protect and conserve places of heritage significance and cultural value'	Policy neutral amendment
02.03-6 Housing	**Missing clause** • This clause is not present and should be added with other clauses renumbered. • Below is a recommendation of some text and strategic directions that can be placed in the Housing section for now. The information is from the Growth Management Strategy: • 'Housing affordability is recognised as an issue in Wellington. There is a need to increase choice in housing type and tenure and to support diverse communities in the Shire, in light of a growing and ageing population. There is also a need to provide accommodation for seasonal workers in the Shire. The Wellington Growth Management Strategy (2024) expects that 6,000 new homes are needed by 2041, and Plan for Victoria (2025) outlines a housing target of 8,000 new homes by 2051. • Council's strategic directions for housing are to: > Facilitate the supply of diverse, affordable and innovative housing options to provide for residents at all stages of life and spanning all income levels.' > Increase the supply of social and affordable housing.	Policy neutral amendment
02.03-7 Economic development	**Numbering** • Renumber to 02.03-7 due to the addition of 02.03-6 Housing	Policy neutral amendment

Clause no and name	Compliance or changes required	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	Context section • Grammar: Rephrase to 'Wellington's economy is linked to natural resources and productive agricultural land. It is important to ensure that natural assets are protected and used sustainably.' • There is information from the Council Plan, Gippsland Regional Growth Strategy, and Economic Development Strategy that can be inserted to the context paragraphs • Consider using more concise term for *'environmentally sustainable green energy*': 'Renewable energy'. **Rewriting of context section** • Wellington's economy is diversified and linked to the natural resource base and productive agricultural land. It is important to ensure natural assets are protected and used sustainably. • Important industries include defence, aviation, health, education, manufacturing, horticulture, dairying, intensive agriculture, timber production, racing, forestry and forestry support, fishing, tourism, oil and gas, brown coal production, mining support, renewable energy and public administration. Some of these industries can be facilitated in the West Sale Industrial Precinct.' • The RAAF Base East Sale and the West Sale Airport are important assets and provide opportunities for a range of aviation related businesses and value-added industries in the region. • There is a need to adapt to structural changes across several major industries in Wellington including oil and gas. Renewable energy production presents opportunities for Wellington to capitalise on Gippsland's potential to be a future leader in new, low emission energy technologies such as offshore wind and biomass. Opportunities also exist to support advanced manufacturing, food production for export markets, and knowledge services. • Tourism has significant potential for growth, particularly cultural, agri-tourism, outdoor eco-tourism and racing, including horse and greyhound racing. A significant opportunity to improve tourism is associated with the Port of Sale Cultural and Civic Precinct including arts, entertainment and cultural activities. Natural attractions such as Lake Wellington, Ninety Mile Beach, and the Victorian Alps are important offerings for visitors • See Template A4 for sources **Strategic directions** • Remove quotation marks from 'Economic development'. **4th strategic direction** • Grammar: Rephrase to: 'Support the role of the horse and greyhound racing economy.'	
02.03-8 Transport	**Missing clause**	Policy neutral amendment

Clause no and name	Compliance or changes required	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• This clause is not present and should be added with other clauses renumbered. • Below is a recommendation of some text and strategic directions that can be placed in the Transport section for now. The information is from the Growth Management Strategy: • Wellington's key transport routes include the Princes Highway, South Gippsland Highway and the Bairnsdale-Melbourne rail corridor. Public transport services are limited, and private vehicles are predominately used for travel to these key destinations. Locating future development near transport nodes can promote sustainable and active transport and connect residents with jobs and services. The Shire's transport network also supports agriculture, its industries and tourism. • The Shire's airports include the RAAF Base at East Sale, West Sale Airport and Yarram Airport. These airports provide a mix of aviation industry, training, and recreational aviation opportunities. Land use and development may limit and prevent use of these airports, and the functions of these airports require continual protection. • Council's strategic directions for transport are to: > Support the roles of the Principal Freight Network, Principal Road Network and Principal Public Transport Network to the local and regional economy. > Support active forms of transport in new developments. > Support land use and development related to aviation in the West Sale Airport precinct. > Ensure that any potential amenity and safety impacts from airport operations are adequately addressed.	
02.03-9 Infrastructure	**Numbering** • Renumber to 02.03-9	Policy neutral amendment
2.04 Strategic framework plans		
Wellington Shire Strategic Framework Plan		Complies
Wellington Shire Landscape Units	**Landscape units** • It is acknowledged that this map came about as a result of the 2009 Rural Zones Review. • It is unclear as to how the content of this map links to the rest of the MPS and PPF. The most relevant information that it shows, including the Macalister Irrigation District, are already shown in the Strategic Framework Plan. However, the extent of the Macalister area does not match the extent of the Macalister Irrigation District declared by Southern Rural Water. The extent of the area	Policy neutral amendment

Clause no and name	Compliance or changes required	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	in the Shire's framework plan is incorrect. The Landscape Units also does not inform how the planning scheme is implemented. • The Practitioner's Guide states that strategic framework plans should: > Show spatially how a municipality is expected to change as a result of the implementation of the Scheme > Complements the MPS and PPF > Have a clear link with strategic directions > Should do more than show existing conditions • Therefore, this map should be removed or relocated to a landscape or agriculture specific local planning policy.	
Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan		Complies

5.3. Planning Policy Framework

All the Local PPF policies that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
SETTLEMENT		
11.01-1L Sale, Wurruk and Longford	**Numbering** • The clause should be numbered so that it is differentiated from other local policies in the settlement policy section. • Renumber to 11.01-1L-01 **Residential strategies- 10th strategy** • Avoid using the word 'appropriate' because there is no explanation of what is deemed appropriate here (Practitioner's Guide, V8) • The strategy also contains two ideas- to support redevelopment of the golf club and to provide appropriate measures to address constraints on the site.	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	• Consider rephrasing and splitting the strategy into two: > 'Support redevelopment of the Sale Golf Club, including the provision of housing and tourist accommodation around the golf course.' > 'Provide necessary infrastructure and environmental management measures when redeveloping the Sale Golf Club, including any upgrades to the reticulated sewerage infrastructure on the site.'	
11.01-1L Maffra	**Numbering** • Renumber to 11.01-1L-02 **Impact of amendments (for consideration)** • C120well will update policies and mapping in this policy but will not change its numbering	Policy neutral amendment
11.01-1L Rosedale	**Numbering** • Renumber to 11.01-1L-03 **Residential strategies- 1st and 2nd strategies** • Add a paragraph break between the two strategies because they currently look like one single strategy. **Addition of policy document** • Given that the Rosedale Structure Plan (SMEC 2012) is a background document, consider adding this as a policy document	Policy neutral amendment
11.01-1L Heyfield	**Numbering** • Renumber to 11.01-1L-04 **Residential strategies** • 1st strategy: This duplicates state-level provisions in Clause 11.01-1S and Clause 11.01-1R. The strategy is also not applicable to all audiences of the Scheme (Practitioner's Guide, V8). In this case, the strategy is only relevant to the planning authority and not applicants or the responsible authority. • Consider removing the 1st strategy. • 4th strategy: change 'township boundary' to 'settlement boundary' to maintain consistency. **Addition of policy document** • Given that the Heyfield Low Density Residential Land Supply Study (Urban Enterprise, 2017) and Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road (Meinhardt, 2013) are background documents, consider adding these as a policy document	Policy neutral amendment
11.01-1L Yarram	**Numbering** • Renumber to 11.01-1L-05	Policy neutral amendment
11.01-1L Stratford	**Numbering** • Renumber to 11.01-1L-06	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	Strategies: 1st strategy • Reword the strategy so that it is more directive, like so: > 'Allow residential development to the east of the existing urban area only when stormwater drainage problems in the area are resolved.'	
11.01-1L Other settlements	**Consider splitting this clause into two separate clauses** • The strategy is clearly split into content related to Briagolong and content related to Alberton, Dargo and Licola. • Consider splitting this strategy to two separate ones- one for Briagolong and another one for Alberton, Dargo and Licola • Doing so would make this part of the scheme clearer for users. • See the proposed clauses below **Briagolong strategies- 'receiving environment'** • 2nd strategy: the term 'receiving environment' may be confusing. Consider changing this to 'waterways' for easier understanding. **Briagolong strategies- 'cottage-based tourism'** • This term can be made more specific. Consider rephrasing to 'small scale, nature and heritage-based tourism''	Policy neutral amendment
(Proposed) 11.01-1L-07 Briagolong	***Policy application*** • This policy applies to the areas within the settlement boundaries identified in the Briagolong strategy plan contained within this Clause ***Strategies*** • Retain the existing rural character in the township zone. • Encourage residential development that includes measures to contain and treat effluent on site and to discharge stormwater runoff in a manner which minimises impacts on waterways. • Encourage development of small scale, nature, and heritage-based tourism along the main roads of the town. ***Briagolong strategy plan*** • [As inserted]	Policy neutral amendment
(Proposed) 11.01-1L-08 Alberton, Dargo and Licola	***Policy application*** • This policy applies to the areas within the settlement boundaries identified in the Alberton strategy plan contained within this Clause, and to all urban zoned land in the townships of Dargo and Licola ***Objective*** • To protect and enhance the character and environment of Alberton, Dargo and Licola and their surrounds. ***Strategies*** • Direct residential growth in Alberton to the township zone.	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	• Ensure development density and subdivision protect township character. • Ensure that all development is sited and designed in a manner which responds to the 'mountain village' character of Dargo and Licola. ***Alberton Strategy Plan*** • [As inserted]	
11.02-3L Sequencing of development- Wellington	**Strategies- 1st strategy** • Avoid using the verb 'rezone' for PPF strategies since it does not apply to all users of the Planning Scheme. Note that future actions also cannot be inserted as policy. Consider rewriting to: • 'Facilitate a sequential and logical pattern of use and development with regard to…' **Cross reference to Clause 11.01-1L** • This cross reference will have to be changed from '11.01-1L' to '11.01-1L-01' if the numbering of the referenced clause is corrected. **Strategies- 2nd strategy** • Strategies cannot specify procedures (Practitioner's Guide, V8), so it is best to not mention the use of development plans. The implementation of a strategy (e.g. through a DPO) is presumed. Consider rewriting to: > 'Manage the staging of residential development for land north of Hiho's Lane and south of Rhoda Street, Yarram, to ensure efficient infrastructure provision and avoid an oversupply of residential lots.'	Policy neutral amendment
11.03-1L Sale activity centre	**Two sets of objectives and strategies that apply to areas outside of the policy application area** • The clause specifies two sets of objectives and strategies. • The former set seem to apply to the area identified as the 'activity centre' in the Sale CBD Strategy Plan. • The latter set seem to apply to a variety of areas, including the Port of Sale Area and the commercial area north of Cobains Road (not identified in the Sale CBD Strategy Plan and is located at the northern edge of the town). The Cobains Road/Princes Hwy commercial area is outside of the policy application area of the clause. • The Practitioner's guide (V8) states that policy under Clause 11.03 must apply to a specific, discrete spatial area with clear defined boundaries. **Solution to address the two sets of objectives and strategies** • Consider renaming the clause to 'Sale Activity Centre and Central Business District'. This makes it clear that the Clause not only applies to the 'activity centre' identified in the Sale CBD Strategy Plan but the entire town centre area identified in the Strategy Plan, including areas such as the Port of Sale	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	precinct and the MUZ areas surrounding the identified activity centre. • Retain strategies related to the Port of Sale precinct and the proposed office development area south of the identified Activity Centre within this Clause. Integrate these into the main set of strategies. • Remove the second objective (provide for limited commercial facilities outside the CBD) because it does not align with the head provision (Clause 11.03-1S) and the policy application of the Clause. • Remove the 5th, 6th, 7th and 8th strategies, which have to do with the bulky retail area on the intersection between Cobains Road and the Princes Highway. These should be removed because they are not relevant to the Sale CBD area. • Create a new local policy under Clause 17.02-2S Out-of-centre development. Locate the removed second objective and the 5th, 6th, 7th and 8th strategies to this policy. That objective and those strategies are more relevant to and consistent with Clause 17.02-2S, which include strategies such as: > Discourage large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are on the Principal Public Transport Network and in locations that are highly accessible to their catchment of users. > Ensure that out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community in the region served by the proposal or provides small scale shopping opportunities that meet the needs of local residents and workers in convenient locations. **3rd strategy: from first set of strategies** • The reasoning behind facilitating retail expansion southwards can be better expressed through a list, like so: • 'Facilitate retail expansion southwards along Raymond Street to: > Cater for future retail demand > Improve the legibility of the CBD from Foster Street > Improve the physical and commercial connection of the Sale CBD to the Princes Highway, the Port of Sale Cultural and Civic Precinct and Sale Railway Station.' **4th and 5th strategy: from first set of strategies** • There is no area defined as 'Commercial Zone precinct' in the CBD Strategy Plan. • Change the wording from 'Commercial Zone precinct' to 'Commercial Zone'. This makes the application area clearer by referring to the area where the C1Z is applied.	

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	• It should already be clear that the strategies only apply to commercial-zoned land in the CBD because of the 'Policy application' section above. **6th strategy: from first set of strategies** • Encouraging 'business' uses at upper floors while promoting commercial uses on the street level may sound contradictory given that business and commercial activities share a similar meaning in the Scheme. • Consider rewriting to the following: > Promote commercial uses at the street level in the mixed-use zone to facilitate an active streetscape.' **9th strategy: from first set of strategies** • Grammar: 'Encourage the establishment of entertainment facilities…' **14th strategy: from first set of strategies** • Avoid terms such as 'high standard', 'special' and 'high quality' because they do not provide clear direction. Consider removing these terms from the first dot point. • Remove the second dot point, since it is not specified what 'high-quality urban design' means. The point about incorporating landscaping can be retained. • Rewrite to the following: • 'Encourage development within the CBD to: > Utilise articulation within façades > Vary materials, colours and scale > Provide a contextual design response > Incorporate landscaping' **1st strategy: from second set of strategies** • Rephrase the strategy from 'Direct office development to the south of the Sale CBD' to 'Direct office development to the south of the Sale Activity Centre.' • This enables the wording to be aligned with the Sale CBD Strategy Plan. **Addition of policy document** • Given that the Sale CBD Precinct Plan (David Lock Associates, 2010) is a background document, consider adding this as a policy document	
11.03-4L Coastal settlements-Wellington	**Policy documents** • Consider adding the following documents as policy documents: > Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007) > The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	> Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007) > McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007) > Port Albert and Palmerston Urban Design Guidelines (2007) > Port Albert Masterplan (Chris Dance Land Design Pty Ltd, 2002) > Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007) > Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007) > Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	
ENVIRONMENT VALUES AND LANDSCAPES		
12.01-1L Protection of biodiversity-Wellington		Complies
12.01-2L Native vegetation management-Wellington		Complies
12.02-1L Protection of coastal areas-Wellington	**Last strategy, last dot point** • Change 'minimising' to 'minimise'. **Policy document** • Consider adding the following documents as policy documents > State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006) > Siting and Design Guidelines for Structures on the Victorian Coast (Department of Environment, Land, Water and Planning, 2020)	Policy neutral amendment
12.02-2L Ninety Mile Beach and Gippsland Lakes	**Policy guidelines** • Change 'policy guidelines' to 'policy guideline' since there is only one. • The stated policy guideline is written as a decision guideline. Policy guidelines are not decision guidelines and they are supposed to provide more prescription through specific guidance (Practitioner's Guide, V8) • Consider rewriting the guideline to:	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	> 'Locate development at least 100 metres away from riparian vegetation to allow for vegetation protection and rehabilitation' **Policy document** • Consider adding the following documents as policy documents > Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach (GHD, 2007)	
12.03-1L River corridors, waterways, lakes and wetlands- Wellington		Complies
ENVIRONMENTAL RISKS AND AMENITY		
None specified		
NATURAL RESOURCE MANAGEMENT		
14.01-1L Protection of agricultural land- Wellington	**Subdivision strategies- 4th strategy** • 2nd dot point: This is quite vague and could be rephrased more clearly. • Split and rewrite the dot point to: > Not part of an existing concentration of small lots > Unlikely to lead to further house lot excisions on surrounding land in the future, which may result in a future change to the general use and development of the area **Subdivision strategies- last strategy** • Grammar: Rephrase to 'Ensure *that* small rural lots support…'	Policy neutral amendment
14.01-2L Diversifying agriculture- Wellington		Complies
14.01-3L Forestry and timber production- Wellington		Complies
14.02-1L-01 Catchment planning and management- Wellington		Complies

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
14.02-1L-02 Special Water Supply Catchment Management Areas	**Policy application** • There is no land identified as 'irrigated land' on the Proclaimed Water supply catchment and irrigation area plan. • Potentially rewrite the policy application to: > 'This policy applies to land within the Macalister Irrigation District and the Special Water Supply Catchment Areas as illustrated in the map titled, 'Special water supply catchments and irrigation area plan'. **Proclaimed water supply catchments and irrigation area plan** • Remove apostrophes from the title. • Consider changing the map so that the 'proclaimed water supply catchments' are called 'Special water supply catchments' to align with the named established by the Catchment and Land Protection Act 1994. Council will consider procurement for the preparation of a new map for this policy. • Consider changing the title of the map to 'Special water supply catchments and irrigation area plan'	Policy neutral amendment
14.02-2L Water quality-Wellington	**2nd policy guideline** • This policy guideline is phrased like a decision guideline. Consider re-writing to: > 'Provide water treatment systems where a use or development will…'	Policy neutral amendment
14.03-1L Resource exploration and extraction-Wellington		Complies
BUILT ENVIRONMENT AND HERITAGE		
15.01-2L Building design for older and special needs people	**Title** • Consider rephrasing title to *'Accessible and inclusive building design'*. This makes the title more inclusive and reduces its length.	Policy neutral amendment
15.03-1L Heritage conservation-Wellington	**Policy document** • Add the following as a policy document: > Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District (Napier, 2002) > Wellington Shire Stage 2 Heritage Study (amended August 2017) (Heritage Intelligence & Briggs, 2016) > Wellington Heritage Study: Stage 1 (Context Pty Ltd, 2005)	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	> Stratford Townscape Study (Green and Dale Associates, 1993)	
HOUSING		
None specified		
ECONOMIC DEVELOPMENT		
17.01-1L Diversified economy- Wellington	**3rd Strategy** • Grammar- avoid capitalising 'defence' to ensure consistency. **4th Strategy** • 'Capitalise' is not an approved verb in the Practitioner's Guide. Consider re-writing to: > 'Support use and development that complements the RAAF Base East Sale and West Sale Airport to take advantage of the economic and employment opportunities afforded by these assets.' **6th Strategy** • It is unclear as to what 'general industry' means. Consider rephrasing this in a way that aligns with Clause 17.01-1R Diversified economy Gippsland: > 'Facilitate the growth of other key sectors such as recreational, engineering and manufacturing industries.' **Last Strategy** • Supporting the expansion of oil and gas industries do not seem to align with Clause 02.03-6, and the regional strategies related to diversified economy in Clause 17.01-1R. It also does not align with strategies in 19.01-1S Energy Supply and Clause 19.01-1R Energy Supply- Gippsland, which only seek to support continuation but not expansion. There are also no policies in Clause 14.03-1S Resource exploration and extraction that support the expansion of resource exploration in oil and gas fields. • Consider removing this strategy to ensure alignment with the rest of the Scheme.	Policy neutral amendment
[Proposed] 17.02-2L Out-of-centre development in Sale	**Relocation of an objective and some strategies in Clause 11.03-1L to new local policy under Clause 17.02-2S.** • See discussion for 11.03-1L Sale Activity Centre above • See below for wording to be inserted. ***'Out-of-centre development in Sale*** ***Objectives*** • To provide for limited commercial facilities in Local Activity Centres ***Strategies*** • Discourage development of higher order retailing and commercial development outside the CBD except for areas zoned Commercial 2 Zone.	Policy neutral amendment

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
	• Encourage restricted retail premises to locate in the Commercial 2 Zone as a dedicated homemaker and bulky goods retail centre. • Facilitate the expansion of the homemaker/bulky goods site located on the area zoned Commercial 2 Zone. • Discourage industrial use and development from establishing in the Commercial 2 Zone	
17.03-1L Industrial land supply-Wellington	**1st strategy** • Correct the cross reference if the clause number of 11.01-1L Sale, Wurruk and Longford is changed. New clause reference is 11.01-1L-01 **3rd strategy** • Correct cross reference if clause number of 11.01-1L Maffra is changed. New clause reference is 11.01-1L-02 **4th and 5th strategy** • Correct cross reference if clause number of 11.01-1L Yarram is changed. New clause reference is 11.01-1L-05 **6th strategy** • Improve wording. The terms 'noxious' and 'offensive' can be updated to be clearer. The provision of land for supporting industries can be made clearer too. • Reword to: > 'Provide suitable land for the development of industries with potentially adverse off-site impacts, such as food and animal processing; together with land to support any complementary value-adding industries.'	Policy neutral amendment
17.04-1L Facilitating tourism-Wellington	**Strategy: 6th strategy** • More specificity can be provided as to what locations are considered appropriate. Rephrase to: > 'Facilitate nature-based tourism near the Gippsland Lakes and Tarra Bulga National Park.	Policy neutral amendment
17.04-2L Coastal and maritime tourism and recreation-Wellington		Complies
TRANSPORT		
18.01-1L Land use and transport planning-Wellington		Complies
18.02-7L Planning for airports and	**Strategies** • Insert the following strategy:	Further strategic work

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
airfields-Wellington	> 'Protect the significant flora and fauna values in West Sale Aerodrome • See below for discussion **RAAF Base East Sale- Policy guidelines** • The policy guidelines are written as decision guidelines. Policy guidelines are supposed to be prescriptive and directive. • The ANEF for RAAF Base East Sale is used to establish the AEO. The DAA plan is used to inform the application of DDO 4, 5 and 6. Therefore, the measures identified in the policy guidelines are already implemented through planning controls. • The Practitioner's Guide (V8) states that a policy guideline must not duplicate controls in a zone or overlay provision. • However, these policy guidelines should be updated as part of further strategic work related to the implementation of the DAA. **West Sale airport- policy guidelines** • The policy guidelines here are also written like decision guidelines. • Rewrite to the following: • 'Consider as relevant > The West Sale Airport Master Plan (as amended) > The West Sale Aerodrome Public Authority Management Agreement, June 2003 > Significant flora and fauna values as outlined in the West Sale Airport Master Plan Update 2017 and the West Sale Aerodrome Public Authority Management Agreement, June 2003.' • To ensure that the policy guideline regarding significant flora and fauna is linked to the strategy, include a strategy on protection of environmental values above in the 'strategy' section of the clause. **Policy documents** • The following documents are not listed in the schedules to clause 72.04 and 72.08. Consider adding the following documents as background documents: > RAAF Base East Sale – Vic. 2035 Australian Noise Exposure (Department of Defence, 2018). > Defence Regulations 2016 Part 11A – Defence aviation areas > Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018 • Update author of 'West Sale Airport Master Plan Update' to Wellington Shire Council to provide consistency with the schedule to Clause 72.08	
INFRASTRUCTURE		

Clause no. and name	Changes required	Action PSR complies. PSR further strategic work PSR policy neutral amendment PSR full amendment.
19.02-1L Health facilities- Wellington		Complies
19.02-3L Cultural facilities- Wellington		Complies
19.02-6L Open space- Wellington	**Policy document** • Consider removing the Public Open Space Plan because it is out of date	Policy neutral amendment
19.03-2L Infrastructure design and provision- Wellington	**Policy document and policy guideline** • Update the IDM to say Infrastructure Design Manual (Local Government Infrastructure Design Association, as amended)	Policy neutral amendment
19.03-3L Integrated water management- Wellington	**Strategies- 1st strategy:** • Avoid terms such as 'innovative' in the Planning Scheme. More direction has to be provided as to what 'innovative' means in this context. • Consider re-writing to: > Encourage the use of integrated water management infrastructure, including reed-beds and composting toilets. **Strategies- 2nd strategy:** • Include the Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management as a policy document within this clause. • Include the document as a background document to the schedule to Clause 72.04. Currently, the code of practice is not listed as a background document nor an incorporated document.	Policy neutral amendment

5.4. Zones

All the zone schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
RESIDENTIAL ZONES		
Schedule 1 to Clause 32.03 Low Density Residential Zone	**Map reference number** • The MDFC requires the map reference to all schedules to the LDRZ to be numbered. • Change reference from 'LDRZ' to 'LDRZ1' • Make mapping changes accordingly	Policy neutral amendment
Schedule 1 to Clause 32.04 Mixed Use Zone	**Map reference number** • Change reference from 'MUZ to 'MUZ1' • Make mapping changes accordingly	Policy neutral amendment
Schedule 1 to Clause 32.05 Township Zone	**Map reference number** • Change reference from 'TZ to 'TZ1' • Make mapping changes accordingly	Policy neutral amendment
Schedule 1 to Clause 32.07 Residential Growth Zone	**Design objectives- 1st and 2nd objectives** • Remove a comma in the first objective so that it says: > To create a visually prominent entrance to Sale from the South Gippsland Highway through iconic built forms, high-quality materials and the provision of main access points. • Fix grammar in the second objective: > 'To contribute to the aesthetic, heritage and landscape qualities of Lake Guthridge and its environs through a responsive built form that utilises the views of the lake and makes use of high-quality materials.' **Application requirements** • 1st application requirement, 3rd dot point: Spelling error- 'access'. • 4th application requirement- 'other details as required by the RA': Remove because this makes what is required from an application uncertain. Requests for Further Information can allow the RA to ask for other details. **Decision guidelines** • 2nd decision guideline contains 2 ideas. Consider splitting into two: > The effect of the proposed use on the amenity of the area.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> Whether the use or development will enhance or detract from the visual and landscape qualities of the adjoining public open space. • 4th decision guideline: Decision guidelines can only refer to a document if it is an incorporated document (Practitioner's Guide, V8). The Structure Plan is not an incorporated document. Consider removing this guideline. • 6th decision guideline: It is not clear whether the heritage citation refers to the Wellington Shire Heritage Place Citations 2007 (amended June 2018) incorporated document. To avoid ambiguity, consider rewriting the guideline without reference to this document: > 'Whether the built form responds appropriately to the local historic and aesthetic significance defined within the Sale Lake Guthridge Landscape Precinct.' • 9th decision guideline: Decision guidelines cannot refer to background documents (Practitioner's Guide, V8). Consider removing this guideline or re-writing it to: > 'Whether the proposed use and develop supports active transport and complements recreational opportunities in the surrounding area.'	
Schedule 1 to Clause 32.08 General Residential Zone		Complies
Schedule 1 to Clause 32.09 Neighbourhood Residential Zone	**Decision guidelines- 1st guideline** • Ramsar is a city in Iran where the Ramsar convention on wetlands was held, and the wording here may cause some confusion. It's better to state the name of the wetland in question ('Gippsland Lakes'- as listed in the convention). > The impact of the development on the environment, landscape values and character of Stevens Street and the Gippsland Lakes wetlands.	Policy neutral amendment
INDUSTRIAL ZONES		
Schedule 1 to Clause 33.01 Industrial 1 Zone		Complies
Schedule 1 to Clause 33.03 Industrial 3 Zone		Complies
COMMERCIAL ZONES		
Schedule 1 to Clause 34.01 Commercial 1 Zone		Complies

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
RURAL ZONES		
Schedule 1 to Clause 35.03 Rural Living Zone	**Subdivision and other requirements table** • The updated MDFC provides an additional row to be added to the table. It allows a minimum setback from a waterway, wetland or designated floodplain to be specified. • Add an additional row with the following text on the left-most column: > Minimum setback from a waterway, wetlands or designated flood plain (metres) • Insert 'none specified' for the remaining columns.	Policy neutral amendment
Schedule 2 to Clause 35.03 Rural Living Zone	**Subdivision and other requirements table** • Add an additional row with the following text on the left-most column: > Minimum setback from a waterway, wetlands or designated flood plain (metres) • Insert 'none specified' for the remaining columns.	Policy neutral amendment
Schedule 4 to Clause 35.03 Rural Living Zone	**Subdivision and other requirements table** • Add an additional row with the following text on the left-most column: > Minimum setback from a waterway, wetlands or designated flood plain (metres) • Insert 'none specified' for the remaining columns.	Policy neutral amendment
Schedule 5 to Clause 35.03 Rural Living Zone	**Subdivision and other requirements table** • Add an additional row with the following text on the left-most column: > Minimum setback from a waterway, wetlands or designated flood plain (metres) • Insert 'none specified' for the remaining columns.	Policy neutral amendment
Schedule 1 to Clause 35.06 Rural Conservation Zone	**Conservation values** • What are the 'important environmental characteristics' of the applied area? (e.g. native vegetation, archaeological, cultural, scientific, historical value) • The RCZ1 is applied across different areas in Wellington. • Given that the most restrictive requirements in the schedule apply to area affected by ESO1 Coastal and Gippsland Lakes Environs, one of the conservation values is likely the habitats and landscapes of the coast and Gippsland Lakes (see statement of significance for ESO1). • Consider including the following conservation value: > 'To ensure land use or development occurs in a manner which does not adversely impact the habitats, biodiversity and landscapes along the coastline and the Gippsland Lakes.'	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	Subdivision and other requirements table • Add an additional row with the following text on the left-most column: > Minimum setback from a waterway, wetlands or designated flood plain (metres) • Insert 'none specified' for the remaining columns. **Land zoned RCZ1 that is not affected by ESO1 can be placed under a separate schedule** • Requirements in RCZ1 apply to two sets of properties- properties zoned RCZ1 outside ESO1 and properties zoned RCZ1 inside ESO1. RCZ1 land within the ESO1 is subject to different requirements than RCZ1 outside the ESO1. • To make the Scheme more navigable for users, consider creating a third schedule to the RCZ (RCZ3) which applies to land zoned RCZ1 outside of ESO1. Land zoned RCZ2 outside of ESO1 can also be included into the proposed RCZ3 because the specified requirements are the same.	
Schedule 2 to Clause 35.06 Rural Conservation Zone	**Conservation values** • The wording in both values could be made clearer. Given that the schedule does not refer to any map, framework plan, local policy, or incorporated document, the areas in between settlements should not be stated with quotation marks. Consider re-writing to: > To protect the environmental and significant landscape values of areas between settlements along Ninety Mile Beach and on the Lake Reeve Islands from inappropriate land use and development. > To ensure that existing uncleared land in areas between settlements along Ninety Mile Beach are retained as habitats for fauna while serving as a natural corridor between the ocean and Lake Reeve. **Subdivision and other requirements table** • Add an additional row with the following text on the left-most column: > Minimum setback from a waterway, wetlands or designated flood plain (metres) • Insert 'none specified' for the remaining columns. **Land zoned RCZ2 that is not affected by ESO1 can be placed under a separate schedule** • To make the Scheme more navigable for users, consider creating a third schedule to the RCZ (RCZ3) which applies to land zoned RCZ2 outside of ESO1. • See discussion in RCZ1.	Policy neutral amendment
Schedule 3 to Clause 35.02 Rural	See above	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Conservation Zone (proposed)		
Schedule 1 to Clause 35.07 Farming Zone	**Map reference number** • Change reference from 'FZ to 'FZ1' • Make mapping changes accordingly **Subdivision and other requirements table: minimum subdivision area and permit requirement to use land for a dwelling** • Remove numbering on the 'land' column **Subdivision and other requirements table: Permit requirements to alter/extend a dwelling, and to construct an out-building:** • Insert 'all land' in the 'land' column for the 4th and 5th rows and replace 'none specified'. **Subdivision and other requirements table: Minimum setback from a road** • The 'land' column currently includes land in a TRZ2 or land within a PAO. This doesn't make sense given that these requirements apply to the FZ. • Re-write the wording in the 'land' column to: • Land adjacent to: > A Transport Zone 2, or > Land subject to the Public Acquisition Overlay, where the Head, Transport for Victoria is the acquiring authority; and the purpose of the acquisition is for a road.' • Land adjacent to: > A Transport Zone 3, or > Land subject to the Public Acquisition Overlay, where the Head, Transport for Victoria is not the acquiring authority; and the purpose of the acquisition is for a road.' • Land adjacent to any other road. **Subdivision and other requirements table: Minimum setback from a boundary.** • The 'land' column does not clearly define the land subject to a minimum setback. • Re-write the wording in the 'land' column to 'all land'. **Subdivision and other requirements table: Minimum setback from a dwelling not in the same ownership.** • Re-write the wording in the 'land' column to 'all land'. **Subdivision and other requirements table** • Add an additional row with the following text on the left-most column: > Minimum setback from a waterway, wetlands or designated flood plain (metres) • Insert 'none specified' for the remaining columns. **Land zoned FZ that is not within the Macalister Irrigation District can be placed under a separate schedule**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Requirements in the FZ schedule apply to two sets of properties- properties zoned FZ outside the Macalister Irrigation District and properties zoned FZ inside the District. FZ land within the District is subject to different requirements than FZ land outside the District. • To make the Scheme more navigable for users, consider creating a second schedule to the FZ (FZ2) which applies to land zoned FZ outside of the Macalister Irrigation District.	
[Proposed] Schedule 2 to Clause 35.07 Farming Zone	See above	Policy neutral amendment
Schedule 1 to Clause 35.08 Rural Activity Zone	**Map reference number** • Change reference from 'RAZ to 'RAZ1' • Make mapping changes accordingly **Subdivision and other requirements table** • Add an additional row with the following text on the left-most column: > Minimum setback from a waterway, wetlands or designated flood plain (metres) • Insert 'none specified' for the remaining columns.	Policy neutral amendment
PUBLIC USE ZONES		
Schedule to Clause 36.01 Public Use Zone		Complies
Schedule to Clause 36.02 Public Park and Recreation Zone		Complies
Schedule 1 to Clause 36.03 Public Conservation and Resource Zone		Complies
SPECIAL PURPOSE ZONES		
Schedule 1 to Clause 37.01 Special Use Zone	**Land use table- section 1 uses** • Several of these land uses are already listed in Clause 62.01 and do not need to be listed. > Apiculture > Mineral exploration (under Earth and energy resources industry) > Mining (under Earth and energy resources industry)	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> Search for stone (contemporary term- stone exploration, under Earth and energy resources industry) **Land use table- section 2 uses: Earth and energy resources** • Mineral, stone or soil extraction (contemporary term- Earth and energy resources industry) is listed in Clause 62.01- uses exempted from a permit. That use should be removed from this table, otherwise it is contradictory. **Use of land- 1st requirement** • Spelling error- 'effect' should be 'affect'. • The first requirement does not specify any particular standards and any measurable outcomes that applicants should/must follow. It may be better expressed as a decision guideline, like so: • 'The following decision guideline applies to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: > The impact of the proposed use of land on the operation of West Sale Airport' **Subheadings** • Utilise subheadings for permit requirements, application requirements and decision guidelines to ensure consistency across all SUZ schedules.	
Schedule 2 to Clause 37.01 Special Use Zone	**Objectives- remove 'international best-practice standard'** • This statement makes the objectives of the schedule less clear. It is also unclear as to how the provisions in the rest of this schedule reflect an international best standard. • Rewrite objective 1 to: > 'To encourage the development of a prison' • Rewrite objective 4 to: > To provide for prison industries, prisoner education, recreation, visitor, and health service facilities and any other facility necessary for the operation of a prison.' **Table of uses- section 2 uses** • Mineral, stone or soil extraction (contemporary term- Earth and energy resources industry) is listed in Clause 62.01- uses exempted from a permit. That use should be removed from this table, otherwise it is contradictory. • Change the statement 'Any use in Section 1- if the condition is not met) to the following: > Corrective institution- if the Section 1 condition is not met **Use of land- requirement** • The requirement stated is self-evident. Consider removing and inserting 'none specified'. **Buildings and works**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Restructure the requirements to align with the wording in the MDFC, like so: • The following requirements apply to construct a building or carry our works: > All buildings and works must comply with the approved Prison Development Plan.	
Schedule 3 to Clause 37.01 Special Use Zone	**Table of uses- section 2 and 3 uses** • The MDFC states that the section 2 use table must state 'any other use not in section 1 or 3'. On the other hand, the section 3 use table must not state 'any other use not in section 1 or 2'. In the SUZ, uses cannot be prohibited by default. > Remove the line 'any other use not in section 1 or 2' in the section 3 use table > Add the line 'any other use not in Section 1 or 3' in the section 2 table. > Carnival and Circus is listed in Clause 62.01- uses exempted from a permit. That use should be removed from the section 3 use table, otherwise it is contradictory. **Use of land- application requirement** • Remove the line '*for any new use that requires a planning permit.*' From the application requirement • This is presumed, given that application requirements won't apply if a use does not require a planning permit. **Use of land- inclusion of decision guidelines from below** • Utilise subheadings for permit requirements, application requirements and decision guidelines to ensure consistency across all SUZ schedules. • Insert the following: • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: • The nature of the proposed use and its effect to the amenity of the surrounding area. • The degree to which the area will remain as public accessible space. • The requirements of relative regulatory authorities with regard to: > Patron numbers > Hours of operation > Licensed areas > Gaming machines > Availability of and connection to services. **Subdivision** • Rewrite to the following:	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• 'The following requirements apply to subdivide land: > Land must not be subdivided' **Buildings and works- permit requirement** • Rephrase this as a permit exemption (MDFC): > A permit is not required to construct a building or carry out works if it is associated with a Section 1 use within this schedule. **Buildings and works- application requirements** • Include the following preamble from the MDFC: > The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: • Remove the line 'for any proposed development that requires a planning permit' from the application requirement • Remove the line '*to the satisfaction of the responsible authority'* since this is mentioned in the preamble. • Remove the line: *'other details, as required by the responsible authority'*. Remove because this makes what is required from an application uncertain. Requests for Further Information can allow the RA to ask for other details. **Buildings and works- inclusion of decision guidelines from below** • Insert the following • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: > The degree to which the area will remain as public accessible space. > The suitability of building design, siting, building setbacks, type of proposed external building materials and landscaping. > Whether the development will enhance or detract from the visual and landscape qualities of the Lake Guthridge precinct. **Decision guidelines** • MDFC- there is not a section for decision guidelines for SUZ schedules and decision guidelines must be integrated into the sections above • Do not integrate the 1st decision guideline regarding the purpose of the zone because it is self-evident.	
Schedule 4 to Clause 37.01 Special Use Zone	**Purpose** • Remove the purpose 'to implement the MPS and PPF' since this is already provided by the head provision and is self-evident	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Rephrase the second purpose to be more succinct: > 'To implement the long-term transition of this site from an industrial area to a predominantly residential area without compromising industrial operations from 63 to 96 Firebrace Road . • Remove map reference since it's proposed that it will be deleted **Table of uses- Section 2 uses** • Amend '**Warehouse (other than fuel depot and milk depot)**' to 'Warehouse (other than Fuel depot, Milk depot, and Boat and caravan storage)'. This is because Boat and caravan storage is listed as a section 1 use above. • Add **Retail premises** to the section 2 use table because Shop (nested within Retail premises) is included in the section 3 use table. Insert the following: > 'Retail premises (other than Shop)' • Add **Animal husbandry** to the section 2 use table because Domestic animal husbandry and Animal training are both included within the Section 1 and 3 tables. Insert the following: > 'Animal husbandry (other than Animal training, Domestic animal husbandry, and Racing dog husbandry) • Make it clear that **Racing dog husbandry** is only a section 2 use if the section 1 condition is not met. Reword 'Racing dog husbandry' to the following: > 'Racing dog husbandry- if Section 1 condition is not met • Remove references to 'map 1' in the conditions **Table of uses- section 3 use** • Remove the words "*Use in Section 2 when a condition is not met"* from Section 3 since this is self-evident. **Subheadings** • Utilise subheadings for permit requirements, application requirements and decision guidelines to ensure consistency across all SUZ schedules. **Use of land: Amenity of the neighbourhood** • Include the following preamble from the MDFC: > 'The following requirements apply to the use of land:' **Use of land: Application requirements:** • The application requirements heading should be placed one paragraph below. Currently, it is mistakenly placed in the middle of the use requirements. • 4th application requirement: 'Works approval or waste discharge licence' should be changed to 'development license or operating license'. This is requested by the EPA. **Use of land: integrate decision guidelines from below** • Insert the following:	

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: > Whether the use supports the transition of the area. > The industries operating from 63 to 97 Firebrace Road > The amenity of sensitive uses in the short to medium term. > The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use. > The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities. > The ability of the use to be appropriately serviced. > The effect of traffic to be generated on roads. > The interim use of those parts of the land not required for the proposed use. **Subdivision: requirements** • Include the following preamble from the MDFC like so and rewrite the subdivision requirements to the following: • 'The following requirements apply to the use of land:' > Lots created by subdivision must not be less than 2,000 square metres in size. > Each lot must be connected to reticulated supply of water, electricity, reticulated sewerage and a drainage system. > Each lot must have access to a road constructed to the requirements of the responsible authority.' **Subdivision: integrate decision guidelines from below** • Insert the following: • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: > Whether the subdivision supports the transition of the area. > The industries operating from 63 to 97 Firebrace Road. > The ability to provide building setbacks and landscaping. > The ability of subdivided lots to be appropriately serviced. > The effect of traffic to be generated on roads. > The connectivity with adjoining existing and future areas. **Buildings and works** • 1st application requirement- consider including the items in a list for greater clarity.	

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• 2nd application requirement: ensure that the subject is included in each dot point. Re-write the 1st, 2nd and 3rd dot point to the following > 'That the proposal is responsive to the features identified in the Site Analysis. (ensure that spelling of 'identified' is fixed) > That the proposal has regard to the purpose of the zone and adjoining uses. > That the proposal contains details of required buffer treatment where mitigation measures are necessary to protect the amenity and surrounding properties and the safety of the public. • 2nd application requirement: Include the drainage discharge plan as a separate requirement. • 4th application requirement: Remove 'other details as required by the responsible authority' because it is redundant. **Buildings and works: integrate decision guidelines from below** • Insert the following: • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: > Whether the development supports the transition of the area. > The industries operating from 63 to 97 Firebrace Road . > The amenity of sensitive activities in the short to medium term. > The provision of building setbacks and landscaping. > The ability of the development to be appropriately serviced. > The effect of traffic to be generated on roads. > The interface and connectivity with adjoining existing and future areas. > The storage of rubbish and materials for recycling. **Decision guidelines** • MDFC- there is not a section for decision guidelines for SUZ schedules and decision guidelines must be integrated into the sections above • Do not include the 1st decision guideline because the specific structure plan, policy or strategy is not explicitly stated. Consideration of policies and strategies is also presumed because the RA must consider the PPF. • Do not include the 2nd decision guideline because the SEPA principles and the associated documents are not incorporated into this planning scheme and are out of date. • Do not include the 3rd decision guideline because it is not clear as to which EPA guideline or state protection policy is being	

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	referred to. For these to be considered, they must be directly referenced • Do not include the 4th decision guideline because this is evident. • Split the 5th decision guideline into three separate guidelines. The decision guidelines in the head provision and Clause 65 state that the MPS and PPF must be considered when assessing an application, so it is unnecessary to refer to the vision for the site set out in Clause 21.04 (now 11.01-1L Heyfield). The guidelines themselves can also be re-written to be more neutral: > Whether the development supports the transition of the area. > The industries operating from 63 to 97 Firebrace Road. > The amenity of sensitive activities in the short to medium term. **Map 1 to Schedule 5 Clause 37.01** > The map should be removed because the address for the industrial area is already stated.	
Schedule 5 to Clause 37.01 Special Use Zone	**Purpose** • Remove the purpose 'to implement the MPS' since this is already provided by the head provision and is self-evident. • Rephrase the 2nd purpose to be more succinct: > 'To implement the long-term transition of this site from an industrial area to a predominantly residential and tourism area without compromising industrial operations from 63 to 96 Firebrace Road. • Rephrase the 4th purpose to be more succinct: > 'To protect nearby industrial activities from the encroachment of new accommodation uses by requiring suitable setbacks, landscape buffers, building location and design. **Table of uses- section 2 use** • **Accommodation** (other than Dependent person's unit). VC253 removed **Dependent Person's unit** as a land use term. This has effectively been replaced with the term **'Small second dwelling**', There are some differences between this and Dependent person's unit and it is important to ensure that replacement of this land use term will not create any unintended consequences. • There are also other uses under **Accommodation** that are listed in the land use tables that should be included in the exceptions. • Rewrite to: > 'Accommodation (other than Small second dwelling, Caretaker's house and Group accommodation).	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• 'Dependent person's unit' should be rewritten to 'Small second dwelling'- see above. • 'Convenience shop' should be removed given that no conditions are specified, and its head use (retail premises) is not listed as a section 1 or 3 use. This means that Convenience shop would be covered by 'any other use not in Section 1 or 3' and it is not necessary to specify it in the table. • Remove 'Any use in Section 1 when a condition is not met' because it is not included in the MDFC. It is also important to note that there are no conditions attached to **Informal outdoor recreation.** • Remove references to 'map 1' in the conditions. **Table of uses- section 3 use** • Remove the words *"Use in Section 2 when a condition is not met"* from Section 3 since this is self-evident. **Subheadings** • Utilise subheadings for permit requirements, application requirements and decision guidelines to ensure consistency across all SUZ schedules. **Use of land: integrate decision guidelines from below** • Insert the following: • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: > Whether the use supports the transition of the area. > The industries operating from 63 to 97 Firebrace Road . > The amenity of sensitive uses in the short to medium term. > The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use. > The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities. > The ability of the use to be appropriately serviced. > The effect of traffic to be generated on roads. > The interim use of those parts of the land not required for the proposed use. **Subdivision** • Insert the following preamble from the MDFC: > 'The following requirements apply to the use of land:' **Subdivision: integrate decision guidelines from below** • Insert the following: • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in	

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: > Whether the subdivision supports the transition of the area. > The industries operating from 63 to 97 Firebrace Road. > The ability to provide building setbacks and landscaping. > The ability of subdivided lots to be appropriately serviced. > The effect of traffic to be generated on roads. > The connectivity with adjoining existing and future areas. **Buildings and works** • Remove the preamble 'a permit is required to construct a building or construct or carry out works' given that this is presumed by the head provision. **Buildings and works- application requirements** • Clarify list levels • Consider listing out the components of the site analysis in a list to enhance clarity. • 2nd application requirement- 'identified'- fix spelling • 2nd application requirement (a plan drawn to scale), 2nd bulletpoint: Remove '…purpose of the zone…', as this is redundant. • Plan requirements to show the location of the external storage area. This needs to be clarified. Rewrite the dot point to: > 'Shows the location of any external storage areas'. • Consider including the drainage discharge plan and sustainability management plan as separate application requirements. • 4th application requirement- '*other details as required by the RA':* Remove because this makes what is required from an application uncertain. Requests for Further Information can allow the RA to ask for other details. **Buildings and works: integrate decision guidelines from below** • Insert the following: • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: > Whether the development supports the transition of the area. > The industries operating from 63 to 97 Firebrace Road. > The amenity of sensitive activities in the short to medium term. > The provision of building setbacks and landscaping. > The ability of the development to be appropriately serviced. > The effect of traffic to be generated on roads.	

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> The interface and connectivity with adjoining existing and future areas. > The storage of rubbish and materials for recycling. **Decision guidelines** • MDFC- there is not a section for decision guidelines for SUZ schedules and decision guidelines must be integrated into the sections above • Do not include the 1st decision guideline because the specific structure plan, policy or strategy is not explicitly stated. Consideration of policies and strategies is also presumed because the RA must consider the PPF. • Do not include the 2nd decision guideline because the SEPA principles and the associated documents are not incorporated into this planning scheme and are out of date. • Do not include the 3rd decision guideline because it is not clear as to which EPA guideline or state protection policy is being referred to. For these to be considered, they must be directly referenced. • Do not include the 4th decision guideline because this is evident. • Split the 5th decision guideline into three separate guidelines. > Whether the development supports the transition of the area. > The industries operating from 63 to 97 Firebrace Road (See Map 1). > The amenity of sensitive activities in the short to medium term. **Map 1 to Schedule 5 Clause 37.01** • Remove map.	
Schedule 6 to Clause 37.01 Special Use Zone	**Land use tables- section 2 uses** • 'Racing dog keeping' should be updated to 'Racing dog husbandry'. • 'Place of assembly' should be updated to 'Place of assembly (other than Carnival and Circus)' to reflect how the two uses are in Clause 62.01. **Land use tables- section 3 uses** • The words "Any use in Section 1 or 2 if a condition is not met" can be removed as they are superfluous. **Subheadings** • Utilise subheadings for permit requirements, application requirements and decision guidelines to ensure consistency across all SUZ schedules. **Use of land- requirements- 2nd and 3rd requirement** • The NIRV and SEPP N-2 guidelines are not incorporated nor background documents. The EPA stated that these documents are out of date. It is important to note that the proponent	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	must adhere to any EPA noise guidelines regardless of whether these documents are stated in the Scheme • Consider rephrase to: 'Any use of the land must comply with any applicable State Environment Protection Policy and guidelines of the Environment Protection Authority'. **Use of land- application requirements** • The subheading 'application requirements' is inserted in the wrong area and should be located above the preamble to the application requirements. • 2nd application requirement: Replace NIRV and SEPP N-2 with Noise Limit and Assessment: Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues' (Publication 1826.5, Environment Protection Authority, September 2025). **Use of land: integrate decision guidelines from below** • Insert the following: • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: • The approved Development Plan. • The nature of the proposed use and its short- and long-term effect on the amenity of surrounding current and proposed sensitive uses, including the impact of hours of operation. • Any increase in traffic generation including car movements, pedestrians, cyclists and vehicles used for deliveries, waste removal, emergency services and public transport. • The frequency and duration of any proposed event. • The requirements of any other regulatory authority with regard to: > Patron number > Licensed area > Gaming machines > Availability and connection to services. **Buildings and works** • 3rd application requirement: Replace NIRV and SEPP N-2 with Noise Limit and Assessment: Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues' (Publication 1826.5, Environment Protection Authority, September 2025). • Fix spelling of the EPA • Fix and simplify list levels • 6th application requirement- *'other details as required by the RA':* Remove because this makes what is required from an application uncertain. Requests for Further Information can allow the RA to ask for other details. **Buildings and works: integrate decision guidelines from below**	

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Insert the following: • The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: • The approved development plan. • The interface with surrounding existing and proposed future residential areas which should have regard to: > frontage and presentation to Maffra-Sale Road. > landscape buffer treatment. > integration of the site with surrounding existing and proposed future residential areas. • The suitability of building design, siting, building setbacks, type of proposed external building materials and external illumination of buildings. • Any increase in traffic generation including car movements, pedestrians, cyclists and vehicles used for deliveries, waste removal, emergency services and public transport. • The provision of car parking. • The storage of rubbish and materials for recycling. **Decision guidelines** • MDFC- there is not a section for decision guidelines for SUZ schedules and decision guidelines must be integrated into the sections above • Do not include the 2nd decision guideline because the specific structure plan, policy or strategy is not explicitly stated. Consideration of policies and strategies is also presumed because the RA must consider the PPF. • Do not include the 3rd decision guideline because these documents are not incorporated into the scheme (Decision guidelines cannot reference documents unless they are incorporated) and these guidelines are also outdated. • 4th decision guideline: The Greyhound Facilities Code of Practice (presumably the Code of Practice for the Keeping of Racing Greyhounds- 2018, Agriculture Victoria) is not incorporated into the Scheme. Do not include this decision guideline and remove references to this document in the schedule. • Do not include the 5th decision guideline because the SEPA principles and the associated documents are not incorporated into this planning scheme and are out of date. • Remove the note regarding the MPS and PPF given that this is presumed by the operation of the schedule and SUZ. • Remove the note that *'other requirements may also apply'*. If there are any other requirements it should be explicitly stated in this schedule.	

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 1 to Clause 37.02 Comprehensive Development Zone	**Purposes** • The MDFC only allows 5 purposes to be stated per schedule. There are currently 7 purposes. • Consider removing the 1st purpose given that it duplicates the meaning of the 2nd purpose. It is presumed by the purpose of the head provision that use and development of the land should align with the comprehensive development plan. • Merge the 3rd and 4th purposes to the following purpose: > To ensure use and development has regard to the natural values of the land, the landscape character of the area, and nearby natural processes. • Remove the 7th purpose since this is presumed by the objectives of planning in the Planning and Environment Act. **Table of uses- section 1 uses** • Replace '**Dependent person's unit'** with 'Small second dwelling'. • Rewrite '**Office** to 'Office (other than Medical centre) • Rewrite **Food and drink premises (other than Hotel and Tavern)** to Food and drink premises (other than Hotel and Bar) • Several of these land uses are already listed in Clause 62.01 and do not need to be listed. > Apiculture > Carnival > Circus > Mineral exploration (under Earth and energy resources industry) > Mining (under Earth and energy resources industry) > Natural systems > Search for stone (contemporary term- stone exploration, under Earth and energy resources industry) **Table of uses- section 2 uses** • For **Accommodation**, rewrite to: > 'Accommodation (other than Corrective institution, Dwelling, Group accommodation, Motel, and Small second dwelling) • Include the following use > 'Minor sports and recreation facility (other than Outdoor recreation facility and Informal outdoor recreation) • Rewrite '**Display home'** to 'Display home centre'. • Rewrite **'Tavern'** to 'Bar' • Remove 'Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)' because this is exempted under Clause 62.01 **Subheadings**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Utilise subheadings for permit requirements, application requirements and decision guidelines to ensure consistency across all SUZ schedules. **Use of land- Application requirements** • Move the application requirements sub-heading to sit above the preamble to the application requirements. **Use of land- Decision guidelines** • 5th guideline: The Guidelines for the Protection of Water Quality and the Urban Stormwater Best Practice Environmental Management Guidelines and are outdated. • The documents are not currently a background or incorporated document and they should not be included in zone or overlay schedules. • Consider rephrasing to: > 'The effect of the use on stormwater quality. **Subdivision- permit requirements** • Insert the following preamble from the MDFC: > 'The following requirements apply to the use of land:' • 2nd requirement: avoid the use of the word 'shall'. Rewrite to: > 'Subdivision must not create more than 300 residential lots'. • 3rd requirement: make requirement and level of discretion clear. Rewrite to: > Subdivision should occur in stages. • 4th requirement: this exemption to provide public open space should be stated in the schedule to Clause 53.01 rather than this schedule. Consider removing and amending the schedule to Clause 53.01 to state that there is a 0% contribution for subdivision in the CDZ1. • 5th requirement: Victoria's Native Vegetation Management- A Framework for Action (2002) is out of date. Replace with 'Native vegetation management measures'. **Subdivision- decision guidelines** • 5th guideline: The Guidelines for the Protection of Water Quality and the Urban Stormwater Best Practice Environmental Management Guidelines and are outdated. • Consider rephrasing to: > 'The effect of the use on stormwater quality **Subdivision- Application requirements** • Move the application requirements sub-heading so that it is located before the preamble. **Buildings and works- requirements** • The 1st requirement is a permit exemption. Place it under a separate sub-heading • 1st requirement: The permit exemption is unclear- it is unclear as to whether the sewerage/water system or the dwelling	

Clause no. and name	Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	should be in accordance with design guidelines. There are also grammar fixes to be made. • Rephrase to: '…provided that the dwelling is connected to a reticulated sewerage system and a reticulated potable water supply, and the systems are provided in accordance with any design guidelines…' • Remove the sentence: 'The development of a dwelling must be in accordance with any housing design guideline approved by the responsible authority'. This aspect of the requirement is not transparent and is likely a duplication of Clause 54 or 55 provisions. • Before the 2nd requirement- ensure that the MDFC preamble for buildings and works requirement is included: > 'The following requirements apply to construct a building or carry out works.' • 3rd requirement- avoid using the word 'shall'. Rephrase to: > 'The collection and discharge of drainage waters must be provided to the satisfaction of the responsible authority. • 4th requirement- make the level of discretion clear and remove reference to the bylaw since it is not linked to the Scheme. Ensure that the WGCMA is included in the schedule to Clause 66.04 as a referral for CDZ1. Rephrase to: > 'Any works within the bed or banks of Boggy Creek, which is a declared waterway, must require the approval of the West Gippsland Catchment Management Authority.' **Buildings and works- application requirements** • Move the application requirements subheading so that it is located above the preamble. **Buildings and works- decision guidelines** • 7th guideline: The Guidelines for the Protection of Water Quality and the Urban Stormwater Best Practice Environmental Management Guidelines and are outdated. • Consider rephrasing to: > 'The effect of the use on stormwater quality	

5.5. Overlays

All the overlay schedules that are included in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
ENVIRONMENTAL AND LANDSCAPE OVERLAYS		
Schedule 1 to Clause 42.01 Environmental Significance Overlay	**Statement of environmental significance** • 3rd paragraph: grammar mistake, correct to: > 'None of these lots are connected to reticulated water or sewerage systems'. **Objectives** • The MDFC states that only one objective can be stated. There are currently six. • Consider combining elements within the existing objectives as follows: > 'To protect and enhance the sensitive environment and landscape of coastal areas and the Gippsland Lakes by minimising environmental risks and impacts of human activities while enhancing the natural beauty and visual amenity of these areas. **Permit requirement** • 2nd permit exemption: update DELWP to DEECA. **Decision guidelines** • All decision guidelines listed are not written neutrally. The 4th guideline should be split into two, and the 13th and 14th guidelines are removed because they duplicate the 4th one. Consider rewriting them all to the following: • Whether stormwater systems which prevent high nutrient and sediment concentration entering waterways, wetlands and groundwater is incorporated. • Whether any waste that is discharged can be assimilated without detrimental effect to the waterways. • Whether waste will be discharged to areas of high conservation significance. • Whether the height, colour, materials and finish of buildings complement the coastal environment and any identified local settlement character. • The visual impact of development, including visual impact as seen from water. • The level of ground surface disturbance. • The impact of construction, including the construction of roads, within prominent areas such as hillsides, promontories, ridgelines and headlands. • Whether construction, including the construction of roads, will occur in any fragile or unstable areas, including land	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	subject to inundation and land adjoining coastal or lake foreshore boundaries. • The protection of sensitive coastal and foreshore vegetation, in particular heathlands and dune vegetation, from clearing, pollution, grazing, and trampling. • The use of indigenous species in revegetation programs. • The effect of coastal processes on all construction and development on the coast. • A possible rise in sea and water levels when planning the siting and design of buildings and works. • Whether a development that produces any wastewater is situated in proximity to a waterway, wetland, coastal foreshore boundary or lake foreshore boundary. • The extent to which: > Vegetation and fauna habitat is retained. > Riparian buffers along waterways, gullies, ridgelines, property boundaries and recharge areas are revegetated. > The occurrence of salinity, erosion, groundwater and surface water problems that may emerge as a result agricultural use or development are managed.	
Schedule 2 to Clause 42.01 Environmental Significance Overlay	**Objectives** • Only one objective can be specified (MDFC) • Consider rewriting to: > To protect and enhance the ecological, habitat, aesthetic, scientific, floristic, faunal, cultural, educational, and recreation values of wetlands through the control of development and the implementation of international, national, State and other agreements. **Permit requirement** • 5th exemption: Update DELWP to DEECA. **Decision guidelines** • Remove the first dot point that states 'Before deciding on an application the responsible authority must consider:' • Last guideline: update the DELWP to DEECA.	Policy neutral amendment
Schedule 3 to Clause 42.01 Environmental Significance Overlay	**Objectives** • Only one objective can be specified (MDFC). • Consider keeping the first objective only and integrate aspects of the latter two objectives into it. Rewrite as: > 'To ensure that land use and development provide mutual protection of urban amenity, health and safety, and coal resource development while facilitating the productive use of land, including uses ancillary to coal open cut operations. **Permit requirement**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• 4th permit exemption: change 'Environment Protection Act 1970' to 'Environment Protection Act 2017'. **Decision guidelines** • Include preamble from MDFC: > The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: **Referral of applications** • Referral provisions should be contained in the schedule to Clause 66.04. Ensure that all of this information is reflect in the schedule. • Remove this section entirely. **Exemption from notice and appeal** • The MDFC does not allow for exemptions from notice and appeal to be set out in the schedule to the ESO. It is understood that this may have been introduced by the Resources Minister or the Victorian Government at some point. If not, consider removing this.	
Schedule 4 to Clause 42.01 Environmental Significance Overlay	**Objectives and revision to statement of significance** • Only one objective can be specified (MDFC). • The 4th objective may be unnecessary given that the site is completely within public land and zoned PPRZ. • Some of the information in the objectives can be integrated within the statement of environmental significance. • Include the following paragraphs into the statement of significance: > 'The area is a public space dedicated to the enjoyment of every resident living within Sale and its surrounding area. It provides a range of passive and active recreational pursuits catering for the needs of both the local and regional community. Pedestrian access towards and throughout this area and the provision of adequate public amenities including seating is a priority in this site. > The environs are also home to a variety of flora and fauna that are an integral part of the high environmental quality and educational value of this landscape. Use and development may threaten habitats within the site and compromise the visual and landscape quality of the lake and its surroundings.' • Rewrite the objective as follows: > To maintain and enhance Lake Guthridge and its environs as an important, accessible and high-amenity public open space, which also serves as an important habitat for flora and fauna. **Permit requirement**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• The permit exemptions here seem to be the same as the ones specified in Clause 62.01. It is not necessary to duplicate this provision. Rewrite whole section to 'none specified'. **Decision guidelines** • Include the following preamble from the MDFC and replace the existing one: > The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority.	
Schedule 5 to Clause 42.01 Environmental Significance Overlay	**Address this schedule when implementing the DAA** • Further strategic work to the DAA should consider the purpose and relevance of this schedule and investigate whether this can be removed. **Decision guidelines** • Insert the preamble for decision guidelines from the MDFC: > The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: • Remove all referral requirements and ensure that they are incorporated into the schedule to Clause 66.04 instead. • The Practitioner's Guide states that Decision guidelines should not include informal referral requirements. • Do not include Australia Property Group to Clause 66.04 given that they do not exist.	Further strategic work
Schedule 6 to Clause 42.01 Environmental Significance Overlay	**Further strategic work** • The ESO here is inappropriately used to facilitate lot restructuring outcomes. This outcome is better achieved using the Restructure Overlay. Consider further strategic work to convert this schedule to a RO schedule. The existing RO does not cover areas affected by ESO6 and ESO6 only covers a small number of areas along few coastal settlements **Decision guidelines** • Insert the preamble for decision guidelines from the MDFC: > The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: • 1st decision guideline: Consider removing because this would be presumed.	Further strategic work

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• If a proposal does not require a use permit triggered by the zone but require a building or works permit triggered by ESO6, then the scope of consideration should be limited to the purposes and objectives of ESO6. It would be unfair to assess an aspect of a proposal that does not require a permit in the first place (Entry rule 3- Practitioner's Guide). • 2nd decision guideline: This is an application requirement. Move to sub-clause 4.0 and include the following wording there: • 'The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: > The preparation of a Subdivision Restructure Plan for the land, which demonstrates how lot sizes are sufficient to adequately provide for development and any associated effluent disposal systems.'	
Schedule 7 to Clause 42.01 Environmental Significance Overlay	**Consider replacing ESO7 with a BAO** • A Buffer Area Overlay is more appropriate to serve the purpose of ESO7. Consider further strategic work to replace ESO7 with a BAO. **Missing landfills** • There are many landfills and former landfills in the Shire. Many of them are not mapped as well. Further strategic works should also be completed to identify legacy landfills and transfer stations and apply the BAO over them where necessary. **Decision guideline** • Insert the preamble for decision guidelines from the MDFC: > The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: • 1st decision guideline: Punctuation and clarity of spatial scale. Rephrase to: > 'Whether the proposed building or use can be located in a less sensitive position on the site; at a greater distance from the landfill.' • 3rd decision guideline. Decision guidelines should not include informal referral requirements. Consider removing this.	Further strategic work

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 8 to Clause 42.01 Environmental Significance Overlay	**Objectives and additions to the decision guidelines** • Only one objective can be specified (MDFC) • Consider consolidating the objectives to the following: > To protect and enhance water quality and quantity in catchments by managing residential development and farm practices, with a focus on protecting aquifer recharge areas and reducing nutrient flows. • Consider integrating the themes in the removed objectives as decision guidelines. Most of the themes are already reflected in the existing guidelines, with the exception of vegetation cover. Add the following decision guideline to the schedule. > The retention of natural vegetation and the provision of new vegetation cover. • 7th objective- it is unclear how the ESO can encourage whole farm planning given that it does not control land use, and there are no application requirements related to farm planning. This objective is left out in the proposed objective and decision guidelines above for these reasons. **Permit requirement** • 1st permit exemption, 3rd dot point. Fencing and gates, dams, windmills/solar units and outbuildings are not uses. If it is intended for these types of development to be exempted, then it should be listed separately: > A permit is not required for a fence, dams, windmills and solar units associated with agriculture. > A permit is not required for an outbuilding associated with agriculture if it has a gross floor area of less than 100 square metres. • Rewrite the 3rd dot point to: > 'Agricultural activities outside of a 100m buffer from a lake, wetland or waterway.' • 2nd permit requirement. Update DELWP to DEECA. **Application requirement** • Include the following preamble from the MDFC: > 'The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:' **Decision guidelines** • Include the decision guideline suggested above under the discussion about the objectives of the schedule. **Referral of applications** • This section and the text within it are not found in the MDFC. Referral provisions are in Clause 66.04. Consider removing.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 1 to Clause 42.02 Vegetation Protection Overlay	**Statement of significance** • The MDFC does not allow for the inclusion of background documents in the schedule. Consider removing the background documents. **Permit requirement** • The schedule should state a permit exemption because the head provision already states that a permit is required to remove, destroy, or lop native vegetation. Rewrite the leading sentence to the following: • 'A permit is not required to remove, destroy or lop any native vegetation, if any of the following conditions are met: > The vegetation is located within a building envelope specified on an approved Plan of Subdivision or on an approved Outline Development Plan. > If the activities are conducted on public land by or on behalf of the Department of Sustainability & Environment under the relevant provisions of the *Reference Areas Act 1978*, the *Natural Parks Act 1975,* the *Fisheries Act 1995*, the *Wildfire Act 1975,* the *Land Act 1958*, the *Crown Land (Reserves) Act 1978* and the *Forests Act 1958* > If the application is for an action listed in the table below where it occurs on land described in the table and is subject to the conditions specified. • Table: ensure that table formatting/style is correct. • Application requirements are stated within the permit requirement section. Move this below. **Application requirements** • Move application requirements under 'permit requirement' to this section and remove 'none specified'. **Decision guidelines** • 2nd decision guideline, 1st dot point: Consider removing the two documents mentioned as they are both outdated. • Rephrase to: > Conserve and enhance areas of vegetation having high conservation value with regard to their physical and biological condition, rarity, variety and species.	Policy neutral amendment
Schedule 1 to Clause 42.03 Significant Landscape Overlay	**Objectives and changes to decision guidelines** • Only five objectives can be specified (MDFC). • There are currently 9 objectives. • Consolidate into five objectives, as seen below: > To strengthen and protect indigenous coastal vegetation and ensure that it is the dominant feature of the landscape at the coastal edge.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> To protect the natural, unbuilt and locally significant views along Ninety Mile Beach, including in areas within and around existing settlements. > To avoid buildings that are visible above dunes and coastal vegetation, and development that will be visible on the skyline when viewed from the beach, foreshore and the ocean. > To minimise the visual impact of signage and infrastructure adjacent to Ninety Mile Beach or in areas of high visibility. > To protect and recognise landscape characteristics and attributes that are consistent with the Aboriginal cultural heritage values of the area. **Permit requirement** • 1st permit requirement: The head provision already states that a permit is required for all buildings and works. Rewrite to: > 'A permit is not required to carry out works related to a farm access track. **Decision guidelines** • 2nd guideline: Rewrite to be more neutral- avoid directive terms like minimise. Guidelines cannot implicitly specify a requirement (500m) and this has to be removed. > The contrast between the landscape and the proposed development where it is located within proximity to an important scenic lookout. • 4th guideline: Can be rewritten to be more neutral. > 'The extent to which a development is visually intrusive, determined by its building form, integration with the landscape, its colours and materials, and its distant visibility. • 6th guideline: Can be rewritten to be more neutral. Split the guideline regarding situations where development within the coastal strip is necessary into a separate guideline. These can be rewritten like so: • 'Whether proposed buildings or structures are set back from the coast and natural coastal landforms and the effect that has on the visibility of the development from the foreshore of the Bass Strait coast. • Where development within the coastal strip cannot be prevented: > Whether proposed structures are sited on the inland slope of dunes and protrude above the dune ridgeline. > Whether proposed structures are set among existing vegetation. > The extent to which the proposal to retains coastal vegetation.	

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> Whether indigenous vegetation is used to integrate the development with the landscape. > The proposal's response to the contours and elevation of the landscape. > The visibility of the proposal from the foreshore. > Whether the proposal is located in a highly visible or undisturbed area.' **Background documents** • Remove these documents as they cannot be included in an overlay schedule.	
HERITAGE AND BUILT FORM OVERLAYS		
Schedule to Clause 43.01 Heritage Overlay	**Missing HO numbers- for Council's reference** There are a number of HO numbers that are skipped. These include: • HO4, HO16, HO17, HO20, HO29, HO31, HO47, HO49, HO51, HO105, HO109, HO130, HO162, HO173, HO217, HO230, HO240, HO244 and HO282.	Complies
Schedule 1 to Clause 43.02 Design and Development Overlay	**Buildings and works** • Replace the preamble with the one from the MDFC: > The following buildings and works requirements apply to an application to construct a building or construct or carry out works: **Buildings and works- site layout and landscaping of industrial areas** • 2nd requirement: avoid the word 'encourage' and use more directive language since this is a requirement. Rephrase to: > 'Landscaping of nature strips and lot frontages with trees should be provided.' **Application requirements** • Include the preamble from the MDFC > 'The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:'	Policy neutral amendment
Schedule 2 to Clause 43.02 Design and Development Overlay	**Buildings and works** • Replace the sentence 'Applications for buildings or works should comply with the following criteria and techniques' with the preamble from the MDFC. > The following buildings and works requirements apply to an application to construct a building or construct or carry out works: **Application requirements** • Include the preamble from the MDFC.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> 'The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:'	
Schedule 3 to Clause 43.02 Design and Development Overlay		Complies
Schedule 4 to Clause 43.02 Design and Development Overlay	**Review this schedule to ensure alignment with East Sale Defence Aviation Area- further strategic work.** • DDO4 is applied to farmland abutting the air base. • It does not currently specify any height limits despite this being the objective of the schedule. • The extent of DDO4 somewhat aligns with areas identified in the Defence Aviation Area plan as '*areas where all buildings require approval*'. This is contradicted by the fact that a permit is not required to carry out any works. • Review this schedule to ensure the full implementation of: > The Defence (RAAF Base East Sale Defence Aviation Area) Declaration 2018 > The Defence Aviation Area plan for RAAF Base East Sale • This will require further strategic work. **Design objectives** • Grammar: Change 'effect' to 'affect' **Subdivision** • Noting that the objective of this schedule is to control building height, subdivision should be exempt from a permit in this schedule. • insert the following wording: > No permit is required to subdivide land'. • This change is policy neutral because it aligns the contents of the schedule with its objective. **Decision guidelines** • Decision guidelines should not state referral provisions. Remove the first and second guidelines. • Change 'decision guidelines' to 'decision guideline'.	Further strategic work
Schedule 5 to Clause 43.02 Design and Development Overlay	**Review this schedule to ensure alignment with East Sale Defence Aviation Area- further strategic work.** • DDO5 is applied to farmland abutting the air base. • The extent and controls of DDO5 does not align with the Defence Aviation Area plan. There are other areas with a maximum height of 7.5m that are not currently covered by DDO5, primarily to the north-east of the aerodrome. • Review this schedule to ensure the full implementation of:	Further strategic work

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> The Defence (RAAF Base East Sale Defence Aviation Area) Declaration 2018. > The Defence Aviation Area plan for RAAF Base East Sale. • This will require further strategic work. **Design objectives** • Grammar: Change 'effect' to 'affect' **Subdivision** • Noting that the objective of this schedule is to control building height, subdivision should be exempt from a permit in this schedule. • insert the following wording: > No permit is required to subdivide land'. • This change is policy neutral because it aligns the contents of the schedule with its objective. **Decision guidelines** • Decision guidelines should not state referral provisions. Remove the first and second guidelines. • Change decision guidelines to singular.	
Schedule 6 to Clause 43.02 Design and Development Overlay	**Review this schedule to ensure alignment with East Sale Defence Aviation Area- further strategic work.** • DDO6 is applied to a very large area encompassing the entirety of Sale, Wurruk and Longford. • It approximately reflects the 15km radius from the air base, which is the area where the DAA regulations apply. • The extent and controls of DDO5 does not align with the Defence Aviation Area plan and seem to reflect the proposed extent of the area where the maximum height should be 90m, not 15m. The area where the maximum height is 15m is in fact much smaller, only covering the eastern part of Sale and the farmland surrounding the air base. • Review this schedule to ensure the full implementation of: > The Defence (RAAF Base East Sale Defence Aviation Area) Declaration 2018 > The Defence Aviation Area plan for RAAF Base East Sale • This will require further strategic work. **Design objectives** • Grammar: Change 'effect' to 'affect' **Subdivision** • Noting that the objective of this schedule is to control building height, subdivision should be exempt from a permit in this schedule. • The DDO6 has been causing unnecessary delays in applications for subdivision, preventing infill development in Sale, and preventing subdivision in Sale from being a Vicsmart application.	Further strategic work

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Delete 'none specified' and insert the following wording: > No permit is required to subdivide land'. • This change is policy neutral because it aligns the contents of the schedule with its objective. **Decision guidelines** • Decision guidelines should not state referral provisions. Remove the first and second guidelines. • Change decision guidelines to singular.	
Schedule 7 to Clause 43.02 Design and Development Overlay	**Design objectives** • 2nd design objective- fix grammar: > 'To ensure that developments is carried out on lots of a…' **Buildings and works** • The buildings and works requirements do not specify a standard or requirement. This is reflected by the use of the word 'may' and statements like 'to the requirements of the responsible authority'. The ambiguity may cause confusion for applicants and the RA. • The term 'dwelling' should be avoided given that this is a land use term and a DDO cannot control land use. • There are also contradictory requirements here- land must be vacant for it to be developed for dwelling purposes (assuming this means that only one dwelling is permitted per lot), while the next requirement states that more than one dwelling per tenement may be permitted. • Consider re-writing this section to the following: • The following buildings and works requirements apply to an application to construct a building or construct or carry out works: > A dwelling or additional dwelling must only be built on a land within a tenement, as shown on the tenement maps in this schedule. > An additional dwelling on a suitable lot should only be provided at a rate of one dwelling per two adjoining lots, providing that the treatment of all wastewater can be achieved within the land's boundaries to the satisfaction of the responsible authority. > A lot abutting an area of Crown Land and containing a habitable building should provide a fence against the Crown Land. > Access to Crown Land must not exceed one point per lot and must be used by pedestrians only. **Subdivision** • Include preamble from MDFC: > 'A permit to subdivide land must meet the following requirements:'	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 8 to Clause 43.02 Design and Development Overlay	**Design objectives** • 2nd objective: add space between 'map1'. • 4th objective: remove parentheses. **Buildings and works** • 2nd exemption, 3rd dot point: replace 'dependent persons unit' with 'Small second dwelling'. • Before the subheading 'number of dwellings', insert the following text from the MDFC: > The following buildings and works requirements apply to an application to construct a building or construct or carry out works: **Buildings and works- number of dwellings** • Replace 'dependent persons unit' with 'Small second dwelling'. **Buildings and works- dependent person's unit** • Replace 'dependent persons unit' with 'Small second dwelling'. **Decision guidelines** • Remove the sentence 'The development has regard to'.	Policy neutral amendment
Schedule 9 to Clause 43.02 Design and Development Overlay	**Design objectives** • Preferably locate the precincts map to section 2.0. • Amend the 1st objective to remove reference to the map. It is evident that the objective applies to the area affected by the DDO: > 'To ensure existing and future development does not detract from the natural and built character of Port Albert.' • 3rd objective- include the objectives in the urban design guidelines directly into this section or remove this objective outright. Consider removing this entirely given that the objectives in the document are precinct-level and do not apply to the entirety of the area. **Buildings and works** • Rephrase 'a permit is not required to construct buildings and carry out works in any of the following circumstances' to 'a permit is not required for:' • Clarify list levels • All dot points: Remove 'for' at the start of the sentence so that the list is integrated with the leading sentence. **Buildings and works- the exemptions table** • Some buildings and works permit exemptions in the table need to be clarified. Some permit exemptions 'morph' into requirements in the lower rows of the table. It should be clear that the table is specifying permit exemptions not requirements. • Furthermore, there are exemptions related to 'lot lines'. It is unclear as to how there could be zero lot lines facing a	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	given street. Consider removing all requirements related to this. • Rewrite the following cells of the table. • Precinct 1- building setback exemption: • A 4-metre setback to North Street is provided Precinct 1- maximum height > The building height is less than 9 metres above ground level • Precinct 2- building setback exemption: > The setback distance is equal to adjoining developments, or > A 6-metre setback to North Street is provided. • Precinct 2- maximum height > The building height is less than 9 metres above ground level • Precinct 3- building setback exemption: > The setback distance is equal to adjoining developments, or • Precinct 3- maximum height • The building height is less than 2 storeys Precinct 4- building setback exemption: > The setback distance is equal to adjoining development, or > A front setback of at least 6 metres is provided if a lot adjoins vacant land. • Precinct 4- maximum height • The building height is less than 2 storeys. This exemption does not apply if the land is next to land that has the heritage overlay applied. Precinct 5- building setback exemption: > The setback distance is equal to adjoining developments, or > A front setback of at least 6 metres is provided if a lot adjoins vacant land. • Precinct 5- maximum height The building height is less than 2 storeys **Decision guidelines** • The Port Albert and Palmerston Urban Design Guidelines (2007) is not an incorporated document. Decision guidelines cannot refer to background documents (MDFC). Consider removing. • Note that this document has been included as a policy document for Clause 11.03-4L. **Consider translating the design guidelines and objectives from the Design guideline documents into the decision guideline:** • The removal of the reference to the document means that it's not guaranteed that applications under this schedule can be assessed against the guidelines of the document.	

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	This is given that there are no further building and work requirements, application requirements or decision guidelines in the schedule. • Therefore, the content of the guidelines should be translated into this schedule so that there is a basis for the responsible authority to assess applications. • This action is policy neutral given that the guidelines are currently listed as a document in the decision guidelines. • The document specifies objectives and guidelines for each precinct. The guidelines contain a mix of code-based and performance-based requirements. It seems like the code-based requirements have already been translated to the permit exemptions above. The performance based requirements and the objectives for each schedules should therefore be translated to the decision guidelines. • Precinct 1 > The building height in relation to the height of the Port Albert Hotel > The setback distances of adjacent buildings. > The impact of off-street car parking provision on street frontages and whether there is room for car parking to be located at the rear and side of the site. > The design and provision of verandahs, eaves and windows in relation to surrounding heritage buildings. > Whether the design, materials and finish of new buildings or works respond to the built form and character of existing heritage buildings. > Whether existing heritage buildings remain visually dominant. > The integrity and distinct nature of the buildings within Stockyard Point. > The key sight lines and views to Stockyard Point from the town and water. > The scale and built form of existing heritage buildings. > For buildings within the western portion of the precinct, whether buildings are oriented towards the bay. > The provision of passive surveillance to any adjoining public areas. • Precinct 2 > The building height in relation to the height of the Port Albert Hotel. > The setback distances of adjacent buildings. > The design and provision of verandahs, eaves and windows in relation to surrounding heritage buildings. > Whether the design, materials and finish of new buildings or works respond to the built form and character of existing heritage buildings.	

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> The existing uniformity of scale of the area. > For buildings within the western portion of the precinct, whether buildings are oriented towards the bay. > The provision of passive surveillance to any adjoining public areas. > The impact of off-street car parking provision on street frontages and whether there is room for car parking to be located at the rear and side of the site. • Precinct 3 > The role of the precinct as a commercial area and the main entrance into Port Albert. > Whether the design, materials and finish of new buildings or works respond to the built form and character of the commercial precinct. > Significant pedestrian routes. > The compactness of the retail core. > The impact of off-street car parking provision on street frontages and whether there is room for car parking to be located at the rear and side of the site. > The provision of weather protection. • Precinct 4 > The contemporary interpretation of the existing traditional building design within the precinct. > The setback distances of adjacent buildings. > The impact of off-street car parking provision on street frontages and whether there is room for car parking to be located at the rear and side of the site. > The location of proposed garages, sheds and outbuildings. • Precinct 5 > Whether development responds to the precinct's role as the main entrance into Port Albert. > The setback distances of adjacent buildings. The existing built form and colour scheme of the surrounding urban area. **Background document** • The background document should also be removed.	
Schedule 10 to Clause 43.02 Design and Development Overlay	**Schedule title** • Remove 'DDO10' from the schedule title. Differentiate the name from DDO11 by renaming the schedule to: > 'Inner emergency service flight path area'. • This is because DDO10 applies to the area over and immediately over the helicopter landing site. **Application requirements- referral of applications**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Referral applications are in Clause 64.02. Remove this section.	
Schedule 11 to Clause 43.02 Design and Development Overlay	**Schedule title** • Remove 'DDO11' from the schedule title. Differentiate the name from DDO11 by renaming the schedule to: > 'Outer emergency service flight path area'. • This is because DDO11 applies to the areas surrounding DDO10- the inner area. **Application requirements- referral of applications** • Referral applications are in Clause 64.02. Remove this section.	Policy neutral amendment
Schedule 12 to Clause 43.02 Design and Development Overlay	**Buildings and works- landscape and setback** • 1st requirement- avoid the use of the word 'shall'. Replace 'shall' with 'should'. • 2nd requirement- Replace 'shall' with 'should' • 5th requirement- Replace 'shall' with 'should' • 6th requirement- Replace 'shall' with 'should' **Buildings and works- site layout** • 1st requirement- Make discretion clear. Replace 'will' with 'should'. • 2nd requirement- Replace 'shall' with 'should'. • 3rd requirement- Replace 'shall' with 'should'. **Buildings and works- buildings** • 1st requirement- This requirement is unclear since it is hard to determine whether architecture is 'contemporary' or 'creative'. Consider rephrasing to: > 'New buildings should complement and be visually integrated to surrounding existing buildings.'	Policy neutral amendment
Schedule 13 to Clause 43.02 Design and Development Overlay	**Buildings and works** • 3rd permit exemption, replace 'must not' with 'does not' given that a requirement is not being stated. Replace 'must be properly battered or retained' with 'is properly battered and retained' for the same reason. • 5th permit exemption, rephrase to 'The side boundary setback distance is 1 metre or greater' given that a permit exemption is being stated • 6th permit exemption: Rephrase to be a clearer permit exemption: > 'The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling' **Buildings and works- design standards** • This section can be deleted and replaced with the prescribed wording from the MDFC	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> 'The following buildings and works requirements apply to an application to construct a building or construct or carry out works: ' **Application requirements** • Replace the preamble with the one specified in the MDFC: > 'The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:' **Decision guidelines** • Remove the line 'in relation to buildings and works including fences' because this is presumed. • Remove the 1st decision guideline because this is presumed. • 2nd decision guideline- the urban design framework is not an incorporated document and cannot be included in the decision guideline (practitioner's guide). Consider removing. • 3rd decision guideline- these guidelines are not explicitly stated. Consider removing. **Background document** • The background document should also be removed.	
Schedule 14 to Clause 43.02 Design and Development Overlay	**Buildings and works** • 4th permit exemption, rephrase to 'The side boundary setback distance is 1 metre or greater' given that a permit exemption is being stated • 5th permit exemption: Rephrase to be a clearer permit exemption: > 'The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling' **Buildings and works- design standards** • This section can be deleted and replaced with the prescribed wording from the MDFC: > 'The following buildings and works requirements apply to an application to construct a building or construct or carry out works: **Decision guidelines** • Remove the 1st decision guideline because this is presumed. • 2nd decision guideline- the urban design framework is not an incorporated document and cannot be included in the decision guideline (practitioner's guide). Consider removing. • 3rd decision guideline- these guidelines are not explicitly stated. Consider removing. **Background document**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• The background document should also be removed and included in the schedule to clause 72.08.	
Schedule 15 to Clause 43.02 Design and Development Overlay	**Buildings and works- permit requirements** • 2nd permit exemption, rephrase to 'The side boundary setback distance is 1 metre or greater' given that a permit exemption is being stated • 3rd permit exemption: Rephrase to be a clearer permit exemption: > 'The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling' **Buildings and works- design standards** • This section can be deleted and replaced with the prescribed wording from the MDFC > 'The following buildings and works requirements apply to an application to construct a building or construct or carry out works: **Buildings and works- setbacks** • 3rd requirement: This requirement talks about Loch Sport when the overlay schedule apply to Seaspray. There is no Business Zone (Commercial 1 Zone) in Seaspray either. This is likely copied over by mistake. Consider removing. **Decision guidelines** • Remove the line 'in relation to buildings and works including fences' because this is presumed. • Remove the 1st decision guideline because this is presumed. • 2nd decision guideline- the urban design framework is not an incorporated document and cannot be included in the decision guideline (practitioner's guide). Consider removing. • 3rd decision guideline- the siting and design guidelines are not explicitly stated. Consider removing. **Background documents** • The background document should also be removed and included in the schedule to clause 72.08.	Policy neutral amendment
Schedule 16 to Clause 43.02 Design and Development Overlay	**The same comments apply to DDO17 to DDO19** **Buildings and works- permit requirements** • 2nd permit exemption, rephrase to 'The side boundary setback distance is 1 metre or greater' given that a permit exemption is being stated • 3rd permit exemption: Rephrase to be a clearer permit exemption: > 'The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling' **Buildings and works- design standards** • This section can be deleted and replaced with the prescribed wording from the MDFC	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> 'The following buildings and works requirements apply to an application to construct a building or construct or carry out works: **Decision guidelines** • Remove the line 'in relation to buildings and works including fences' because this is presumed. • Remove the 1st decision guideline because this is presumed. • 2nd decision guideline- the urban design framework is not an incorporated document and cannot be included in the decision guideline (practitioner's guide). Consider removing. • 3rd decision guideline- the siting and design guidelines are not explicitly stated. Consider removing. **Background documents** • The background document should also be removed and included in the schedule to clause 72.08.	
Schedule 17 to Clause 43.02 Design and Development Overlay	Same as DPO16	Policy neutral amendment
Schedule 18 to Clause 43.02 Design and Development Overlay	Same as DPO16	Policy neutral amendment
Schedule 19 to Clause 43.02 Design and Development Overlay	Same as DPO16	Policy neutral amendment
Schedule 20 to Clause 43.02 Design and Development Overlay	**Buildings and works- permit requirements** • 3rd permit exemption, replace 'must not' with 'does not' given that a requirement is not being stated. Replace 'must be properly battered or retained' with 'is properly battered and retained' for the same reason. • 4th permit exemption, rephrase to 'The side boundary setback distance is 1 metre or greater' given that a permit exemption is being stated **Buildings and works- design standards** • This section can be deleted and replaced with the prescribed wording from the MDFC > 'The following buildings and works requirements apply to an application to construct a building or construct or carry out works: **Decision guidelines**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Remove the line 'in relation to buildings and works including fences' because this is presumed. • Remove the 1st decision guideline because this is presumed. • 2nd decision guideline- the urban design framework is not an incorporated document and cannot be included in the decision guideline (practitioner's guide). Consider removing. • 3rd decision guideline- the siting and design guidelines are not explicitly stated. Consider removing. **Background documents** • The background document should also be removed and included in the schedule to clause 72.08.	
Schedule 21 to Clause 43.02 Design and Development Overlay	**Permit not required** • Remove this subheading to maintain consistency with other DDO schedules **Mandatory requirements** • Remove the sentence- '*these requirements cannot be varied with a planning permit*'. This is already made clear through the level of discretion in each requirement below (i.e. through the use of the word 'must'). **Subdivision** • First dot point- it may be unnecessary to state this. The discretion is already clear in the leading sentence. Delete the first dot point. Rewrite the leading sentence to • 'Each lot created must have a minimum area of 1500 square metres, unless: **Decision guidelines** • Remove the first guideline because this is evident from the operation of the schedule.	Policy neutral amendment
Schedule 22 to Clause 43.02 Design and Development Overlay	**Paragraph below the title of the schedule** • This body of text provides contextual information in regard to the significance of the area being covered by DDO22. It is covered off in the objectives of the schedule. • The MDFC does not allow for a statement of significance to be provided in a DDO schedule. • This text would have been more appropriate if this is a schedule to the NCO. • Consider removing this text. Ensure that elements of this text are retained in other parts of the schedule before removing. **Design objectives** • 1st objective can be better worded: > To promote high-quality dwellings that utilise materials and designs such as split-level building forms that are sympathetic to the landscape.'	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• 2nd objective can be re-written to integrate elements from the removed paragraph above: > To ensure that new development contribute to the streetscape of Stevens Street and the character at the edge of Sale's urban growth boundary, which are defined by detached dwellings, a lack of fences and green, open landscapes. • 3rd objective- correct reference to the wetlands. Replace 'Ramsar wetlands' with the 'Gippsland Lakes wetlands' (see discussion in NRZ1). **Buildings and works- Fencing** • 1st and 4th requirement- same issue regarding 'Ramsar Wetlands'. Replace with 'Gippsland Lakes wetlands. **Buildings and works- Application requirements** • Consider removing because this is duplicated in the provided 'application requirement' sub-clause below. **Application requirements** • 7th (last) application requirement- same issue regarding 'Ramsar Wetlands'. Replace with 'Gippsland Lakes wetlands'. **Decision guidelines** • 5th guideline- same issue regarding 'Ramsar Wetlands'. Replace with 'Gippsland Lakes wetlands. **Maps to the schedule** • The titles should be changed from 'map' to 'diagram' to ensure consistency with references across this schedule.	
Schedule 1 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • The dot point: The text needs to be better integrated to the paragraph above. Consider not mentioning how the works/development should not prejudice the future development of the area, since that is a requirement that should be stated in sub-clause 3.0 instead. • Rephrase this section to: > 'A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: > A minor extension, minor addition or minor modification to an existing development'. **Conditions and requirements for permits** • The MDFC indicates that this section should only state conditions/requirements and not decision guidelines. Remove the existing preamble and insert the following preamble from the MDFC: > The following conditions and/or requirements apply to permits:	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• 4th dot point: References to category 1 and 2 roads are outdated. Replace 'category 1 road' with 'designated arterial roads. • Rewrite the guidelines as requirements like so. Since these are translated from decision guidelines the requirements below are rewritten to provide more discretion. > The development of the land should occur in an orderly manner having regard to essential services, community facilities, and roads. > The development should not compromise the ability of the land to be subdivided in the future. > Development should consider the relationship of the proposal and existing nearby developments. > Access points to roads should be minimised. > Proposed buildings should enhance and reinforce the character of the area. > Development and subdivision should align with the timing of the development of the land. > The proposed development should be consistent with an approved development plan where one exists. **Requirements for development plan- land use and subdivision** • 3rd requirement: Update 'clauses 21.05-21.12' to 'clause 11.01-1L-01 to clause 11.01-1-07'. **5.0 Decision guidelines for development plan** • Decision guidelines for DPO schedules are not provided by the MDFC. Consider removing this whole section. • 1st guideline: The SEPA principles are not incorporated and therefore cannot be considered by the RA. This should be removed. • 2nd guideline: This is redundant given that any subdivision in the residential zones, MUZ and TZ triggers the requirements in Clause 56. See 'application' section under the Clause 56 head provision. Consider removing • 3rd guideline: Open space contribution requirement will be considered by the RA separately if the subject land is included in the schedule to Clause 53.01. Consider removing.	
Schedule 2 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: > ''A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: > A minor extension, minor addition or minor modification to an existing development' **Conditions and requirements for permits**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Remove the existing preamble and insert the following preamble from the MDFC: > The following conditions and/or requirements apply to permits: • 1st dot point: The part about regard for the purpose of the industrial zone is removed because this would duplicate the provisions of the industrial zone. To apply the controls of the industrial zone the land itself should be rezoned to industrial, rather than invoking the purpose/objectives of that zone using a DPO. • 4th dot point: Clarify what category 1 and category 2 roads mean. Replace 'category 1 and 2 roads' to 'designated arterial roads' • Rewrite the guidelines as requirements like so. Since these are translated from decision guidelines the requirements below are rewritten to provide more discretion. > The development of the land should occur in an orderly manner having regard to adjoining zones, essential services, community facilities and roads. > The development should not compromise the ability of the land to be subdivided in the future. > Development should consider the relationship of the proposal and existing nearby developments. > Access points to designate arterial roads should be minimised. > The design of proposed buildings should enhance and reinforce the character of the area. > Development and subdivision should align with the timing of the development of the land. > The proposed development should be consistent with an approved development plan where one exists. **Requirements for development plan- land use and subdivision** • Remove 1st requirement because this duplicates zone provisions. • 5th requirement: Change 'MSS' to Planning Policy Framework. **Requirements for development plan- land use and subdivision** • 3rd requirement: Clarify what category 1 or 2 roads mean. **Decision guidelines for development plan** • Decision guidelines for DPO schedules are not provided by the MDFC. Consider removing this whole section. • 1st guideline: It is unclear which building design guideline this refers to. Consider removing. • 2nd guideline: The SEPA principles are not incorporated and therefore cannot be considered by the RA. This should be removed.	

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 3 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Remove the dot point regarding how no buildings and works may be constructed before a DP is developed. This repeats the meaning of the leading paragraph but also the head provision. • Integrate the classes of permit applications that may be approved prior to the preparation of a DP (see below for discussion). Rewrite this section to the following: • ''A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: > Any buildings or works in association with the use of the land for agricultural purposes. > A fence. > Minor extensions, additions or modifications to any existing use or development.' **Conditions and requirements for permits** • The text here does not specify any conditions and requirements, and it repeats the content in sub-clause 2.0. It only specifies the classes of application that may receive a permit before the preparation of a DP. It is better to include this information in Clause 2.0. • Move the application classes to sub-clause 2.0. • Delete the entire section and replace it with the words 'none specified'. **Requirement for development plan** • Remove the 2nd paragraph. This is not relevant to the requirements for a development plan. • 2nd DP requirement- in the 4 sub-dot points below, replace 'will' with 'must'. This clarifies discretion. • 4th DP requirement: consider changing Vicroads to Head, Transport for Victoria. • 10th DP requirement: replace 'that has had regard to' with 'that considers'. • 10th DP requirement: clarify listing **Decision guidelines for development plan** • Decision guidelines for DPO schedules are not provided by the MDFC. Consider removing this whole section. • 2nd guideline: It is unclear which building design guideline this refers to. Consider removing. • 3rd guideline: The SEPA principles are not incorporated and therefore cannot be considered by the RA. This should be removed.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 4 to Clause 43.04 Development Plan Overlay	**Objectives** • Ensure that each objective starts with the infinitive form 'to'. • Remove the leading sentence: 'The objectives of the schedule are to'. • Only 5 objectives can be specified (MDFC) • Consider combining the 3rd and 4th objectives, like so: > 'Ensure the provision of all infrastructure necessary to support the efficient functioning of the precinct, including the provision of an efficient, safe and legible transport network for vehicles, pedestrians and cyclists. **Requirement before a permit is granted** • Remove the 2nd paragraph: 'before granting a permit the responsible authority…' and move this to sub clause 3.0. • This information should be in sub-clause 3.0 and it is also an objective already in sub-clause 1.0. **Conditions and requirements for permits** • Remove 'none specified'. • Insert the following text: > 'Subdivision and development must not prejudice the future use and development of the general area surrounding the area affected by the Development Plan Overlay.' **Requirements for development plan** • Remove the second paragraph ('*a development plan must be prepared to the satisfaction of the responsible authority*…) because this is presumed and it repeats the meaning of the first paragraph. **Requirements for development plan- public open space** • Update the document Department of Sustainability's background document Revegetation Planting Standards to Management standards for native vegetation offset sites (Department of Energy, Environment and Climate Action, 2025) **Decision guidelines for development plan** • Decision guidelines for DPO schedules are not provided by the MDFC. Consider removing this whole section. • 1st guideline: this is presumed- consider removing. • 2nd guideline: The SEPA principles are not incorporated and therefore cannot be considered by the RA. This should be removed. • 3rd guideline: Remove this because it duplicates the provisions in residential zones. • 6th guideline: Remove because this duplicates provisions within Clause 53.01.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 5 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: > ''A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: > A minor extension, minor addition or minor modification to an existing development'. **Conditions and requirements for permits** • Because of the removal of text regarding the need to not prejudice future development in the DPO in sub-clause 2.0, the following text should be inserted in this section: > The following conditions and/or requirements apply to permits: > Development must not prejudice the future use and development of the area affected by the Development Plan Overlay • Remove 'none specified'. **Requirements for development plan** • Remove the 2nd and 3rd paragraph ('a development plan must be prepared to the satisfaction of the responsible authority' and 'the plan must show') because it is repetitive. **Requirements for development plan- land use development and subdivision** • 3rd guideline: Remove this because it duplicates the provisions in industrial zones, especially if the DPO is applied in industrial zoned land. **Decision guidelines for development plan** • Decision guidelines for DPO schedules are not provided by the MDFC. Consider removing this whole section. • 1st guideline: no document is explicitly stated so this is unclear- consider removing. • 2nd guideline: The SEPA principles are not incorporated and therefore cannot be considered by the RA. This should be removed.	Policy neutral amendment
Schedule 6 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: > ''A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: > A minor extension, minor addition or minor modification to an existing development'. **Conditions and requirements for permits**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Because of the removal of text regarding the need to not prejudice future development in the DPO in sub-clause 2.0, the following text should be inserted in this section: > Development must not prejudice the future use and development of the area affected by the Development Plan Overlay. • This section is supposed to outline conditions and requirements, but these are stated as decision guidelines. > The development of the land should occur in an orderly manner having regard to essential services, community facilities, and roads. > The development should not compromise the ability of the land to be subdivided in the future. > Development should consider the relationship of the proposal and existing nearby developments. > Access points to roads should be minimised. > Proposed buildings should enhance and reinforce the character of the area. > Development and subdivision should align with the timing of the development of the land. > The proposed development should be consistent with an approved development plan where one exists. **Requirements for development plan- process and outcomes** • 3rd requirement: This repeats what is stated in the head provision. Consider removing. **Decision guidelines for development plan** • Remove all decision guidelines- MDFC.	
Schedule 7 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: • ‘‘A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: > Building or works associated with the existing use of the land for agriculture. > Building or works associated with the existing use of the land for agriculture. **Conditions and requirements for permit** • Add the preamble from the MDFC: > The following conditions and/or requirements apply to permits: **Requirements for development plan: amenity impact response plan** • 2nd DP requirement: Replace NIRV and SEPP N-2 with Noise Limit and Assessment: Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	Entertainment Venues' (Publication 1826.5, Environment Protection Authority, September 2025) **Requirements for development plan: Drainage plan – last requirement** • Rephrase 'relevant water authority' with 'relevant catchment management authority. **Decision guidelines for development plan** • Consider removing all decision guidelines- MDFC. • 1st decision guideline: This is self-evident given the operation of the schedule. Consider removing. • 2nd decision guideline: This repeats the provisions within SUZ6. Consider removing. • 4th decision guideline: Consider removing. • 5th decision guideline: Consider removing. • 7th decision guideline: Consider removing.	
Schedule 8 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: • ''A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: > 'Building or works associated with the existing use of the land for agriculture. > An extension, addition or modification to an existing building. **Conditions and requirements for permits** • Because of the removal of text regarding the need to not prejudice future development in the DPO in sub-clause 2.0, the following text should be inserted in this section: > Development must not prejudice the future use and development of the area affected by the Development Plan Overlay. • This section is supposed to outline conditions and requirements, but these are stated as decision guidelines. > The development of the land should occur in an orderly manner having regard to essential services, community facilities, and roads. > The development should not compromise the ability of the land to be subdivided in the future. > Development should consider the relationship of the proposal and existing nearby developments. > Access points to roads should be minimised. > Proposed buildings should enhance and reinforce the character of the area.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> Development and subdivision should align with the timing of the development of the land. > The proposed development should be consistent with an approved development plan where one exists. **Development plan requirements- process and outcomes** • Remove 3rd requirement. **Decision guidelines for development plan** • Consider removing all decision guidelines- MDFC. • 1st decision guideline: This is self-evident. Consider removing. • 2nd decision guideline: Consider removing. • 3rd decision guideline: Consider removing. • 4th decision guideline: Consider removing. • 6th decision guideline: Consider removing.	
Schedule 9 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • 2nd paragraph- move this to conditions and requirements for permits. • Replace this section to the wording specified in the MDFC: > 'A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority. **Conditions and requirements for permits** • 6th requirement: replace 'water management plan' with 'waterway management plan'. **Requirement for development plan- assessment of the development plan or amendment to the development plan** • 4th requirement: Replace 'Vicroads', 'Public Transport Victoria' and 'Department of Economic Development, Jobs, Transport and Resources-Transport Group' to 'Head, Transport for Victoria'. • Replace Aboriginal Affairs Victoria to First Nations- State Relations. • 4th requirement: Replace DELWP with DEECA. • Update the SEPA principles to the Healthy Active by Design Guide (National Heart Foundation of Australia, 2025) • Rephrase requirements related to SEPA and CPTED: > 'Developed in accordance with Water Sensitive Urban Design (WSUD) principles, which may include the use of recycling infrastructure and use of treated water.' > 'Developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.'	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 10 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • A condition is stated here, which should belong in sub clause 3.0. Rephrase to the exact wording provided by the MDFC: > A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority". **Conditions and requirements for permits** • 4th requirement: Move this requirement to the schedule to Clause 52.17 instead and remove this requirement. • Insert the following requirement moved from sub-clause 2.0: > Subdivision and development must not prejudice the intended outcomes of the Longford Development Plan, November 2015. **Requirements for development plan** • The informal referral requirement: > Change 'Vicroads' to Head, Transport for Victoria. > Change 'Aboriginal Victoria' to 'First Peoples-State Relations'. > Change DELWP to DEECA. > Change 'APA Group' to 'Australian Gas Networks'. • Update the SEPA principles to the Healthy Active by Design Guide (National Heart Foundation of Australia, 2025) • Rephrase requirements related to SEPA and CPTED: > 'Developed in accordance with Water Sensitive Urban Design (WSUD) principles, which may include the use of recycling infrastructure and use of treated water.' > 'Developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.' **Map 1 to the schedule** • Fix heading with '(Source:' • There is not supposed to be a map contained in a development plan overlay schedule.	Policy neutral amendment
Schedule 11 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: • 'A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: • Minor works to existing buildings. **Conditions and requirements for permits**	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• 2nd requirement, 2nd dot point. Remove this because this duplicates the Clause 52.17 provisions itself. • 3rd requirement: Replace 'Water Management Plan' with 'Waterway management plan'. **Requirements for development plan** • 4th requirement: Clarify meaning of category 1 and 2 roads. • Remove the requirement on the need to meet the requirement of Clause 56. Subdivision in a residential zone will already be sufficient to trigger Clause 56 provisions. • • Requirement regarding the public infrastructure plan- 'infrastructure' is not spelt correctly. • Informal referral requirements: > Replace the Department of Economic Development, Jobs, Transport and Resources- Transport Group and VicRoads with Head, Transport for Victoria. > Replace 'Aboriginal Victoria' with 'First Peoples-State Relations'. > Replace DELWP with DEECA. • Update the SEPA principles to the Healthy Active by Design Guide (National Heart Foundation of Australia, 2025). • Rephrase sentence to: > Supporting design and development principles, including Water Sensitive Urban Design (WSUD); Best Practice Environmental Management Guidelines; and Crime Prevention Through Environmental Design (CPTED); and the principles set out in the document Healthy Active by Design Guide (National Heart Foundation of Australia, 2025).	
Schedule 12 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: > 'A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: > A minor extension, minor addition or minor modification to an existing development. • The sub section on the S173 agreement should be moved to sub clause 3.0. **Requirements for development plan** • Update the SEPA principles to the Healthy Active by Design Guide (National Heart Foundation of Australia, 2025). • Rephrase sentence to:	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> Supporting design and development principles, including Water Sensitive Urban Design (WSUD); Best Practice Environmental Management Guidelines; and Crime Prevention Through Environmental Design (CPTED); and the principles set out in the document Healthy Active by Design Guide (National Heart Foundation of Australia, 2025). **Conditions and requirements for permits- layout and staging** • Remove 2nd requirement. **Requirement for development plan- traffic management plan** • 2nd requirement: Clarify meaning of category 1 and 2 roads.	
Schedule 13 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: > 'A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority. **Conditions and requirements for permits** • Add the following sentence. This information has been removed in the rephrasing of section 2.0. > Development must not prejudice the future use and development of the area affected by the Development Plan Overlay.	Policy neutral amendment
Schedule 14 to Clause 43.04 Development Plan Overlay	**Requirement before a permit is granted** • Rephrase this section to: > 'A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority. **Requirements for development plan** • 'RAMSAR' is a city and should not be an acronym. • The EPA's name is incorrect- it should be 'Environment Protection Authority'. • Update the SEPA principles to the Healthy Active by Design Guide (National Heart Foundation of Australia, 2025). • Rephrase requirements related to SEPA and CPTED: > 'Developed in accordance with Water Sensitive Urban Design (WSUD) principles, which may include the use of recycling infrastructure and use of treated water.' > 'Developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles.' **Map attached to schedule** • There is not supposed to be a map contained in a development plan overlay schedule. See discussion for DPO10.	Policy neutral amendment

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
LAND MANAGEMENT OVERLAYS		
Schedule 1 to Clause 44.03 Floodway Overlay	**Schedule number** • The MDFC requires FO schedules to be numbered. Change the mapping reference from FO to FO1. • Make this change as part of C125well. **Permit requirements- buildings** • 6th dot point: remove 'and' at the end of the sentence. • 9th dot point: remove 'and' at the end of the sentence. Or potentially leave for Amendment C125well to resolve.	Policy neutral amendment
Schedule 1 to Clause 44.04 Land Subject to Inundation Overlay	**Schedule number** • The MDFC requires LSIO schedules to be numbered. Change the mapping reference from LSIO to LSIO1. Make this change as part of C125well. **Permit requirements- buildings** • 13th dot point: remove 'and' at the end of the sentence. Or potentially leave for Amendment C125well to resolve.	Policy neutral amendment
Schedule 1 to Clause 44.05 Special Building Overlay		Complies
Schedule 1 to Clause 44.06 Bushfire Management Overlay	**Missing name to schedule** • The MDFC requires each BMO schedule to have a name. • Consider the following titles/names: > 'Post-bushfire reconstruction' or > 'Seaton bushfire reconstruction'	Policy neutral amendment
Schedule 2 to Clause 44.06 Bushfire Management Overlay	**Mandatory condition** • If the mandatory conditions are the same as the one in Clause 44.06, then state 'none specified'.	Policy neutral amendment
Schedule 3 to Clause 44.06 Bushfire Management Overlay	**Mandatory condition** • If the mandatory conditions are the same as the one in Clause 44.06, then state 'none specified'.	Policy neutral amendment
Schedule 1 to Clause 44.07 State Resource Overlay		Complies

Clause no. and name	Changes required (if relevant)	ACTION PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
OTHER OVERLAYS		
Schedule to Clause 45.01 Public Acquisition Overlay	**Schedule was last updated in 2017.** • Council has a list of redundant PAOs in the Shire that can be removed.	Policy neutral amendment
Schedule 1 to Clause 45.02 Airport Environs Overlay		Complies
Schedule 2 to Clause 45.02 Airport Environs Overlay	**Removal of AEO2 from MDFC** • The MDFC now only allows one schedule to be provided under the AEO.	Policy neutral amendment
Schedule to Clause 45.05 Restructure Overlay		Complies
Schedule to Clause 45.12 Specific Controls Overlay	**SCO1 document not incorporated** • The Gippsland Line Upgrade- Avon River Bridge Upgrade Incorporated Document has not been incorporated. • The documents underlying a SCO1 must be incorporated. It is acknowledged that the incorporated document was removed likely by mistake in C106well • The project seems to be completed and so there is a potential that SCO1 can be removed. This would be usually handled by the State but could be included in the review. • Ensure that the mapping for SCO1 is deleted as well.	Policy neutral amendment

5.6. Particular provisions

All the particular provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
51.01s Specific sites and inclusions	**Princes Highway duplication project** • This project has been completed so this can be removed.	Policy neutral amendment

Clause no. and name	Is it applied? Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
52.02s Easements, restrictions, and reserves		Complies
52.05s Signs		Complies
52.16s Native vegetation precinct plan		Complies
52.17s Native vegetation	**Outdated projects** • The projects that the requirements are exempt for are all complete. • The contents of the table should be replaced to say 'none specified'. •	Policy neutral amendment
52.28s Gaming		Complies
52.32s Wind energy facility	**Update terminology** • Change 'business zone' to 'commercial zone'.	Policy neutral amendment
52.33 Post boxes and drystone walls		Complies
53.01s Public open space contributions and subdivision.	**Subdivision and public open space contribution- table** • The NRZ is missing from the list of zones in the first column of the table. **Insert open space exemption from CDZ1** • Type or location of subdivision: CDZ1. • Amount or contribution for public open space: 0%. • See discussion for CDZ1 above. 0% should be stated to exempt subdivision in the site from public open space contribution required under section 18 of the Subdivision Act 1988.	Policy neutral amendment
53.06s Live music entertainment venues		Complies
53.15s Statement of underlying provisions		Complies
59.15s Local VicSmart applications		Complies

Clause no. and name	Is it applied? Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule 1 to Clause 59.16 Information requirements and decision guidelines for local VicSmart applications		Complies

5.7. General provisions

There are two general provisions that have a schedule available. They are included in the table below with a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause no. and name	Is it applied? Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
Schedule to Clause 66.04 Referral of permit applications under local provisions	**Insert the additional referral requirements to the schedule to Clause 66.04** • Clause 3.0 of Schedule 4 to Clause 43.02 DDO: > An application to subdivide land. > The Facilities Officer of the East Sale RAAF Base; Director General Facilities- Air Force. > Determining referral authority. • Clause 2.0 of Schedule 5 to Clause 43.02 DDO: > An application to construct a building greater than 7.5 metres in building height. > The Facilities Officer of the East Sale RAAF Base; Director General Facilities- Air Force. > Determining referral authority. • Clause 2.0 of Schedule 6 to Clause 43.02 DDO: > An application to construct a building greater than 15 metres in building height. > The Facilities Officer of the East Sale RAAF Base; Director General Facilities- Air Force. > Determining referral authority. • Schedule 2 to Clause 42.01 ESO: > All applications > Department of Energy Environment and Climate Action	Policy neutral amendment

Clause no. and name	Is it applied? Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	> Recommending referral authority • Schedule 5 to Clause 42.01 ESO: > An application to subdivide land > The Facilities Officer of the East Sale RAAF Base; Director General Facilities- Air Force > Determining referral authority • Schedule 7 to Clause 42.01 ESO: > An application to construct a building or subdivide land for residential purposes > Environment Protection Authority > Recommending referral authority • Schedule 8 to Clause 42.01 ESO: > An application to subdivide land > Gippsland Water > Determining referral authority • Schedule 4 to Clause 37.01 SUZ: > An application to subdivide land > West Gippsland Catchment Management Authority > Recommending referral authority • Schedule 5 to Clause 37.01 SUZ: > An application to subdivide land > West Gippsland Catchment Management Authority > Recommending referral authority • Schedule 6 to Clause 37.01 SUZ: > An application to use land and applications for buildings and works > Environment Protection Authority > Recommending referral authority • Schedule 1 to Clause 37.02 CDZ: > An application to subdivide land > West Gippsland Catchment Management Authority > Recommending referral authority • Schedule 1 to Clause 37.02 CDZ: > An application for works within the bed or banks of Boggy Creek > West Gippsland Catchment Management Authority > Recommending referral authority **Corrections to existing referral provisions**	

Clause no. and name	Is it applied? Changes required (if relevant)	Action PSR complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	• Rows 3 and 4- there is no sub-clause 6.0 within an ESO schedule. Change the clause reference to say 'Clause 3.0 of Schedule 3 to Clause 42.01 ESO'	
Schedule to Clause 66.06 Notice of permit applications under local provisions	**Add Southern Rural Water as an authority to be notified** • Discussions with SRW indicate that the authority is already receiving notification of applications within the MID under Section 52 of the Act. • SRW would like to take advantage of the addition of a new FZ schedule by adding a notice requirement in this schedule for applications in the new FZ schedule. • Add the following: • Schedule 2 to Clause 35.07 Farming Zone > An application to subdivide land where more than 2 lots are created > Southern Rural Water • Schedule 2 to Clause 35.07 Farming Zone > An application to construct a new dwelling on a lot adjacent to an irrigation channel > Southern Rural Water	Policy neutral amendment

5.8. Operational provisions

All the operational provision schedules that are available to be applied in the planning scheme are included in the table below, and a notation about whether they comply or require changing because of this review. Changes may be required to align with the Ministerial Direction on the Form and Content of Planning Schemes, or they may be suggested to clarify the policy as identified through the analysis and engage stages of the review.

Clause	Name	Considerations	Recommendations Complies PSR further strategic work PSR policy neutral amendment PSR full amendment
ADMINISTRATION AND ENFORCEMENT OF THIS SCHEME			
72.01s	Schedule to Responsible Authority for this Planning Scheme		Complies
72.02s	Schedule to What Area is Covered by		Complies

Clause	Name	Considerations	Recommendations Complies PSR further strategic work PSR policy neutral amendment PSR full amendment
	this Planning Scheme?		
72.03s	Schedule to What Does this Scheme Consist of?	**List of maps** • List of maps needs to be placed into numeric-alphabetical order.	Policy neutral amendment
72.04s	Schedule to Documents Incorporated in this Planning Scheme	**Incorporated documents** • The following incorporated documents are no longer required: > *Princes Hwy duplication- Traralgon to Kilmany.*	Policy neutral amendment
72.08s	Schedule to Background Documents	**The following background documents are out of date and should be updated or removed:** • *(SEPA) Healthy by Design: A planners' guide to environments for active living (National Heart Foundation of Australia, 2004)* > This document should be updated to the latest version > Healthy Active by Design Guide (National Heart Foundation of Australia, 2025). • *Infrastructure Design Manual (Local Government Infrastructure Design Association, 2019)* > This has been updated to the 2025 version. Rewrite to: 'Infrastructure Design Manual (Local Government Infrastructure Design Association) (as amended) • *Revegetation Planting Standards (Department of Sustainability)* > This document may be replaced with Management standards for native vegetation offset sites (DEECA, 2023). The existing document should be replaced with the new one. • *Public open space plan 2014-2024 (Wellington Shire Council, 2014)* > This document is out of date and should be removed. A new open space plan is under development as of now. • *Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998)* > Update this to the 2020 version > Change author to DELWP > Insert Clause 42.03 and Clause 12.02-1L as clause references.	Policy neutral amendment

Clause	Name	Considerations	Recommendations Complies PSR further strategic work PSR policy neutral amendment PSR full amendment
		• *Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment, 2002)* > DEECA has previously indicated that there is no direct replacement for this strategy. It is important to note that *the Guidelines for the removal, destruction or lopping of native vegetation [2025]* does not update the 2002 document but is instead a new, standalone document. • *Wellington Open Space Strategy* > This is a predecessor to the 2014-2024 Public open space plan and it should be removed since it's out of date. • *Wellington Shire Walking and Cycling Strategic Plan 2012-16* > Remove because this is out of date. • *West Gippsland Native Vegetation Plan (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)* > Consider replacing this with the WGCMA Regional Catchment Strategy. This is not a direct replacement, but the RCS contains directions on native vegetation. **Include the following background documents into the scheme** • *Defence Regulations 2016 Part 11A – Defence aviation areas* > Add Clause 18.02-7L, 43.03 s4, 43.03 s5 and 43.03 s6 as the clause references. • *Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018* > Add Clause 18.02-7L, 43.03 s4, 43.03 s5 and 43.03 s6 as the clause references. • *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management, Environment Protection Authority, July 2016.* > Add Clause 19.03-3L as the clause reference. • *Gunaikurnai Whole of Country Plan (Gunaikurnai Land and Waters Aboriginal Corporation, 2015)* > Add Clause 02.03-5 as the clause reference. **Ensuring that all Background Documents link to an Amendment and Planning Scheme provision in the final column of the schedule** • *Rosedale Structure Plan (SMEC 2012)* > Add Clause 11.01-1L-03 as the clause reference.	

Clause	Name	Considerations	Recommendations Complies PSR further strategic work PSR policy neutral amendment PSR full amendment
		• *Sale CBD Precinct Plan (David Lock Associates, 2010)* > Add Clause 11.03-1L as the clause reference. • *Port Albert Masterplan (Chris Dance Land Design Pty Ltd, 2002)* > Add Clause 43.02 s9 as the clause reference. • *North Sale Development Plan (Mesh, 2018)* > Add Clause 43.04 s13 as the clause reference. • *Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road (Meinhardt, 2013)* > Add Clause 11.01-1L-04, 37.01 s4 and 37.01 s5 as the clause references. • *Heyfield Low Density Residential Land Supply Study (Urban Enterprise, 2017)* > Add Clause 11.01-1L-04 as the clause reference. • *State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)* > Add Clause 12.02-2L as the clause reference. • *Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)* > Add Clause 11.03-4L as the clause reference. • *The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)* > Add Clause 11.03-4L as the clause reference. • *Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)* > Add Clause 11.03-4L as the clause reference. • *McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)* > Add Clause 11.03-4L as the clause reference. • *Port Albert and Palmerston Urban Design Guidelines (2007)* > Add Clause 11.03-4L as the clause reference. • *Port Albert Masterplan (Chris Dance Land Design Pty Ltd, 2002)* > Add Clause 11.03-4L as the clause reference. • *Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)*	

Clause	Name	Considerations	Recommendations Complies PSR further strategic work PSR policy neutral amendment PSR full amendment
		> Add Clause 11.03-4L as the clause reference. • *Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)* > Add Clause 11.03-4L as the clause reference. • *State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)* > Add Clause 12.02-1L as the clause reference.	
STRATEGIC IMPLEMENTATION			
74.01s	Schedule to Application of Zones, Overlays and Provisions	This schedule is currently missing in the Scheme. This PSR will introduce and populate this schedule.	Policy neutral amendment
74.02s	Schedule to further strategic work	This schedule is currently missing in the Scheme. This PSR will introduce and populate this schedule. Note that C120well also seeks to introduce this schedule to the scheme with some new further strategic work.	Policy neutral amendment

5.9. Recommendations

20. **Amend the MPS, local PPF policies and identified schedules to include changes as shown in the audit of the planning scheme review and in the marked-up ordinance at Appendix 1.**
21. **Investigate and translate the landfill buffer provisions from Environmental Significance Overlay Schedule 7 to the Buffer Area Overlay and identify any legacy landfill sites that require buffer protection across the Shire.**
22. **Review Schedule 4, 5, 6 to the Design and Development Overlay and Schedule 7 to the Environmental Significance Overlay to align requirements and the extent of the overlays with the Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018.**
23. **Make policy neutral mapping changes, including:**
    a) **Updating zone codes.**
    b) **Defining the extent of the proposed Schedule 2 to the Farming Zone Schedule.**
    c) **Defining the extent of the proposed Schedule 3 to the Rural Conservation Zone, and updating the extent of Schedule 1 to the Rural Conservation Zone.**
    d) **Correcting identified zoning and overlay anomalies.**

6. Planning scheme performance

This section contains an analysis of planning permit activity that has taken place during the last four years. It draws on both publicly available Planning Permit Activity and Reporting System (PPARS) data and data provided by Council.

6.1. Planning permit activity

6.1.1. Number of permits assessed

Table 3 shows the number of permit applications received between the 2022 calendar year and the 2025 calendar year. The numbers increased significantly from 2022 to 2023 and then gradually decreased between 2023 and 2025, with a low of 321 and a high of 507. Between 2022 and 2025, there were 1,764 permit applications and 1,620 final outcomes.

Evidence

Table 3: Permits issued between 2022 and 2025

Permits (including refusals)	2022	2023	2024	2025
Received	321	507	475	461
Withdrawn/permit not required/lapsed	21	36	49	38
New / Amended Permit	299	466	425	422
Refusal	1	5	1	1

(Source: Council data)

Discussion

Analysis of **Table 3** shows that the number of applications received experienced a significant increase, and then a decrease, over the last four years. The number of applications received per year increased by 86 applications between 2022 and 2023. From 2023 onwards, the number of applications per year decreased by 32 applications in 2024, and by 14 applications in 2025. The increase in the number of applications between 2022 and 2023 reflected a statewide increase in the number of applications post-COVID-19. The total number of applications received across the state has also experienced a decline between 2022 and 2025 (PPARS). This indicates that the changes in applications received and processed over time follow broader trends in the state.

During this period, the number of applications refused remained very low, with there being 5 or less refusals each year. 2023 had the greatest number of refusals (x5), and it was also the year with the highest number of applications received. The proportion of permits withdrawn, not required or lapsed, remained similar throughout the four years.

6.1.2. Service performance

Evidence

Table 4 sets out data against four different indicators for Wellington Shire Council against other comparable councils.

Table 4: Comparison of Service Performance Against Comparable Councils

Measure description	Council	2021-2022	2022-2023	2023-2024	2024-2025
Time taken to decide planning applications (days)	**Wellington Shire**	**43 days**	**41 days**	**35 days**	**47 days**
	East Gippsland Shire	89 days	96 days	94 days	64 days
	Baw Baw Shire	114 days	132 days	117 days	111 days
	South Gippsland Shire	99 days	174 days	139 days	91 days
	Victorian average	78 days	87 days	81 days	73 days
Planning applications decided within required time frames (percent %)	**Wellington Shire**	**91.0%**	**86.2%**	**90.6%**	**92.2%**
	East Gippsland Shire	38.9%	37.1%	36.4%	56.1%
	Baw Baw Shire	47.9%	41.7%	59.0%	58.4%
	South Gippsland Shire	39.9%	25.3%	32.2%	53.3%
	Victorian average	67.3%	63.3%	67.7%	69.7%
Cost of statutory planning service per planning application ($AUD)	**Wellington Shire**	**$1,320.09**	**$1,407.16**	**$1,212.97**	**$2,105.28**
	East Gippsland Shire	$1,573.60	$1,823.28	$3,139.14	$3,553,64
	Baw Baw Shire	$2,679.74	$4,049.37	$4,438.17	$4,015.31
	South Gippsland Shire	$1,442.21	$1,944.47	$3,611.85	$3,280.39
	Victorian average	$2,546.49	$3,010.64	$3,554.68	$3,895.49
Council planning decisions upheld at VCAT (percent %)	**Wellington Shire**	**0.0%**	**0.0%**	**100%**	**100%**
	East Gippsland Shire	75.0%	70.0%	40.0%	61.5%
	Baw Baw Shire	64.7%	64.0%	41.7%	84.2%

Measure description	Council	2021-2022	2022-2023	2023-2024	2024-2025
	South Gippsland Shire	75.0%	60.0%	60.0%	100%
	Victorian average	53.4%	52.1%	62.4%	59.4%

(Source: www.knowyourcouncil.vic.gov.au.)

Discussion

Wellington Shire was benchmarked against three other neighbouring and comparable Councils - East Gippsland Shire, Baw Baw Shire and South Gippsland Shire. The Shire's performance was also compared with the state average.

The benchmarking shows that Wellington Shire's statutory planning service performed well-above average in all categories

- **Median number of days taken to decide planning applications:** The median number of days taken to decide planning applications was consistently and substantially better than average throughout the last four years, varying between 35 and 47 days. This is commendable given that the median time to reach an outcome was 73 to 87 days across the state, and that nearby comparable Councils took two to three times longer to process applications on average. The average time was the lowest in 2023-2024 (35 days) and the highest in 2024-2025 (47 days). This contrasted with neighbouring councils, where 2022-2023 and 2023-2024 were the years with the highest average time.
- **Proportion of planning applications decided within required timeframes:** The Shire's ability to make decisions within required timeframes was consistently above average in the last four years, with 86 to 92 per cent of all applications being decided within the required timeframes each year. This was higher than the state average which varies between 63 percent and 69 percent; and higher than the average of nearby councils which varied between 36 percent to 69 percent. The proportion of decisions made within required timeframes increased slightly over the last three years, increasing from 86 per cent in 2022-2023 to 92.2 per cent in 2024-2025.
- **Cost of statutory planning services per planning application:** The average cost of each application in the Shire was consistently lower than the state average for all four years. While the average cost in Wellington varied between $1,212.97 to $2,105.28, the state average varied between $2,546.49 to $3,895.49. The cost was also a lot lower in Wellington compared to similar councils, which saw planning application costing as much as $4,438.17 on average in a year. From 2021-2022 to 2023-2024, the average cost of a planning application per year in Wellington fluctuated between $1,212.97 and $1,407.16, which increased to $2,105.28 in 2024-2025. This increase in average cost aligns with broader trends seen in other councils and the rest of the state. Nevertheless, the relatively low costs are likely a reflection of Council's resource expenditure and efficiency of their planning services.
- **Proportion of Council decisions upheld in VCAT:** The proportion of decisions upheld in VCAT fluctuated over the last four years. In 2021-2022 and 2022-2023, all of Council's decisions were not upheld at the Tribunal. But in 2023-2024 and 2024-2025, all of Council's decisions were upheld at the Tribunal. These significant variations are likely due to how very few applications made it to VCAT in the first place. The data for the last four years tentatively suggests that half of all of Council's decisions that proceeded to appeal were upheld at VCAT and aligns with the Victorian average for most years. In neighbouring Councils, the proportion of Council decisions upheld at the Tribunal varied from 40 percent to 100 percent. There was an increase in the number of decisions upheld at the Tribunal over the last four years across the state and in surrounding councils, and this trend was observed in Wellington as well.

6.1.3. Most common permit triggers

Evidence

As shown in **Table 5**, applications for alterations to a building, structure or dwelling and single dwellings were the two most common application types between 2022 and 2025. There was also a substantial number of applications for subdivision and one or more new buildings. One or more buildings included applications for sheds and small second dwellings. The least common types of applications included removal of covenants, change to easements, dwelling excisions and demolitions. The share of the most application types remained mostly consistent each year, except for applications for a change or extension of use, multi dwellings, and subdivisions that realign boundaries. These application types saw an increase over the four years as shown in bold below.

Table 5: Most Common Application Types

Application type	2022	2023	2024	2025	Sum
Alterations to a building structure or dwelling	93	118	134	127	**472**
Single dwelling	65	102	85	88	**340**
Subdivision of land	51	80	75	52	**258**
One or more new buildings	38	78	58	53	**227**
Change or extension of use	17	23	27	38	**105**
Extension to an existing dwelling or structure associated with a dwelling	16	24	21	20	**81**
Multi-dwelling	9	14	9	17	**49**
Extension to existing building or structure (other than dwelling)	12	14	9	12	**47**
Other buildings and works (including septic tanks, dams, earthworks)	4	10	9	10	**33**
Subdivision - Realignment of boundary	0	1	12	16	**29**
Liquor License	2	14	9	3	**28**
Subdivision - Change to easement and/or restrictions	5	5	9	6	**25**
Native vegetation removal	2	8	5	7	**22**
Signage	1	6	5	3	**15**
Telecommunications Facility	1	4	5	3	**13**
Waiving of parking requirement	0	3	2	3	**8**
Other vegetation removal	2	2	0	1	**5**
Demolition	0	1	1	1	**3**
Other	0	0	0	1	**1**
Subdivision - Change to easement and/or rest.	1	0	0	0	**1**
Subdivision - Removal of covenant	1	0	0	0	**1**
Subdivision buildings	1	0	0	0	**1**

(Source: Council data)

Discussion

The data shows that the most common type of planning permit applications in Wellington include applications to alter a building, structure or dwelling; applications for a single dwelling; and applications for subdivision. Applications to alter a building, structure or dwelling, which include minor physical alterations to buildings (e.g. painting, fences, new windows), was the most popular application category. It should be noted that a large majority (97 per cent) of applications in this category were VicSmart applications (Council supplied data). Other than that, applications for single dwellings were the second most popular application category. This shows that new development in Wellington mostly consisted of single dwellings on a lot, which is typical for a regional Council. Analysis of Council supplied data shows that around 60 percent of subdivision applications were related to dwellings and accommodation, most of which were 2 to 3-lot subdivisions. This indicates that residential development on smaller lots is becoming increasingly common in Wellington.

There were also many applications to construct one or more buildings and to change the use of land or extend an existing use. Applications to construct one or more buildings include applications for sheds and outbuildings. The number of applications to change or extend the use of land increased from 17 applications in 2022 to 38 applications in 2025, in contrast to the net decrease in the number of applications that Wellington is experiencing. This highlights how land-use change is an emerging trend in the Shire.

Applications for multi-dwelling development were the 7th most common application category in the Shire, with the number of applications for this category increasing despite the decline in the number of applications between 2023 to 2025. This shows that relatively higher density, multi-dwelling developments are gradually becoming more common in the Shire, most likely in population centres such as Sale.

Among the applications under the category of 'other', applications for other buildings and works, which included the construction of septic tanks, dams and earthworks, are the most common. There were 33 applications under this category in the last four years. There were 5 applications for 'other vegetation removal' and only 1 application for 'other'. The low number of applications within the 'other' categories show that there are likely no categorisation issues within Council's statutory planning service.

The number of applications for liquor licenses increased substantially to 14 applications in 2023, but this fell back to 3 applications in 2025. This was likely due to the removal of provisions related to liquor in all planning schemes via Amendment VC286 in July 2025.

6.1.4. VCAT matters

Evidence

Table 6 shows the type of review that was applied for among applications that went to Tribunal between 2022 and 2025. There were no applications that went to Tribunal in 2022. Between 2023 and 2025, there were 3 to 4 cases that went to Tribunal each year, and there were more appeals made against the decision to grant a permit than appeals against refusals.

Table 6: Types of VCAT reviews between 2022 and 2025

Application for review type	2022	2023	2024	2025
Appeal against refusal (s. 77)	0	1	0	1
Appeal against decision to grant (s. 82) and conditions (s.80)	0	2	3	2

Application for review type	2022	2023	2024	2025
Review of a failure to grant a permit within prescribed time (s. 79)	0	1	0	0

(Source: AusLII)

Discussion

With the exception of 2022, the total number of VCAT appeals varied between 2023 and 2025. This corresponds to there being fewer applications made in 2022. Between 2023 and 2025 there were more appeals against the granting of permits than refusals, indicating that objectors were more likely to challenge Council's planning decisions compared to proponents. Overall, the relatively low number of applications that went to Tribunal, in comparison with other councils, indicates broad satisfaction with planning outcomes among proponents and the community.

6.1.5. Geographic spread of applications

Evidence

Table 7 shows the geographic spread of applications across the municipality between 2022 and 2025. The locations are listed in descending order from the locality with the highest number of applications to the lowest.

Table 7: Distribution of Applications from 2022 to 2025

Locality	No. of applications	%
Sale	243	13.78%
Loch Sport	175	9.92%
Rosedale	104	5.90%
Maffra	101	5.73%
Golden Beach	87	4.93%
Heyfield	64	3.63%
Yarram	64	3.63%
Longford	63	3.57%
Stratford	63	3.57%
Port Albert	59	3.34%
Paradise Beach	38	2.15%
Briagolong	32	1.81%
Newry	32	1.81%
The Honeysuckles	28	1.59%
Seaspray	26	1.47%
Denison	25	1.42%
Tinamba	25	1.42%

Locality	No. of applications	%
Coongulla	24	1.36%
Wurruk	22	1.25%
Glenmaggie	21	1.19%
Woodside	21	1.19%
Cobains	19	1.08%
Gormandale	18	1.02%
Woodside Beach	17	0.96%
Boisdale	16	0.91%
Bundalaguah	16	0.91%
Cowwarr	14	0.79%
Dargo	14	0.79%
Devon North	13	0.74%
Nambrok	13	0.74%
Seaton	13	0.74%
Alberton	12	0.68%
Clydebank	11	0.62%
Fulham	11	0.62%

Locality	No. of applications	%
McLoughlins Beach	10	0.57%
Jack River	9	0.51%
Llowalong	9	0.51%
Riverslea	9	0.51%
Toongabbie	9	0.51%
Valencia Creek	9	0.51%
Wellington	9	0.51%
Tarraville	8	0.45%
The Heart	8	0.45%
Airly	7	0.40%
Glengarry	7	0.40%
Pearsondale	7	0.40%
Staceys Bridge	7	0.40%
Stradbroke	7	0.40%
Hollands Landing	6	0.34%
Licola	6	0.34%
Montgomery	6	0.34%
Tarra Valley	6	0.34%
Willung South	6	0.34%
Winnindoo	6	0.34%
Kilmany	5	0.28%
Meerlieu	5	0.28%
Wonyip	5	0.28%
Alberton West	4	0.23%
Calrossie	4	0.23%
Carrajung Lower	4	0.23%
Gelliondale	4	0.23%
Langsborough	4	0.23%
Munro	4	0.23%
Tinamba West	4	0.23%
Willung	4	0.23%
Carrajung	3	0.17%
Glomar Beach	3	0.17%

Locality	No. of applications	%
Hiamdale	3	0.17%
Maffra West Upper	3	0.17%
Monomak	3	0.17%
Seacombe	3	0.17%
Stockdale	3	0.17%
Won Wron	3	0.17%
Balook	2	0.11%
Binginwarri	2	0.11%
Callignee South	2	0.11%
Darriman	2	0.11%
Dawson	2	0.11%
Dutson Downs	2	0.11%
Giffard West	2	0.11%
Hiawatha	2	0.11%
Macks Creek	2	0.11%
Madalya	2	0.11%
Manns Beach	2	0.11%
Myrtlebank	2	0.11%
Robertsons Beach	2	0.11%
Blackwarry	1	0.06%
Carrajung South	1	0.06%
Crooked River	1	0.06%
Dutson	1	0.06%
Flynn	1	0.06%
Flynns Creek	1	0.06%
Giffard	1	0.06%
Hedley	1	0.06%
Hunterston	1	0.06%
Miowera	1	0.06%
Perry Bridge	1	0.06%
Woolenook	1	0.06%

(Source: Council data)

Discussion

Table 6 shows that between 2022 and 2025, applications were well-dispersed across the municipality. This reflects how development in the Shire was distributed throughout the municipal area, particularly in coastal areas and around urban centres. Sale was the locality with the highest number of permit applications (13.78 percent), followed by Loch Sport (9.92 percent), Rosedale (5.90 percent) and Maffra (5.73 percent).

Sale likely had the most applications because it is the largest settlement in Wellington. The fact that Loch Sport was the second-most popular locality for development shows the growth in holiday homes and visitor economy-related development along the Shire's coastal areas. The high number of applications in Loch Sport may also be due to how land in the town is subject to many permit requirements, which is justified given the area's landscape and environmental significance and vulnerability to natural hazards. The total number of applications in Rosedale surpassed larger towns in Wellington such as Maffra and Heyfield, likely due to its location along the Princes Highway and the growing number of people seeking lifestyle alternatives outside larger towns in Gippsland. Maffra had the fourth highest permit applications, reflecting its popularity as Wellington's second largest settlement. This highlights the importance of the ongoing strategic work for the town.

Other localities with considerable application volumes included Golden Beach (4.93 percent), Heyfield (3.63 percent), and Yarram (3.63 percent). The substantial number of applications in Golden Beach highlights the popularity of coastal development in the Shire. With the exception of Rosedale, settlements in the middle of the Shire's settlement hierarchy only make up around 3 percent of all applications each, as seen in Heyfield and Yarram. Applications in Longford and Wurruk, which are towns located close to Sale, only made up 3.57 and 1.25 percent of all applications respectively. This is likely due to how zoning provisions in these localities do not require a permit for most developments.

Outside of these areas, development was spread evenly across the rest of the Shire. The majority of localities received less than 30 applications across the last four years. Small towns and other coastal towns such as Alberton, Briagolong, Seaspray and The Honeysuckles received between 10 to 30 applications, while most rural localities received less than 10 applications each in the last four years.

6.2. Planning Panels Victoria

6.2.1. Summary of planning scheme amendments

Council has undertaken 12 'C' planning scheme amendments in the last four years**.** Most of these amendments are site-specific rezonings and proponent-led amendments, and there was only one amendment that went to Panel. A detailed analysis of these has been provided to Council officers and those that were considered by a Panel are summarised below in **Table 8.**

Table 8: Summary of type 'C' Planning Scheme Amendments

Amendment	In operation from	Brief description	Amendment type	Was there a Planning Panels Hearing?
C109wellPt2	n/a (abandoned)	Proposed to delete Schedule 1 to the Environmental Significance Overlay from the residential areas in Golden Beach, Paradise Beach and the Honeysuckles.	Policy related	No
C117well	06 April 2023	Made the Minister for Environment the responsible authority for the compulsory acquisition of undevelopable land in the Ninety Mile Beach subdivisions.	Administrative	No
C109wellPt1	04 May 2023	Replaced the Municipal Strategic Statement and the Local Planning Policy Framework of the Wellington Planning Scheme with a Municipal Planning Strategy and Planning Policy Framework; implemented the recommendations of reports that underpin the Planning in the Economic Growth Zone project; updated several schedules to the zones, overlays and operational provisions to be consistent with the Ministerial Direction on Form and Content; revised several zone and overlay schedules to remove permit triggers; introduced permit exemptions; and improved wording and efficacy of provisions.	Administrative	No
C115well	11 May 2023	Rezoned land (10.11 Hectares) located on the corner of Cantwell Drive and Surkitt Boulevard, Sale from FZ to GRZ1.	Site specific	No
C114well	23 June 2023	Rezone land in North Sale from FZ to GRZ1 and applied the DPO13.	Site-specific	No
C116well	23 June 2026	Rezoned approximately 150 hectares of land located at 216 & 286 (part) Longford-Loch Sport Road, Longford from FZ to RLZ5 and applied DPO14 to the site.	Site-specific	No
C112well	01 November 2023	Rezoned a surplus school plantation site at Schoolhouse Lane, Seaton from PUZ2 (Education) to FZ.	Site specific	No
C121well	07 December 2023	Rezoned Dargo Cemetery from Township Zone to PUZ5 (Cemetery/Crematorium).	Site-specific	No

Amendment	In operation from	Brief description	Amendment type	Was there a Planning Panels Hearing?
C130well	13 March 2026	Rezoned surplus land owned by the Department of Education at 1462 Lindenow-Meerlieu Road, Meerlieu from PUZ2 to FZ.	Site-specific	No
C122well	Ongoing	Applied the PAO2 to the frontages of 37A, 49 and 65 Cobains Road, Sale for the purposes of a road widening to service the North Sale growth area, in accordance with the North Sale Development Plan (Mesh, 2018).	Site-specific	A panel will be held in 2027
C120well	Approved and awaiting gazettal	Translated the recommendations of the Maffra Structure Plan into the Wellington Planning Scheme by introducing new planning policy, rezoning land from GRZ1 to a new GRZ2, updated the DPO1 and removed it from selected sites, corrected zone and overlay anomalies, inserted the Maffra Structure Plan as a background document and added projects to further strategic work.	Policy-related	Yes
C129well	Ongoing	Facilitated onshore transmission infrastructure that will support the Star of the South Wind Farm Project off the coast of Gippsland, applied schedule 3 to the Specific Controls Overlay and included an incorporated document.	Site-specific	Yes (EEC)

6.2.2. Issue One- reliance on proponent-led amendments

Evidence

In the Panel hearing for Amendment C120well (Maffra Structure Plan), the issue of how a Structure Plan should be implemented in the Planning Scheme was raised.

Discussion

The Maffra Structure Plan was developed by Council, and it identifies areas where the town could grow, namely the rural living areas north of the town. The Panel noted that Amendment C120well, which sought to implement the Structure Plan, did not propose to rezone land identified for potential residential growth. Council stated that it sought to rely on proponent-led amendments for this land to be rezoned in the future and that rezoning of land was outside the scope of the amendment. Council explained that it relied on proponent-led amendments because there are insufficient resources to carry out technical assessments that are needed to justify changes to zoning.

The Panel stated that Council should not solely rely on proponents to rezone land, and emphasised Council's role in delivering sufficient land supply in the Shire. They explained how the land identified as suitable for growth in Maffra was under the ownership of different landowners, meaning that the reliance on proponent-led amendments may result in fragmented and inconsistent outcomes. The Panel recommended Council to apply for government assistance programmes such as the Regional

Planning Hub to acquire enough funding to carry out the necessary work to rezone land. Ultimately, the Panel acknowledged the merits of the Structure Plan and the proposed changes to the Scheme and recommended that Amendment C120well be adopted as exhibited with the changes .

Analysis of other amendments carried out in the previous four years shows that Council relies on site-specific rezonings and proponent-led amendments to implement structure plans, including in Longford and North Sale. As the Panel has noted, Clause 11.02-2S Structure Planning indicates that one of the objectives of structure planning is to deliver sufficient development capacity for residential development to ensure that housing targets can be met. It should also be noted that like other regional municipalities, Council experiences resourcing and funding constraints, and must therefore rely on proponents to initiate rezonings. Proponents often have the resources to carry out technical assessments that are often requested in amendments that rezone land in growth areas. The upcoming changes to the Act (*The Planning Amendment [Better Decisions Made Faster] Act 2026*) proposes more streamlined planning scheme amendment processes which may alleviate resource demand during proponent and Council-led amendments. In the meantime, Council can aim to establish partnerships with landowners to carry out technical assessments and planning scheme amendments where this is a priority.

The post-exhibition version of the amendment contains a new schedule to Clause 74.02 with several new pieces of further strategic work, some of which are related to Maffra while others are more general. They include:

- Reviewing and updating zones and overlays once a development contributions mechanism has been prepared or an infrastructure funding agreement has been reached for the Northern Growth Precinct and the South-Eastern Growth Precinct.
- Prepare a high-level strategic Servicing Strategy for the Residential Growth Areas in consultation with Gippsland Water, Southern Rural Water and other service authorities.
- Review and update zones and overlays for the Town Centre, Employment and Industrial Precincts.
- Extend the Design and Development Overlay Schedule 1 (DDO1) to future employment and industrial growth areas.
- Prepare an Urban Design Framework for the Town Centre Precinct in accordance with Figure 18 of the Maffra Structure Plan (2022) and investigate its implementation via a Design and Development Overlay (DDO) or other appropriate planning mechanism.
- Investigate implementing new sustainability objectives and strategies relating to Environmentally Sustainable Design (ESD).
- Investigate implementing the Sustainable Subdivisions Framework to mitigate the impacts of climate change and ensure the delivery of sustainable developments.
- Investigate the application of the Buffer Area Overlay (BAO) as a means of ensuring safe and appropriate land use and development in areas where there is potential for off-site impacts on human health or safety, or significant off-site impacts on amenity, from industry, warehouse, infrastructure or other uses.

Since this further strategic work was proposed, there had been changes in Council priorities and proposed VC amendments from the Victorian Government which means that the completion of this work may not be necessary. At the time of writing, the schedule to Clause 74.02 proposed by Amendment C120well has already been approved and the above further strategic work proposed cannot be removed or changed to match existing circumstances.

There are several pieces of further strategic work established in Amendment C120well that Council can complete. Council can also investigate whether some of this work can be done by, or in partnership with proponents and developers. The proposed work regarding Environmentally Sustainable Design is no longer required given that the Victorian Government is proposing to implement new state-wide Environmentally Sustainable Design requirements. There is also a

possibility to expand the scope of the proposed work relating to the application of the Buffer Area Overlay to the entire municipality, and not just Maffra. Reverse amenity buffers and the Buffer Area Overlay are discussed further in Chapter 7 of the report.

Recommendation

24. **Complete the further strategic work included in the schedule to Clause 74.02 via Amendment C120well if the work is still required and if the resources to complete it are available. Investigate whether some of this strategic work can be carried out by or in partnership with landowners or proponents of land the subject of a planning scheme amendment.**

6.2.3. Transmission infrastructure

Evidence

An Environmental Effects Statement (EES) was prepared for the Star of the South Windfarm Project outlined and assessed the potential effects of constructing new onshore transmission infrastructure along parts of Wellington Shire's coastline, in land and waters within Victorian jurisdiction.

Discussion

In 2020, the Minister for Planning decided that an EES was required for the Star of the South Offshore Wind Farm, for works within Victorian jurisdiction. The statement was then prepared by Southerly Ten and released for public review in 2026. Impacts of the transmission infrastructure on ecology, groundwater, surface water, soil and waste, electromagnetic field exposure, noise and vibration, air quality, social impacts, business and tourism, fishing, agriculture and forestry, traffic, onshore and offshore Aboriginal Cultural heritage, European heritage, the marine environment and marine protected areas were considered by the EES. The effects on the environment itself were found to be negligible to low.

In 2026, the Minister for Planning appointed an inquiry to consider the EES. The role of the inquiry was to review the effects of the proposal on the Victorian environment and identify additional mitigation measures or project modifications beyond those outlined in the Statement. The inquiry will result in a report with findings and recommendations. The Terms of Reference set out the process, scope and requirements for this inquiry. Council has participated in the inquiry process and has provided a written submission.

It is important to note that the infrastructure for the windfarm in Victoria only includes transmission infrastructure. The actual windfarm and wind turbines are entirely located within Commonwealth waters. To construct the windfarm, a separate Environmental Impact Statement (EIS) was prepared under the Environment Protection and Biodiversity Conservation Act (Commonwealth), and this is separate to the aforementioned EES. It is not the role of the EES or the Victorian inquiry to consider the Commonwealth EIS.

6.3. VCAT

6.3.1. VCAT cases reviewed

Council officers provided the following list of VCAT cases to review.

- Luscombe v Wellington Shire Council [2016] VCAT 1380
- Blobfish Pty Ltd v Wellington SC [2018] VCAT 113 (25 January 2018)
- O'Doherty v Wellington SC [2018] VCAT 216
- Cuthill v Wellington SC [2019] VCAT 1905
- Katelea Pastoral Pty Ltd v Wellington SC [2021] VCAT 60
- Melbourne Hunt Club Inc v Wellington SC [2022] VCAT 1470
- Andrews v Wellington SC [2023] VCAT 600
- Tate v Wellington SC [2024] VCAT 423
- Quarrell v Wellington SC [2025] VCAT 697
- Spilsbury v Wellington SC [2025] VCAT 790
- Nolan v Wellington SC [2025] VCAT 911
- Jeges v Wellington SC [2025] VCAT 963

6.3.2. Policy issues raised at VCAT

The issues raised with policy implications at VCAT over the past decade related to:

- Signage in Sale's commercial areas
- Dwellings and small lots in the Farming Zone
- Coastal development
- Amenity impacts on industrial interfaces.

6.3.3. Issue One: signage in Sale

Summary

In *Blobfish Pty Ltd v Wellington SC [2018]* VCAT 113, the proponent made an application to erect and display an internally illuminated major promotion sky sign in the Sale CBD.

Discussion

The issue in this case was whether the proposed sign responded to the physical context of the location. The matters of whether the sign responded to the existing form of the building that it would be situated on, the streetscape character, and the policy context was assessed. The Tribunal found that the proposed sign would be too dominant, and it failed to integrate with the host building and other buildings in the surrounding area.

The Tribunal noted that there were not any directions on promotional signage in the Sale CBD Precinct Plan. However, the Plan did contain a strategy to improve the attractiveness and image of the entry into Sale, where the proposal was located. The Tribunal had to rely on the intention of the Precinct Plan to discourage proposals such as the sign. Currently, Clause 11.03-1L- Sale Activity Centre does not have any strategies related to signage. There are also no local signage policies under Clause 15 Built environment and heritage. In the short to medium term, Council should monitor applications made for signage in the Sale CBD and assess whether a signage strategy needs to be undertaken at the 2030 Planning Scheme Review.

6.3.4. Issue Two: Dwellings and small lots in the Farming Zone

Summary

In *O'Doherty v Wellington SC [2018]* VCAT 216, the proponent made an application for a dwelling in the Farming Zone.

In *Katelea Pastoral Pty Ltd v Wellington SC [2021]* VCAT 60, the proponent made an application to re-align the lot boundaries of three lots in the Farming Zone.

Discussion

In O'Doherty v Wellington, the key issue was whether the construction of the proposed dwelling would be consistent with policy on dwellings on agricultural land, and whether it would compromise the future use of the land for farming purposes. Council refused this application on the basis that planning strategies under the Rosedale Stradbroke Planning Unit (now superseded) discourages dwellings if they have no connections to agriculture. However, this decision was overturned by Tribunal. The Tribunal was satisfied that there was a clear link between the agricultural uses on the land (cattle rearing and egg farming) and the proposed dwelling. They expected that the subject land would remain FZ for at least the next 15 years. The property is on the edge of the Rosedale township and is surrounded by other rural properties were not used for any agricultural activities. The land also abuts vacant industrial land within Rosedale that is not expected to be developed anytime soon. Therefore, the construction of a dwelling would not undermine the viability of agriculture in the immediate area.

In Katelea Pastoral Pty Ltd, the key issue was whether the proposal would lead to the proliferation of dwellings in the immediate surroundings. The proponent sought to realign the boundary of three farming lots to create two 0.4 hectare lots and one large 40-hectare lot. Both Council and Tribunal deemed that this proposal was not supported by local planning policy. Although no new lots were created, the intention was to create small lots that would be used for residential purposes. The fact that the site of the proposal was very close to the Yarram township meant that the risk of this subdivision leading to residential growth outside of the settlement boundary is high. The proponents stated that the creation of the larger lot from the boundary realignment would support agriculture, but the Tribunal determined that the present lot configuration did not create any barriers to agricultural activities in the first place.

Both of these cases highlight how there are some uncertainties regarding whether dwellings should be allowed adjacent to or near the boundary of townships. The latter case in particular highlights the need for local policy that discourages the creation of small lots, whether it be through boundary realignments or excisions. A review on policy related to non-agricultural uses in the Farming Zone can be accomplished by a Shire-wide rural land use strategy. This is an action that should be prioritised and it will be further discussed in Chapter 10.

6.3.5. Issue Three: Coastal development

Summary

In *Cuthill v Wellington SC [2019]* VCAT 1905, the proponent made an application to build a double-storey dwelling in the Woodside Beach LDRZ area.

In *Nolan v Wellington SC [2025]* VCAT 911, the proponent made an application to subdivide land in the Seaspray TZ.

Discussion

In Cuthill v Wellington, the key issue included whether the construction of a dwelling would be consistent with the landscape-related objectives of DDO16 (Woodside Beach), and whether the proposed house and fence would create unreasonable impacts. The Tribunal found that DDO16 contained clear and explicit design standards that set out what development should look like, and the development fitted within the required building envelope. The proposal was also found to comply with the 2007 Woodside Beach Urban Design Framework. It was found that the test for the decision within DDO16 was not whether the building was 2 storeys tall, but whether the building could be seen from other parts of the landscape. This case shows the Urban Design Frameworks are still upheld at tribunal and are a key part of decision making along Wellington's coastal areas.

In Nolan v Wellington, the key issues were whether the subject land, which abuts Ninety Mile Beach, was exposed to any natural hazards including sea level rise, and whether the risk was appropriately managed. The Tribunal found that Seaspray was not identified as a location to support growth in the MPS and PPF. Strategies to direct population growth and development to low-risk areas also did not support this proposal. The 2014 Coastal Hazard Assessment was a study that was considered in the hearing. This assessment identified that in Seaspray, there was a deficit in the sediment budget, dune movement from wind, and subsistence of the coast due to offshore resource extraction; all of which meant that the coastline adjacent to the proposal was more vulnerable to sea level rise. Given this evidence the subdivision was not compatible with the objective to minimise exposure to the future impacts of climate change. It should be noted that the assessment was not included in the Scheme and that the document may have future implications for planning in Wellington.

These two cases show that landscape values and natural hazards are significant planning considerations in the Wellington's coastal settlements. Nolan v Wellington is particularly significant given that significant evidence emerged regarding the level of inundation and erosion risk along the coast. Given that Council's decision was upheld in both cases, these cases indicate that existing policies and controls continue to reflect the strategic priorities along the coastline. Both the 2014 Coastal Hazard Assessments and the urban design frameworks proved to be useful documents for justifying planning decisions, , and are critical pieces of evidence when it comes to assessing a proposal against state-level coastal policy.. If coastal flooding is within scope, the Coastal Hazard Assessment can also be used to assist with Amendment C125, which updates the flooding overlays across Wellington.

6.3.6. Issue Four: Amenity impacts related to noise

Summary

In *Andrews v Wellington SC [2023]* VCAT 600, the proponent made an application to use land in the IN1Z for an indoor recreation facility (Gymnasium and group fitness training). The proposal was located next to land zoned and used for residential purposes.

Discussion

In this case, the key issue was whether the proposal achieved an acceptable response when it comes to mitigating noise and maintaining amenity for abutting residential developments. The acceptability of noise impact depends on the proposal's adherence to Environment Protection Authority Victoria's (EPA) noise requirements, which was deemed to be met by Council. However, the Tribunal found that Council's assessment of the proposal's adherence depended on 'guesstimates' rather than a factual acoustic assessment. Consequently, the Tribunal overturned Council's decision and the permit was refused.

This case shows that there may not be consistency and clarity on how Council should assess acoustic impacts. Generally, assessment should be carried out in accordance with the guidelines and methodologies provided by the EPA, such as the *Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Publication 1826.5, Environment Protection Authority, September 2025). Throughout the Scheme, there are references to Noise from Industry in Regional Victoria (NIRV) and State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2). Although these policies and standards were not referenced in this case, it should be noted that these are out of date. If Council seeks to address noise issues at the planning permit stage, then references to these policies and standards should be updated across the Scheme. This would provide consistency and clarity on how acoustic impacts should be assessed.

7. Stakeholder engagement

This section contains an overview and analysis of stakeholder engagement that has informed the Planning Scheme Review. It includes data collected as part of a Council planner survey, responses from key referral agencies and external stakeholders as well as feedback provided by planning staff, key internal staff, and Councillors through a series of workshops.

The intention of this part of the review is to provide context from those who most use the planning scheme and Councillors, as the community representatives. The findings of this engagement help refine the key issues that Council needs to address and prioritise the scope of further strategic work that should be undertaken during the next four years.

7.1. Planners' feedback

Council officers were asked to respond to a survey about the Wellington Planning Scheme, prior to any analysis documents or findings being shared. The survey included questions aimed to determine, from an officer perspective, how well the Scheme is performing, controls that need refining or could be removed, applications that are taking more time than they should, and policy gaps.

Council officers raised numerous matters influencing the operation of the Planning Scheme:

- Dwellings and subdivisions in the Farming Zone
- The RAAF DDOs (DDO4, 5 and 6) being inaccurate and containing unnecessary referral triggers.
- DDOs in coastal areas being unclear or out-of-date.
- Strategic direction related to how codes of practices for broiler farms and cattle feedlots can be adhered to.
- Uncertainty around how land use terms apply to greyhound racing.
- Siting of intensive animal industries and the amenity impacts on sensitive uses that they cause.
- DPO schedules are poorly drafted.
- The role of Southern Rural Water (SRW) and the Macalister Irrigation District.
- The Heritage Overlays are out of date and require updating.

Feedback from the initial planner survey provided the basis for two workshops with Council planners and internal staff held on 18 August and 15 September 2026. The workshop expanded on the issues raised in the Planners' survey and analysed planning scheme performance more broadly.

- Providing a trigger for referrals to SRW on land within the Macalister Irrigation District.
- Assessment of applications for intensive animal industries, including ones within the Macalister Irrigation District.
- Reliability on Farm Management Plans.
- Greyhound racing as part of current VCAT proceedings.
- The overlapping of ESO1 and ESO2.
- Inappropriate or outdated planning controls including DDO8, ESO7 and ESO6.
- The need to review existing DPO schedules.
- The potential to consolidate the three DDOs related to RAAF base East Sale.

The results of the survey and workshop indicate that planners in Wellington think that the Planning Scheme has room for improvement, and that there are several overlay schedules which could be improved with clearer drafting and updating. The feedback also outlined further strategic work that may be beneficial to the functioning of the Scheme. Overall, five key issues were identified that are linked with the findings in Chapters 5 and 6. This includes the RAAF Base East Sale, intensive animal industries, DPO schedules and inappropriate or outdated planning controls. These matters should be

prioritised in Council's list of further strategic work, and they are discussed in more detail in Chapter 10.

The Macallister Irrigation District

SRW is the government authority that manages the MID, located wholly within the Shire. Planners state that SRW should be formalised as a referral authority for applications within the MID. Currently, there are no zoning or overlays that reflect the extent of the MID, and SRW is not included in the schedules to Clause 66.04 and Clause 66.06 of the scheme. The FZ in Wellington currently specifies different requirements for land within and outside of the MID. This review seeks to split the FZ into two schedules, one applying to land inside the MID and the other one applying to all other land. SRW could be specified as a referral authority for relevant applications within the former schedule.

Planners also highlighted that there is currently pressure to use farming land within the MID for purposes not related to cropping, such as intensive animal industries. Establishing non-cropping uses in the MID would undermine the value and strategic importance of the district. Planners pointed out that there are currently no policies that discourage the location of intensive animal industries in the MID. There is only one strategy in Clause 14.01-1L (Protection of agricultural land – Wellington) that discourages dog breeding and boarding facilities in the irrigation district. A rural land use strategy may be the best approach to address this gap, and this is discussed further in Chapter 10: Key issues.

Planners also questioned whether the gazetted extent of the MID changes over time. It is possible for SRW to change the extent of the irrigation district through a new declaration. If SRW decides to change the extent, the planning scheme will also have to be updated to reflect this change. Currently, the rough extent of the MID is currently outlined in the Strategic Framework Plan within Clause 02.04 of the Scheme. If the proposed schedule 2 to the FZ is gazetted in the Scheme, Council will have to ensure that its extent remains consistent with any changes to the district declared by SRW.

RAAF Base East Sale

Schedules 4, 5 and 6 to the DDO seeks to limit building heights in the area surrounding RAAF Base East Sale. DDO6 in particular covers the entirety of Sale and affects land within 15 kilometres to the base. While the schedules specify permit triggers for the construction of a building over a certain height, the schedule does not specify any permit exemptions for subdivision. This means that all subdivisions within DDO6 require a permit under the DDO head provision.

Planners point to how this causes unnecessary delays in all subdivision applications within DDO6, and that it prevents 2-lot subdivisions from being a VicSmart application in Sale, Wurruk and Longford. The schedule currently states 'none specified' in the subdivision sub-clause, which means that the permit requirement in the head DDO provision is not exempted. Discussion in the workshop concluded that placing a permit exemption for subdivision in DDO6 would be policy neutral, given that there are no decision guidelines in the schedule related to subdivision, and that the purpose of the schedule is to control building height. This proposed permit exemption has been reflected in Chapter 5 (Audit and assessment of the current scheme) and the marked-up ordinance in Appendix 1.

Planners also brought up the possibility of consolidating the three DDO schedules into one. This may involve establishing a precinct map within the schedule which shows which maximum height applies to which area. Upon further discussion, it was deemed that this may not be optimal and receive DTP support, and that the outcome may not be user-friendly given the number of properties these DDOs affect and the size of the overlay itself.

Intensive animal industries

Intensive animal industries, especially broiler farms and cattle feedlots, are a complex issue raised by planners. As seen in an earlier VCAT case (*Luscombe v Wellington Shire Council* [2016] VCAT 1380), planners stated that there is a need for strategic directions related to the adherence to the Code of Practices for broiler farms and cattle feedlots. Discussion in the workshop highlight how assessing applications for intensive animal industries should be the responsibility of the EPA, given that they have the capacity and knowledge to determine whether amenity impacts are acceptable, rather than Council.

Planners have identified that more policy on intensive farming can be added, particularly policy on preferred locations and amenity considerations. Broiler farms are becoming over-saturated in some agricultural areas and there is no certainty as to where future farms can be located. It was suggested that a policy that identifies the preferred location of broiler farms and the maximum number of broiler farms for each given location can be established in Clause 14. Such a policy on preferred locations would be helpful when it comes to directing intensive animal industries away from irrigated land and towards places where amenity impacts on sensitive uses would be minimal.

During the workshop, the potential to establish a preferred location or 'food bowl' where intensive animal industries can be located was suggested. This was an approach taken by Golden Plains Shire, which is home to many broiler farms. This work could be accomplished through a rural land use strategy, a piece of further strategic work supported by planners.

Development Plan Overlay schedules

Planners have commented that the DPO schedules in the Shire are not well-drafted, and some schedules have not been achieving the outcomes that they are intending. In some cases, a different tool is needed, while in other cases no DPO is needed at all. This observation aligns with the audit of the DPO schedules in Chapter 5 (Audit and assessment of the current scheme), which found that many parts of the schedules do not align with the MDFC and duplicate provisions in other parts of the scheme (e.g. Clause 56 residential subdivision requirements). The zones underlying DPOs often address matters related to subdivision layout; coordination of access; servicing; road networks; service provision and bushfire requirements, and further requirements may not be necessary in the DPO. There are also many references to outdated documents, many of which are updated as part of this Review.

It was also noted that three DPOs exist for Longford, and the operation of the Longford DPOs is confusing given the division of the development plan area into precincts. It was also found that the area affected by the associated development plan for one of the Longford DPOs (DPO13) does not match the extent of the DPO itself.

Planners support further strategic work to review and redraft these overlays. There was also discussion on the extent to which DPOs prevent development. Planners stated that development on a site subject to the DPO is difficult when a development plan has not been prepared yet. There is also ambiguity on which types of development could occur on DPO land before a development plan is prepared. Additionally, DPOs are often applied to multiple sites encompassing multiple landowners, which make the preparation of a development plan difficult. A recommendation was made for Council to advocate to the Victorian Government to review whether DPOs facilitate or restrict development, especially in light of Plan for Victoria and the need to deliver housing targets. There are potentially small changes that could be made to the DPO schedules so that they are not so restrictive in the short term prior to a longer-term review.

Inappropriate or outdated planning controls

There are several schedules that planners have identified as outdated or poorly drafted in the survey and workshop:

- **The Maffra SBO**: Planners identified that the SBO, which is only applied to a small section of land in Maffra, have no or very limited planning consequences. It appears to affect a drainage channel and a number of residential properties in the north of town. The proposed ordinance for Amendment C120well, the Maffra Structure Plan and its associated document did not address this instance of the SBO and did not propose to remove it. The 2010 PSR identified that the SBO in Maffra should be removed from areas where the Maffra Drainage Scheme has been implemented. No clear evidence on where the Drainage Scheme has been implemented has been identified as yet. Further strategic work should be carried out to review the application of the SBO in Maffra and remove it where necessary. This work has already progressed by Council's infrastructure team.
- **DDO9- Port Albert and Palmerston**: The permit requirement in this schedule is complex and unclear, and planners are often unsure about which types of development require a permit. The review seeks to re-write parts of DDO9 to make permit requirements clearer.
- **DDO8- Heyfield Sawmill Environs:** This schedule seems to be used to establish a reverse amenity buffer for the sawmill in Heyfield. Planners highlighted that the schedule was established in the last decade to facilitate the transition from industrial to residential land. It was created with the expectation that the sawmill would close, an outcome that did not materialise. Given this, a Buffer Area Overlay (BAO) may be more suited for the purposes of protecting amenity and preventing encroachment. This work could be undertaken by Council or the EPA in the future. Council should explore the potential to replace DDO8 with a BAO through further strategic work.
- **ESO6- Consolidation areas**: This ESO is currently applied to small parts of the Loch Sport and Paradise Beach settlements, covering several properties. It does not overlap with the existing Restructure Overlay applied to areas along the Ninety Mile Beach. Planners identified that this overlay came from Wellington's predecessor, the Shire of Rosedale, and are not sure what purpose this overlay serves. Further strategic work could be completed to update and convert this overlay to a Restructure Overlay (RO), since the RO is more likely to achieve this schedule's objectives than the ESO.

Heritage

In the survey, planners noted that the Heritage Overlays require updating. There are many identified heritage sites in the Shire that are not yet protected using the overlay. It should be noted that Council has already undertaken a full Heritage Study, which was completed in 2016/2017. Council can make obvious and minor changes to the extent and content of Heritage Overlays, and a new heritage study will not be necessary. As resources allow, Council can undertake a surface-level review of the Heritage Overlay to ensure that the overlay extent and site-specific requirements are correct and up to date. This could also consider sites where demolition has already occurred. .

Findings/recommendations

25. **Review and update Schedule 6 to the Environmental Significance Overlay and investigate the possibility of converting it into a Restructure Overlay.**
26. **Review and potentially remove the Special Building Overlay applied to Maffra.**
27. **Review and update Schedule 8 to the Design and Development Overlay and investigate whether it could be converted into a Buffer Area Overlay.**
28. **Audit, review and update all Development Plan Overlay (DPO) schedules in the Scheme to:**
    a) **Remove DPO schedules or instances of a DPO schedule where a development plan has already been prepared and development is underway or completed**
    b) **Consolidate DPOs relating to Longford and investigate whether further strategic work is needed**
    c) **Ensure that requirements for development plans do not duplicate other parts of the Scheme and other legislation**
    d) **Update or remove references to, or requirements from outdated guidelines, particularly ones related to noise, drainage, and water sensitive urban design**
29. **As resources allow, progressively undertake a review of the Heritage Overlay to:**
    a) **Apply the Heritage Overlay over sites identified by existing heritage studies, where this has not occurred yet and is still deemed necessary.**
    b) **Remove the Heritage Overlay over sites where the protected site is demolished or the significant heritage fabric no longer exists.**
    c) **Ensure that the mapping of Heritage Overlays is correct and up to date.**
    d) **Ensure that requirements for each site are correct and up to date.**
30. **Advocate to the Victorian Government to review the extent to which Development Plan Overlays restrict development across the state, and support Councils in removing redundant or outdated schedules.**

7.2. Internal staff

Council staff were identified where they had an interaction with the Wellington Planning Scheme, either in an internal referral capacity or as an administrator of its policies, and were asked to participate in an online survey. Environment planners and the planning administration support team in Council have engaged with this review through the planner survey and the two workshops.

7.3. Councillors and executive team

The Councillors participated in two workshop on 15 September and 6 October 2026. The workshop introduced the planning scheme review, discussed the objectives of planning in Victoria, and included a summary of analysis findings to date.

The Councillors raised several matters, including:

- An issue where the BMO only partially covers some residential lots in Yarram. This is due to the extent of the BMO being determined by vegetation extent and not by property boundary. This issue should be raised separately with the DTP and can be addressed as part of the regular review of the application of the BMO.
- How the BMO relates to Amendment C125well and other ongoing amendments. Since Amendment C125well only aims to make changes to the flood overlays, it will not change the

extent of the BMO. The review will ensure that any proposed changes align with any ongoing amendments and not result in any unintended consequences to the planning scheme.
- The extent of a review of the Heritage Overlay and what would be within scope of this project.
- What matters may be included in a Rural Land Use Strategy .

Overall, feedback and comments have been addressed throughout this review and in the further strategic work that is included below.

7.4. Referral and notice agencies

All relevant Referral and Notice agencies and Registered Aboriginal Parties were invited to provide their written comments and feedback regarding the current performance of the Wellington Planning Scheme, in relation to their specific area(s) of responsibility.

Referral and notice agency responses are included in **Appendix 4**.

Department of Defence and RAAF East Sale Base Manager

The Department of Defence and RAAF East Sale Base Manager are the responsible owner for the overlays protecting the RAAF Base East Sale. These include DDO4, DDO5, DDO6, and ESO5. Most structures that are being referred are not buildings but cranes, flood lights or telecommunication towers that exceed 15 metres. The Department of Defence indicated that the regulation protecting the base is the East Sale Declared Defence Aviation Area (DAA) Plan, which is established under Part 11A of the Defence Regulations 2016. The DAA plan contains a map identifying the building and structure height limitations necessary to protect flight activities within a 15-kilometre radius from the air base. Development that exceeds the height published in the DAA must be referred to the Department of Defence for approval.

The Department of Defence and the Base Manager both understand that extent and height controls in all overlays do not align with the DAA Plan. Furthermore, both stakeholders are not included as a determining referral authority in the schedule to Clause 66.04. Further strategic work needs to be carried out to align DDO4, 5 and 6 with the DAA Plan, and referral status of the Department of Defence and the Base Manager should be formalised. This work should be carried out by Council in partnership with the Department of Defence. Given that the extents and height limitations are already well established in the DAA Plan, this strategic work could be completed without too many additional resources being committed.

Gippsland Water

Gippsland Water pointed out how they are not currently included in the schedule to Clause 66.04 (Referral of permit applications under local provisions) as a determining referral authority for schedule 8 to the ESO, and schedules 10, 11 and 14 to the DPO. In the DPO schedules, Gippsland Water is mentioned as an authority whose views must be sought when preparing a development plan. The consideration and approval of Development Plans does not allow for formal procedures relating to notice and referral , and so it is not possible for Gippsland Water to be a referral authority for this matter. Therefore, Gippsland Water should only be included as a referral authority for ESO8 in the schedule to Clause 66.04.

Schedule 8 to the ESO is concerned with special water supply catchments. It was noted that there is already a referral provision to Gippsland Water in Clause 66.02-5 for all classes of applications within special water catchment areas. However, ESO8 applies to specific significant sites within the catchment where land use and development may have the greatest impact on water quality, and where Gippsland Water is most likely to make a comment. Making Gippsland Water a referral

authority for ESO8 would be policy neutral because they are already a referral authority under Clause 66.06 (Notice of permit applications under local provisions).

In the meeting, Council brought up how there are currently no overlays protecting Gippsland Water's assets across Wellington Shire. These assets include water reclamation or wastewater treatment plants, which are important pieces of infrastructure that may have potential adverse amenity impacts on surrounding properties. Furthermore, some of their assets are also located on FZ land and are not recognised using the PUZ. Council encouraged Gippsland Water to lead and advance a review of assets and consideration of appropriate buffer in partnership with them.. It was noted that the same issue exists with Gippsland Water's assets in the neighbouring municipality of Latrobe City. It is possible for Gippsland Water to initiate a Group of Councils amendment so that this matter can be addressed efficiently. Council should advocate for Gippsland Water to carry out this action.

West Gippsland Catchment Management Authority

The WGCMA requested that the schedule to Clause 66.04 be updated to include the WGCMA as a referral authority for SUZ4, SUZ5, subdivisions in CDZ1, and multiple DPO schedules. Inclusion of the WGCMA as a referral authority for SUZ4 and SUZ5 is appropriate given that the WGCMA is listed in these schedules as an informal referral. For CDZ1, the existing informal referral requirement states that applications for buildings and works in the Boggy Creek bed should be referred to the WGCMA. Therefore, buildings and works in the Boggy Creek should be included as the referred class of application in the schedule to Clause 66.04 as well as subdivisions. For the reasons mentioned above in the discussion with Gippsland Water, the WGCMA should not be included as a referral authority for the DPO schedules.

It was also pointed out that the West Gippsland Native Vegetation Plan, which is mentioned in Schedule 1 to the VPO, is out of date. The WGCMA suggested for this document to be replaced with the current catchment management strategy, and that WGCMA does not handle matters related to native vegetation.

There were also a few minor suggestions for many of the DPO schedules, including a few instances where the 'water catchment authority' was mistakenly written as the 'water authority'; updating the term 'water management plan' to 'waterway management plan'; and the fact that Ramsar is a city and not an acronym. These changes can be made through this Review and implemented through Amendment C133well. These changes are reflected in Chapter 5 (Audit and assessment of current scheme) and the marked-up ordinance in Appendix 1.

Australian Gas Networks

Australian Gas Networks (AGN) noted that the reference to their organisation in DPO10 is outdated. References to 'APA group' in the schedule should be changed to AGN. AGN also mentioned how there is no mention of the high-pressure gas transmission pipeline that runs across Longford in schedule 10 to the DPO. Further discussion indicated that AGN's network of gas pipelines run across the Shire beyond Longford and there are no means of preventing encroachment towards that infrastructure.

Council and AGN agreed that a consistent approach is needed to ensure buffers around gas pipeline infrastructure Shire-wide rather than in Longford only. It was pointed out that Latrobe City implemented BAOs to establish a safety buffer against gas pipelines, and a similar approach can be taken in Wellington. , It was agreed upon that Council should advocate to the Victorian Government and AGN for this important work to be carried out.

Victorian Health Building Authority

The Victorian Health Building Authority (VHBA) is listed as a referral authority for Schedules 10 and 11 to the DDO, which specify height controls that protect the helicopter landing site in Yarram utilised by hospital aircraft. The VHBA stated that they are currently undertaking a series of amendments across Victoria to update overlays related to hospital helicopter landing sites. It is expected that DDO10 and DDO11 will be updated in Stage 3 of this project that will occur near the end of 2026 or in 2027. This will be undertaken through a GC amendment.

Environment Protection Authority Victoria

The EPA is listed in the schedule to Clause 66.04 as a referral for subdivision applications under SUZ2- Fulham Prison. They stated that there is no permit trigger for subdivision in the SUZ2 schedule, and therefore the referral requirement in Clause 66.04 should be removed. Although the SUZ2 schedule states 'none specified' when it comes to subdivision permit requirements, the SUZ head provision triggers a permit for subdivision. This means that there is a permit trigger for subdivision for applications made under SUZ2 and the referral should not be removed.

The EPA is listed as an informal referral in the schedules SUZ6 and ESO7. The EPA did not support the formalisation of these referrals, indicating that applications may be referred to the EPA under Section 52 of the Act where necessary. However, Section 52 of the Act is related to notice of applications rather than referrals. To comply with the MDFC and Practitioner's Guide, the informal referral to the EPA for these two schedules should be included in the schedule to Clause 66.04.

The EPA also suggested minor updates and changes to SUZ4, SUZ6 and ESO3, which includes updating outdated licence types, legislation and standards. These changes can be made through this PSR and are reflected in Chapter 5 (Audit and assessment of current scheme) and the marked-up ordinance in **Appendix 1.**

Department of Energy, Environment and Climate Action (Environment portfolio)

DEECA indicated that there are no classes of applications that should be referred to them under the schedule to Clause 66.04, and that there are no classes of application that require their notification under the schedule to Clause 66.06. Schedule 2 to the ESO currently has an informal referral to DEECA (referred to as 'DELWP' [Department of Environment, Land, Water and Planning], DEECA's predecessor). Through this review, this informal referral can be formalised.

ESO1 affects the Gippsland Lakes while ESO2 covers the Shire's wetlands. DEECA provided detailed comments for ESO1 and ESO2 and have taken the opportunity to redraft the provisions in ESO1. The recommended changes included new objectives, application requirements and decision guidelines. DEECA also highlighted that the schedules should be reviewed so that they align with the *Gippsland Lakes Ramsar Site Management Plan,* 2024*.* These changes are not policy neutral and are outside of the scope of the review.

DEECA also provided feedback for several other provisions

- **ESO4: Lake Guthridge Environs:** DEECA noted that the schedule should recognise the lake's role in stormwater management, broader biodiversity values and ecological functions. This is outside the scope of the PSR and should be updated in any further strategic work.
- **VPO1:** The VPO1 relies on outdated background documents, and the extent of the overlay is likely out of date as well. Outdated documents can be removed through this review, but the extent needs to be assessed through further strategic work.
- **Clause 12.03-1L River corridors, waterways, lakes and wetlands – Wellington:** A possibility exists to expand this clause to recognise additional waterways of regional significance, including the Gippsland Lakes Ramsar site and the Thompson River, and incorporate references to

current waterway strategies. This may not be necessary because the significance of the Gippsland Lakes is already recognised in Clause 12.03-1R. More justification is needed to include new strategies to protect the Thompson River and other waterways, given that there are no environmental overlays that protect waterways at the moment.

DEECA suggested three pieces of further strategic work that should be added to the schedule to Clause 74.02. These are all related to assessing whether habitats and vegetation are adequately protected by existing planning controls. Council indicated that they need DEECA's expertise to carry out this work because Wellington's wetlands and coastal environs are ecologically complex and are nationally and internationally significant. DEECA's knowledge and support are also needed at the Planning Scheme amendment stage if this work is to occur. It should also be noted that ESO1 was likely introduced to the Wellington Planning Scheme by the State Government, who will be more familiar with how the schedule can be redrafted. On the other hand, Council can support DEECA by assisting with the drafting of new provisions for the scheme. There is an opportunity for Council to partner with DEECA to review and implement changes to the Shire's environmental overlays, using the comprehensive recommendations provided by DEECA in this Planning Scheme Review as a starting point.

Head, Transport for Victoria

A discussion with the Department of Transport and Planning indicated that they are generally satisfied with the existing provisions in the scheme. There are multiple references to transport authorities in the DPO schedules, including Vicroads, Victrack and the Roads Authority. The Department of Transport agreed that the references to these authorities should just be changed to 'Head, Transport for Victoria'. The meaning of 'category 1' and 'category 2' roads stated in the DPO schedules was also clarified. These are former road designation categories that are no longer in use, and the Department of Transport and Planning support changing these to say 'arterial roads' or 'the Transport Zone'.

There was also discussion on the status of transport infrastructure projects and incorporated documents listed in Clause 51.01 Specific Sites and Exclusions and schedule 1 to the SCO. The Department of Transport indicated that the Princes Highway duplication and Avon River Bridge projects are complete. They also highlighted how there is proposed work to establish a truck bypass in Sale. This project is not mentioned in the Scheme currently. It was noted that new wording is proposed to be added in the MPS to support key freight routes in the Shire.

Southern Rural Water

Southern Rural Water (SRW) is currently not identified as a referral or notice authority in the Scheme. However, the authority has a close working relationship with Council and has been receiving Section 52 notices for relevant planning applications made within the MID. SRW explained how the MID enables people to access water for agriculture, and that it is important for irrigated land and irrigation infrastructure to be protected. The MID is established and gazetted under the Water Act 1989.

A discussion was had about MID land that was recently rezoned from FZ to residential zones in the north of Sale. Council asked whether land in the MID can be un-declared, and SRW suggested that it is possible. However, SRW also highlight how the MID will not stop development from occurring in growth areas where the land is not zoned FZ, and it will not be a barrier to future amendments to rezone land in the northern edge of Sale. Continued growth in the north of Sale may impact the extent of the MID in the future, and this would have to be resolved by SRW and the Water Act. It is possible for Council to advocate to SRW to update the gazetted area of the MID to exclude land that

are zoned residential or are part of growth areas. Council has been provided a list of areas zoned for residential purposes that are currently within the gazetted extent of the MID as part of this review.

The proposal to create a new schedule to the FZ for land within the MID was discussed. Noting that the proposal would not change anyone's entitlement to rural water, and that existing controls relating to dwellings and subdivision would be retained, SRW supported this proposed change. They pointed to how spatial data for the extent of the MID can be found on Data Vic, which could be used to define the extent of the proposed FZ2. Council raised a question about whether the extent of FZ2 would have to be changed in the future if SRW decides to gazette a change to the MID boundary. SRW stated that the extent of FZ2 will have to change if that occurs, but that this could be done through a prescribed amendment.

It was pointed out that in the existing FZ schedule, the minimum subdivision area for land within the MID is smaller than the minimum subdivision area for land outside the MID. This appears questionable given that the intention of the MID is to protect agricultural uses, and the SRW is not sure why this is the case. It was agreed upon that this matter can be addressed in a future rural land use strategy. SRW also acknowledged that there is a gap when it comes to policy on intensive animal industries within the MID, however there are also very few applications for those uses within the district. There is an upcoming amendment (VC322) that will strengthen regional policy on irrigation districts statewide and add a regional policy in the VPP on the protection of irrigation infrastructure in the MID.

Agencies that did not respond

- DEECA (Resources Victoria)
- West Sale Airport
- Country Fire Authority
- First Nations- State Relations
- Gunaikurnai Land and Waters Aboriginal Corporation.

Findings/recommendations

31. **Advocate to Gippsland Water to initiate a Planning Scheme Amendment to rezone land containing all their assets to Public Use Zone and applies a Buffer Area Overlay over assets that may have potential adverse offsite amenity impacts.**
32. **Advocate to the Victorian Government and Australia Gas Network to initiate a Planning Scheme Amendment that applies the Buffer Area Overlay over high-pressure gas pipelines in the Shire, to prevent encroachment of sensitive uses.**
33. **Advocate for Southern Rural Water to update the extent of the Macallister Irrigation District to exclude residential areas and growth areas of large settlements.**
34. **Partner with DEECA to review Schedules 1 and 2 to the Environmental Significance Overlay and Schedule 1 to the Vegetation Protection Overlay, recognising that updating these provisions that seek to protect complex ecosystems requires DEECA's expertise.**

7.5. Summary of issues raised through engagement

The following table prioritises the various matters raised during the Stakeholder Engagement phase of the review and recommends appropriate actions:

Issue	Officer survey	Planner workshop	Crs and Executive	Referral Agencies
Provisions related to RAAF Base East Sale	✓	✓		✓
Development Plan Overlay schedules	✓	✓		✓
Intensive animal industries	✓	✓		✓
Greyhound racing	✓	✓		
Outdated heritage provisions	✓		✓	✓
Lack of policy protecting the Macallister Irrigation District		✓		✓
Extent of the BMO			✓	
Use of the BAO to protect encroachment towards infrastructure and industry	✓	✓		✓
Updating the content and extent of environmental overlay schedules		✓		✓

Table 9: Priorities and Matters Raised During the Engagement Phase

8. New strategic work

New strategic work that has been adopted by Council and prepared for the Gippsland Region was reviewed to identify whether any policy should be incorporated into the planning scheme.

The intention of this part of the review process is to incorporate policy that may have been developed by another part of Council (for example, Economic Development, Sustainability, Community Planning, etc.) and that is unlikely to be incorporated into the planning scheme through a stand-alone amendment.

The scope of this does not include significant strategic land use planning projects such as Structure Plans for Activity Centres, or Housing Strategies, which should go through a separate, dedicated planning scheme review process.

Regional documents, such as Catchment Management Plans, are also reviewed, to identify if there are any Council specific proposals that should be reflected in the planning scheme. (For example, the construction of a new wetland).

8.1. Council projects and documents

8.1.1. Documents reviewed

- Wellington Council Plan 2025-2029
- Wellington Community Health and Wellbeing Plan (Live Well in Wellington) (2025-2029)
- Arts and Culture Strategy (2025)
- Wellington and East Gippsland Shires Municipal Domestic Wastewater Management Plan (2016)
- Integrated Water Management Plan 2020-2030
- Residential Stocktake and Facilitation Strategy (2022)
- Road Management Plan (2025)
- Urban Paths Plan (2019)
- West Sale Airport Master Plan Update (2017)
- Economic Development Strategy 2017-2022
- Sustainability Strategy 2020-2024
- Growth Management Strategy (2024).

8.1.2. Documents reviewed

Wellington Council Plan 2025-2029

The Council Plan sets the course for Council's work over the next four years and outlines how they will respond to the unique challenges and opportunities facing our Shire, meet the statutory responsibilities placed on councils, and achieve the Community Vision that is set out in the plan. The Council Plan sets the strategic direction around four strategic objectives to realise the aspirations of the community. The four strategic objectives are: healthy and connected communities; dynamic and diverse economy; infrastructure spaces and places; and the natural environment.

The vision in Clause 02.02 of the MPS is from the previous Council Plan. Clause 02.02 should be updated with the Community Vision set out in the 2025-2029 Council Plan. Furthermore, the West Sale Industrial Precinct was also identified as an important part of the Shire's future economic development. The role of this precinct should also be recognised in the MPS.

Wellington Community Health and Wellbeing Plan (Live Well in Wellington) (2025)

The Plan is a key strategic roadmap for Council to work in partnership with other health and community organisations to protect, promote and improve the health and wellbeing of our community. It focuses on three key health and wellbeing priorities: Safety and respect; Mental health and wellbeing; and Health and activity. The document has no policy implications.

Arts and Culture Strategy (2016)

Wellington Arts and Culture Strategy adopts an integrated creative approach to position Wellington as a Creative Community and enhance the development and the sustainability of arts and culture within the Shire. There are four objectives that will provide future strategic direction for the Arts and Culture Strategy. These include Creative liveable communities; vibrant places and spaces; inspired governance; and collaborative development.

The Arts and Culture Strategy recognises that Cultural and historical heritage is critical to understanding our identity and for our young people to gain awareness and appreciation of how the past has and is shaping the future. This provides further justification to carry out a further review of existing heritage studies and the HO in the Shire.

Wellington and East Gippsland Shires Municipal Domestic Wastewater Management Plan (2016)

This plan has been developed by Ecos Environmental Consulting for both Wellington and East Gippsland Shires, updating preceding domestic wastewater management plans to meet updated EPA and Ministerial guidelines. The development of this plan provided an opportunity for Wellington to strategically assess the wastewater issues and develop appropriate strategies and actions to prevent wastewater problems.

Onsite wastewater management carries health and environmental risks. Within Wellington Shire, the plan identified Longford and Golden Beach as areas with the highest potential future risk. This risk is to be managed by an action plan attached to the Domestic Wastewater Management Plan. The health and environmental risk of onsite wastewater management in these smaller settlements should be recognised in the MPS.

Integrated Water Management Plan 2020-2030

Integrated water management is a collaborative approach to water planning and management that brings together organisations with an interest in all aspects of the water cycle. The Plan includes a vision, outcomes and objectives that are consistent with those defined in the Sustainable Development Strategy (outdated). The specific actions focus more on Council's direct areas of responsibility such as drainage, stormwater management, water use in Council buildings and facilities, public open spaces, streetscapes and community water literacy.

The plan recommended for the establishment of ESOs in the Shire to protect waterways in partnership with Latrobe City, WGCMA and Gippsland Water. Council can play a role in advocating for this action, which would likely be led by the WGCMA. The Plan also emphasised the importance of the Thompson, Macalister and Tarra Rivers to water supply in the Shire. This importance should be reflected in the MPS.

Residential Stocktake and Facilitation Strategy (2022)

Developed by Mesh Planning, the strategy seeks to understand the key issues that are impacting on Council's ability to accommodate residential growth within the Shire; determine what proactive roles Council may adopt to facilitate growth; and how financial resources are to be allocated.

The strategy found that land supply in the Shire is constrained and that drainage is the key infrastructure constraint that is common to most growth areas. There was also a recognition that developers cannot undertake drainage infrastructure planning at a precinct scale. The fundamental issue being raised however is a limitation associated with the shift toward larger scale, greenfield growth areas that require substantial new or significantly augmented infrastructure to enable development to occur. Many pioneer developers do not have the scale or capacity to deliver such infrastructure in order to commence development.

Many of these issues regarding land supply and infrastructure will be addressed by the Wellington Growth Management Strategy and its implementation into the Scheme through the upcoming Amendment C123well.

West Sale Airport Master Plan Update 2017

The West Sale Airport Master Plan Update 2017 is the key strategic document which underpins all activities and decisions of Council in relation to West Sale Airport. It communicates Council's long-term future development intentions and projects future development opportunities. The Master Plan Update also needs to ensure compatibility with the local community and airport users, as well as environmental and regulatory obligations.

The 2017 version of the master plan will be superseded by an upcoming version which is currently being prepared. Future strategic work should be undertaken to ensure that the updated master plan will be incorporated into the Scheme. Furthermore, there is a potential to add some context and strategic directions related to West Sale Airport in the MPS.

Economic Development Strategy 2016-2022

The Economic Development Strategy will guide the Shire in helping to grow and develop the economy over the next six years. It identifies challenges and opportunities, establishes a vision, and outlines five strategic objectives: Economic diversity; amenity and infrastructure; leadership and governance; skills and education; and branding.

The strategy identifies Wellington as a place with a stable and robust economy. Unlike other parts of regional Victoria, Wellington relies on a diverse set of industries- including agriculture, defence, resource extraction, health, and public administration. Agriculture is the Shire's largest industry, and it creates service demand across the economy. There are opportunities to support, expand, and diversify agribusiness activity. An opportunity exists to update the economic context of the MPS to align with the document.

Sustainability Strategy 2020-2024

The Sustainability Strategy 2020-2024 sets out Wellington Shire Council's commitment to environmental sustainability for Council and our wider community. Five key themes were outlined: Climate resilient communities; Low carbon economy; Protecting nature; Circular economy; and Environmental stewardship. Climate change was identified to be a serious challenge for the Shire, threatening its agricultural activities, coastal settlements and unique habitats while exacerbating flooding and bushfire risk. Despite this identification, there are no policy implications and planning-related actions from this document.

Growth Management Strategy (2024)

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

Stratford, Heyfield, Rosedale and Yarram. Stratford was identified as a priority for structure planning. A structure plan is currently being prepared for Stratford, and it will be translated into the Planning Scheme in the future. In contrast to the Residential Stocktake and Facilitation Strategy (see above), the strategy identified that there is sufficient supply of land for residential growth.

The strategy also highlights how the greatest share of future housing demand is expected in Sale, Wurruk and Longford. Strategic direction 2 of the Strategy seeks to direct future population and housing growth to the regional centre of Sale. In Sale's growth identified growth areas, additional residential land should be rezoned and released. Council indicated that they seek to complete a land supply and options analysis in Sale's residential growth areas following the adoption of the North Sale Development Plan. This work will support the strategic directions recommended by the Growth Management Strategy and is in alignment with its proposed actions.

This strategy will be implemented through Amendment C123well. Amendment C123well does not include a new Housing section to Clause 02.03 or a new Transport section to Clause 02.03 of the MPS. These sections of the MPS are currently missing (see Chapter 5, Audit and assessment of current scheme). Text and information from this strategy can be used to form some context and strategic directions for the MPS.

Findings/recommendations

35. **Carry out a land supply and options analysis for residential growth areas for the township of Sale.**
36. **Update Clause 02.02 of the Scheme to incorporate the vision from the 2025-2029 Council Plan.**
37. **Update Clause 02.03-8 of the Scheme to include the following new strategic directions related to West Sale Airport from the West Sale Airport Masterplan Update (2017):**
    a) **Support land use and development related to aviation in the West Sale Airport precinct.**
    b) **Ensure that any potential amenity and safety impacts from airport operations are adequately addressed.**
38. **Update Clause 02.03-8 of the Scheme to include the following new strategic direction related to transport from the Growth Management Strategy (2024):**
    a) **Support active forms of transport in new development**
    b) **Support the roles of the Principal Freight Network, Principal Road Network and Principal Public Transport Network to the local and regional economy.**
39. **Update Clause 02.03-6 of the Scheme to include the following new strategic directions related to housing from the Growth Management Strategy (2024)**
    a) **Facilitate the supply of diverse, affordable and innovative housing options to provide for residents at all stages of life and spanning all income levels.'**
    b) **Increase the supply of social and affordable housing.**

8.2. Regional projects and documents

8.2.1. Documents reviewed

- Gunaikurnai Whole of Country Plan (2015)
- Gunaikurnai Strategic Plan 2023-2033
- West Gippsland Floodplain Management Strategy 2018-2027
- West Gippsland Regional Catchment Strategy 2021-2027
- Gippsland Regional Plan 2025-2030

8.2.2. Documents with policy implications

Gunaikurnai Whole of Country Plan (2025)

The strategy is developed by the Gunaikurnai Land and Waters Aboriginal Corporation (2015) and it sets out seven strategic goals related to the management of Country, particularly land under Aboriginal Title. The goals include: a strong, healthy and happy mob; healthy country; protecting and practicing culture; respecting Gunaikurnai as the Traditional Owners of their land; the right for them to use, manage and control their resources; economic independence; and a focus on learning.

Actions to heal Country include ensuring that revegetation and management work by land management agencies are culturally appropriate. Furthermore, there are several actions related to cultural heritage. This includes securing the return of cultural property; realigning tracks away from culturally sensitive areas; reinvigorating the Bataluk Cultural Trail; and addressing loopholes in current Cultural Heritage Management Plan requirements. There are also several place-specific actions, including the realignment of park boundaries in Gippsland Lakes national park to include waterways behind the dunes, limiting further development and undertaking stabilisation works in The Lakes National Park.

There is an opportunity to recognise the cultural heritage significance of the Gippsland Lakes in the MPS, and to add the Plan as a background document to the Scheme.

West Gippsland Floodplain Management Strategy 2018-2027

Prepared by the West Gippsland Catchment Management Authority and the Victorian Government, this strategy identifies areas in Latrobe, Baw Baw, South Gippsland and Wellington with significant flood risk and identifies possible actions to mitigate those risks. It is based on flood risk assessment work that had taken place across the area, which resulted in a list of locations with significant flood risk.

Towns that have a significant riverine flood risk in Wellington include Sale, Wurruk, Maffra, Briagolong and Rosedale and are some of the most flood prone areas in West Gippsland. Briagolong in particular experiences flooding caused by overland flows from the nearby hills and further investigation is needed to look at and plan for this flood behaviour. Flooding in Maffra is also complex and a flood study for the town is considered important. The convergence of the Thompson and Latrobe Rivers also cause significant floods in Sale and Wurruk and the Macalister River often causes significant flooding on the east side of Bairnsdale and in Paynesville.

Wellington is also affected by coastal flooding. Port Albert is impacted by coastal storm surge and sea level rise. Seaspray, Loch Sport and McLoughlins Beach are impacted by riverine and coastal flooding.

A number of flood-related actions are proposed for Wellington Shire. One of the actions is to undertake a municipal wide flood amendment, which is being carried out through Amendment C125well. This flood management strategy is not far from becoming outdated and will have to be updated soon by the Catchment Management Authority.

An opportunity exists to describe the flood hazards Wellington experiences in greater detail in the MPS, based on the findings of the Floodplain Management Strategy. The wording in the MPS has been updated through this review to reflect how Wellington is vulnerable to both coastal and riverine flooding.

West Gippsland Regional Catchment Strategy 2021-2027

The strategy provides direction for the future development of catchment related sub-strategies and action plans. It also sets broad priorities with principles for the catchment. It also coordinates planning at the regional level for better catchment stewardship. The plan identifies the challenges and future directions for the Nooramunga coast, Gippsland Coastal Plains, Gippsland lakes, and Great Dividing Range foothill areas.

An opportunity exists to update the information within the MPS to align with the objectives of this strategy. The Catchment Strategy can also be included in the Planning Scheme as a background document and be used as an updated reference for Schedule 1 to the VPO.

Gippsland Regional Plan 2025-2030

The Gippsland Regional Plan 2025-2030 represents a shared vision for Gippsland's regional economy. The plan supports the significant economic transition underway, strengthening the region through investment, diversification, and cooperation to ensure Gippsland remains a place where people can live, work, invest, and play.

The plan acknowledges that the move towards net zero emissions would result in a significant economic restructuring of the region, which is home to coal power and oil and gas industries. Priority sectors for the future include food, renewable energy, advanced manufacturing, knowledge services, natural resources and tourism.

The MPS can be updated to reflect the Plan's recognition of structural change and shift towards renewable energy production in the region.

Findings/recommendations

40. **Add the Gunaikurnai Whole of Country Plan (2025) as a background document to the Wellington Planning Scheme.**
41. **Add the West Gippsland Regional Catchment Strategy 2021-2027 as a background document to the Wellington Planning Scheme.**

9. Work underway

The following planning scheme amendments are underway.

Amendment **No.**	Amendment Summary	Comments
C113well	Technical corrections amendment.	This amendment is currently on hold given pre-authorisation feedback from the DTP was extensive.
C120well	This amendment seeks to implement the Maffra Structure Plan, which was adopted by Council in 2022.	The amendment was exhibited and went to Panel. It was then adopted by Council, and it is now awaiting approval by the Minister.
C122well	Application of the Public Acquisition Overlay to the frontages of 37A, 49 and 65 Cobains Road for the purposes of a road widening to service the North Sale Growth Area in accordance with the North Sale Development Plan.	Submissions for this amendment will be considered through a Planning Panel process in late 2026.
C123well	This amendment seeks to implement the Growth Management Strategy, which was completed in 2024 and sets out a long-term framework to direct and manage future urban growth.	It is expected that this amendment will be exhibited in late 2026 or 2027.
C125well	Municipal-wide flood amendment.	This amendment proposes to update the Wellington Planning Scheme by applying updated flood mapping across the municipality. This involves changing the schedules and extent of the FO and LSIO, and the changes are informed by 23 flood studies and technical reports. The amendment is currently in its draft form and is being exhibited until late 2026.
C128well	A project has been completed to restructure lots on coastal land along the Ninety-Mile Beach. This amendment seeks to implement its findings.	It is currently on hold, and its progression is subject to resource allocation.
C126well, C124well, C131well, and C132well	Various.	These are proponent-led Section 96a amendments

Table 10: Planning Scheme amendments underway as of October 2026.

Council is currently preparing the following strategic planning projects.

- **Stratford Structure Plan:** This plan identifies future directions for the Stratford township. Work is currently being completed to finalise the draft structure plan and it will be implemented into the Scheme in the future.
- **West Sale Airport Master Plan 2045:** This updated master plan for West Sale Airport sets out a long-term vision for the airport in the coming years. The draft masterplan is currently being finalised.
- **Port of Sale East Bank Redevelopment Study:** This project ensures that any future use and redevelopment in the Port of Sale East Bank site has regard to the broader strategic importance of the overall Port of Sale Precinct. Approval from key stakeholders is required for the project to continue.

Maffra Structure Plan and C120well

Amendment C120well seeks to implement the Maffra Structure Plan, and it makes changes to the PPF, introduce a new schedule to the GRZ, amend schedule 1 to the DPO, add the Maffra Structure Plan as a background document, and introduce a schedule to Clause 74.02 with further strategic work related to Maffra. It is important that changes proposed by this Planning Scheme Review do not undo or contradict the changes introduced by Amendment C120well. The further strategic work proposed by C120well is included in this PSR's list of further strategic work.

Findings/recommendations

42. **Finalise and implement a Structure Plan for Stratford and commence work associated with infrastructure provision and developer contributions for the town.**

10. Key issues

This section expands on the key issues that have emerged from the Planning Scheme Review, as well as other less significant matters that have emerged and require discussion.

10.1. Rural land use

10.1.1. Issue

As the Shire grows in its population and economy, instances where land uses conflict with each other in rural areas increase.

10.1.2. Discussion

Wellington Shire's rural land is one of its greatest assets. Most of the Shire's southern portion is used for agriculture and is zoned FZ. The Macalister Irrigation District also provides extensive opportunities for cropping and more intensive agriculture. The *Gippsland Regional Plan 2025-2030* identified that growth in export markets would continue to reinforce the importance of agriculture in the Shire.

There are pressures placed on the Shire's rural land that are associated with growth. Although the total number of applications in the Shire is declining, the number of applications for a change of land use has increased over the last four years. It is likely that many of these applications would be in rural areas. The Shire's largest settlements, including Sale and Maffra, are surrounded by quality agricultural land. The growth of these settlements may compromise the ability to farm this land. Increasing demand for rural living may also result in the creation of smaller lots and agricultural land being used for non-agricultural purposes. Finally, climate change may have an impact on agricultural productivity, which may further change how rural land is used.

In the survey and planner workshop, planning for intensive animal industries emerged as a key point of focus. Planners acknowledged that Section 173 agreements are often used in permits for these industries to prevent the encroachment of amenity buffers. They point to how guidance is needed on where to locate these intensive animal industries. Policy guidance is also needed to prevent intensive animal industries from establishing in the MID, which primarily supports cropping. Planners have also identified dwellings in the FZ and the MID to be an issue. Existing guidance on FZ dwellings and small lot subdivisions is not sufficiently clear. Racing dog training and husbandry in agricultural areas and agritourism have also been identified as issues on rural land.

There are many VCAT cases that have to do with rural land use, particularly broiler farms, small lot subdivisions and dwellings in the FZ. There was also a case related to racing dog training in the FZ, although the dispute was over land use terminology. These Tribunal cases also reveal conflicts in the different ways that the Shire's rural land is being used.

The previous Planning Scheme Review recommended several actions and further strategic work related to rural land use, some of which are still unactioned. Although the last PSR was from 2010, these recommendations still resonate with the feedback provided by planners (apart from the consideration of the Rural Activity Zone) and the trends observed at Tribunal to:

- Develop a set of general criteria for the location and management of dog breeding facilities.
- Consider the use of the Rural Activity Zone (RAZ) in the Shire.
- Develop a policy position on small rural lots.

- Resolve the conflict between long-term growth towards the MID and the need to retain high-quality agricultural land.

Consequently, an important piece of further strategic work that Council should undertake is a discrete rural land use strategy. This can address the many issues related to rural land use and would be a logical follow-up to the recent Growth Management Strategy. The proposed strategy can examine existing trends in rural land-use change; manage conflicting priorities in rural areas; assess existing zoning; and clarify planning policy. Such a strategy should also address the aforementioned recommendations from the 2010 Planning Scheme Review.

10.1.3. Recommendation

43. Undertake a focused Rural Land Use Strategy for the Shire that addresses the location and impacts of specific issues such as intensive animal industries, dwellings and small lot subdivision in the Farming Zone and agritourism.

10.2. Brown coal

10.2.1. Issue

Wellington's brown coal provisions, which include the SRO and ESO3, are becoming increasingly outdated. A review of these provisions is needed to reduce unnecessary permit triggers and ensure that planning facilitates the municipality's economic transition away from fossil-fuel based energy production.

10.2.2. Discussion

Wellington Shire's brown coal resources are located along its west and southwest, along the Latrobe River valley and to the south of the Strzelecki ranges. Towns such as Rosedale, Gormandale and Yarram are surrounded by the SRO. Established by the Victorian Government. The SRO prevents development to preserve access to the coal resource, and it currently covers land that is used for farming, plantation and conservation purposes. The ESO3 serves as a buffer against residential areas if coal is planned to be extracted, and it does not overlap with the SRO. There are also regional policies in the PPF that seek to protect this coal resource and also establish buffers between resource areas and settlements (Clause 14.03-1R Resource exploration and extraction- Gippsland Coal Resource).

Brown coal-based energy production is currently being phased out. The Hazelwood power station in Latrobe City closed in 2017, and the Yallourn and Loy Yang power stations are proposed to be closed in the coming years. Investment is being directed towards renewable energy production and economic diversification, as demonstrated by the establishment of the Gippsland Renewable Energy Zone. It is important for the municipality's planning provisions to reflect this change to manage the transition away from brown coal.

Planners in Council raised questions about whether the Shire's brown coal provisions are still necessary in light of policy changes on fossil fuel extraction. Questions are also raised about whether coal buffers limit the potential for growth in Rosedale and Yarram, which are both important towns within the Shire's settlement hierarchy and are located on key transport corridors. Given that the SRO and Clause 14.03-1L (Resource exploration and extraction – Wellington) are state-level provisions, the initiative to review and update these provisions will have to be led by the Victorian Government. Council should advocate for this action.

10.2.3. Recommendation

44. Advocate to the Minister for Energy and Resources to:

a) Review planning controls including policy in Clause 14 related to coal and the State Resource Overlay.

b) Request representatives of Department of Environment, Energy and Climate Action to collaborate with Council officers regarding the review process.

c) Amend the Scheme following the completion of the review, to remove obsolete coal related local planning provisions, such as Schedule 3 to the Environmental Significance Overlay.

11. Further strategic work

Appendix 2 of this report outlines the strategic planning work that has been identified through this planning scheme review.

Through the review process, the highest priority tasks for Council to undertake over the next four years to improve the planning scheme have been identified and are included in the recommendations below. Other recommendations for further strategic work have been identified through this review and are included in **Appendix 2.**

Council should review this list and remove any projects that are no longer required.

The list below represents the further strategic work that the consultants believe will have the most positive impact for the Wellington Shire and the efficient functioning of the planning service.

Only work that can be completed in the next four years should be included in the schedule to Clause 74.02 of the planning scheme. A recommended schedule to Clause 72.04 is included in the marked-up ordinance at **Appendix 1**. This should be considered by Council to ensure that the work is reasonable to complete over the next four years and, if not, the priority projects that should be included in the schedule to Clause 74.02.

Recommendations:

It is recommended that Council prioritise the following further strategic work over the next four years:

1. **Investigate and translate the landfill buffer provisions from Environmental Significance Overlay Schedule 7 to the Buffer Area Overlay and identify any legacy landfill sites that require buffer protection across the Shire.**
2. **Review Schedule 4, 5, 6 to the Design and Development Overlay and Schedule 7 to the Environmental Significance Overlay to align requirements and the extent of the overlays with the Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018.**
3. **Review and update Schedule 6 to the Environmental Significance Overlay and investigate the possibility of converting it into a Restructure Overlay.**
4. **Review and potentially remove the Special Building Overlay applied to Maffra. Review and update Schedule 8 to the Design and Development Overlay and investigate whether it could be converted into a Buffer Area Overlay**
5. **Audit, review and update all Development Plan Overlay (DPO) schedules in the Scheme to:**
    a) **Remove DPO schedules or instances of a DPO schedule where a development plan has already been prepared and development is underway or completed.**
    b) **Consolidate DPOs relating to Longford and investigate whether further strategic work is needed.**
    c) **Ensure that requirements for development plans do not duplicate other parts of the Scheme and other legislation.**
    d) **Update or remove references to, or requirements from outdated guidelines, particularly ones related to noise, drainage, and water sensitive urban design.**
6. **As resources allow, progressively undertake a review of the Heritage Overlay to:**
    a) **Apply the Heritage Overlay over sites identified by existing heritage studies, where this has not occurred yet and is still deemed necessary.**
    b) **Remove the Heritage Overlay over sites where the protected site is demolished or the significant heritage fabric no longer exists.**

c) **Ensure that the mapping of Heritage Overlays is correct and up to date.**

d) **Ensure that requirements for each site are correct and up to date.**

7. **Finalise and implement a Structure Plan for Stratford and commence work associated with infrastructure provision and developer contributions for the town.**
8. **Carry out a land supply and options analysis for residential growth areas for the township of Sale.**
9. **Undertake a focused Rural Land Use Strategy for the Shire that addresses the location and impacts of specific issues such as intensive animal industries, dwellings and small lot subdivision in the Farming Zone and agritourism.**
10. **Complete the further strategic work included in the schedule to Clause 74.02 via Amendment C120well if the work is still required and if the resources to complete it are available. Investigate whether some of this strategic work can be carried out by or in partnership with landowners or proponents of land the subject of a planning scheme amendment.**

Appendix 1

Marked up ordinance with policy neutral and strategically justified changes to the planning scheme.

Attachment is provided under separate cover.

Appendix 2

Comprehensive list of further strategic work

The following list of work is a comprehensive list of all the further strategic work that has been identified through this planning scheme review.

Table 11: Comprehensive List of Further Strategic Work

Project name	Project source
Investigate and translate the landfill buffer provisions from Environmental Significance Overlay Schedule 7 to the Buffer Area Overlay and identify any legacy landfill sites that require buffer protection across the Shire.	2026 Planning Scheme Review
Review Schedule 4, 5, 6 to the Design and Development Overlay and Schedule 7 to the Environmental Significance Overlay to align requirements and the extent of the overlays with the Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018	2026 and 2010 Planning Scheme Reviews
Review and update Schedule 6 to the Environmental Significance Overlay and investigate the possibility of converting it into a Restructure Overlay.	2026 Planning Scheme Review
Review and potentially remove the Special Building Overlay applied to Maffra.	2026 and 2010 Planning Scheme Reviews
Review and update Schedule 8 to the Design and Development Overlay and investigate whether it could be converted into a Buffer Area Overlay	2026 Planning Scheme Review
Audit, review and update all Development Plan Overlay (DPO) schedules in the Scheme to: • Remove DPO schedules or instances of a DPO schedule where a development plan has already been prepared and development is underway or completed. • Consolidate DPOs relating to Longford and investigate whether further strategic work is needed. • Ensure that requirements for development plans do not duplicate other parts of the Scheme and other legislation. • Update or remove references to, or requirements from outdated guidelines, particularly ones related to noise, drainage, and water sensitive urban design. •	2026 Planning Scheme Review
As resources allow, progressively undertake a review of the Heritage Overlay to: • Apply the Heritage Overlay over sites identified by existing heritage studies, where this has not occurred yet and is still deemed necessary • Remove the Heritage Overlay over sites where the protected site is demolished or the significant heritage fabric no longer exists • Ensure that the mapping of Heritage Overlays is correct and up to date • Ensure that requirements for each site are correct and up to date.	2026 and 2010 Planning Scheme Reviews
Finalise and implement a Structure Plan for Stratford and commence work associated with infrastructure provision and developer contributions for the town.	2026 Planning Scheme Review
Carry out a land supply and options analysis for residential growth areas for the township of Sale.	Wellington Growth Management Strategy (2024)

Project name	Project source
Undertake a focused Rural Land Use Strategy for the Shire that addresses the location and impacts of specific issues such as intensive animal industries, dwellings and small lot subdivision in the Farming Zone and agritourism.	2026 and 2010 Planning Scheme Reviews
Complete the further strategic work included in the schedule to Clause 74.02 via Amendment C120well if the work is still required and if the resources to complete it are available. Investigate whether some of this strategic work can be carried out by or in partnership with landowners or proponents of land the subject of a planning scheme amendment.	Amendment C120well

Appendix 3

State and regional planning scheme amendments and planning practice notes issued since last planning scheme review

VC (Victorian) and GC (Group of Council) amendments.

In the last four years, 71 VC Amendments and 1 GC Amendment have introduced new policy and provisions into the WPS and many are directly relevant to this review as shown in **Table 11.**

Table 12: Comprehensive List of VC and GC Amendments Since Last Planning Scheme Review

Amendment number	In operation from	Brief description
VC228	22 November 2022	Made changes to the Victoria Planning Provisions and all planning schemes to facilitate Victoria's recovery from emergencies by allowing an exemption from operation hours for extractive industries. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC229	16 March 2023	Made changes to the VPP and all planning schemes to correct obvious or technical errors and ensure currency. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC224	28 October 2022	Amended the Victoria Planning Provisions and all planning schemes that related to declared irrigation districts and solar energy facilities, delivery exemptions, electorate offices, Future Homes, healthy waterways, land use terms, stormwater management and tree removal under VicSmart. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC226	04 November 2022	Made changes to the Victoria Planning Provisions (VPP) and all planning schemes to support emergency recovery, telecommunications, solar energy systems and community care accommodation. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC215	03 March 2023	The amendment implements the Melbourne Industrial and Land Use Plan (MICLUP) (Department of Environment, Land, Water and Planning, 2020) in the Planning Policy Framework. **Impact on the Wellington Planning Scheme** The amendment did not affect land in Wellington Shire.
VC227	14 November 2022	Made changes to the Victoria Planning Provisions (VPP) and all planning schemes to support the facilitation of container deposit scheme (CDS) infrastructure under the Victorian Governments, Recycling Victoria: a new economy policy. **Impact on the Wellington Planning Scheme** The amendment introduced 'automated collection point' as a land use and is a section 1 use in some zone schedules, including the Special Use Zone and the Comprehensive Development Zone
VC231	6 April 2023	Amended the VPP and 60 planning schemes in Victoria by amending existing planning permit exemption thresholds for dwelling extensions, out-buildings and buildings used

Amendment number	In operation from	Brief description
		for agriculture in clauses 35.03 (Rural Living Zone), 35.07 (Farming Zone) and 35.08 (Rural Activity Zone). **Impact on the Wellington Planning Scheme** The amendment allowed the threshold distance for requiring a planning permit for a building to be triggered by a setback to a waterway, wetland or designating floodplain through the schedule to the RLZ, FZ and RAZ. Schedules to these zones in the WPS have not specified any setbacks to waterways yet.
VC234	4 July 2023	Clarified noise requirements for wind energy facilities and the responsible authority for enforcement matters. Clause 52.32 was revised to refer to Division 5 Part 5.3 of the Environment Protection Regulations 2021. **Impact on the Wellington Planning Scheme** Impacts future windfarms in the Shire, or existing windfarms in the Shire seeking an extension, but has minimal impacts on the rest of the Planning Scheme.
VC238	3 August 2023	Amended clause 52.13, Victoria's container deposit scheme by revising the permit exemption threshold in clause 52.13 to enable an automated collection point to occupy 5 car spaces instead of 4 if the land contains 50 or more car spaces. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC236	14 August 2023	Supported renewable hydrogen gas production and distribution and made the Minister for Planning the responsible authority for large-scale production of hydrogen gas. **Impact on the Wellington Planning Scheme** Supports renewable energy but is of no current impact to land in the municipality.
VC242	20 September 2023	Introduced two new particular provisions to facilitate significant residential development and significant economic development through clauses 53.22 and 53.23. It also changed the RGZ, GRZ and NRZ to allow retail premises and offices subject to specific land use conditions. **Impact on the Wellington Planning Scheme** The amendment had some impact on residential and commercial land in the municipality for the provision of affordable and social housing as well as retailing and commercial premises. The GRZ and NRZ is applied to the Shire in larger towns such as Sale. A consequence of this amendment is that it may be harder to consolidate retail and commercial premises in identified town centres unless clear policy discourages out-of-centre commercial development.
VC243	22 September 2023	Supported the delivery of housing in Victoria by codifying residential development standards, implementing the Future Homes project across Victoria, removed permit requirements for single dwellings on lots of 300 square metres or more and introduced VicSmart permits for single dwellings on lots less than 300 square metres. **Impact on the Wellington Planning Scheme** The amendment had some impact on residential land in the municipality for the provision of all types of housing and their assessment. The amendment removed the ability to specify permit requirements in a schedule to the TZ, GRZ and NRZ to construct or extend one dwelling or construct or extend a fence within 3 metres of a street on a lot of 300 square metres or more. This amendment made significant changes to residential zone permit requirements and schedules.
VC217	1 December 2023	Changed the VPP and all planning schemes to implement the decriminalisation of sex work. **Impact on the Wellington Planning Scheme**

Amendment number	In operation from	Brief description
		Had some impact on land use in the municipality by removing the regulation of brothels and sex work and categorising them as businesses for the purposes of the planning scheme.
VC246	26 September 2023	Introduced new land use controls to improve facilitation of Victoria's Container Deposit Scheme by introducing a new land use term, Container deposit scheme centre, nested under Transfer station and corrections to ordinance in clause 52.13. **Impact on the Wellington Planning Scheme** The amendment introduced 'container deposit scheme' as a land use and it is made a section 2 use in the MUZ.
VC241	17 October 2023	Removed prohibitions for specified sign types for a Freeway service centre, Service station and Open sports ground in a zone where Category 4 - Sensitive areas sign controls apply. **Impact on the Wellington Planning Scheme** Had some impact on signage at Freeway service centres, service states and open sports grounds in the municipality by removing the prohibitions on signage where Category 4 signage controls apply.
VC249	15 January 2024	Revised the VPP and all planning schemes in Victoria by exempting development for a small second dwelling from Development Contributions Plan requirements and correcting typographical errors related to small second dwellings. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC244	16 February 2024	The amendment made administrative corrections to Clause 72.04 and various schedules to Clause 72.04. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC254	12 February 2024	Revised the VPP and all planning schemes related to the Birrarung-Bolin Framework Plan, proof of continuous use, signs in the Transport Zone and State projects. **Impact on the Wellington Planning Scheme** This amendment impacted signs in the Transport Zone and made changes to proof of continuous use requirements in the municipality.
VC256	15 March 2024	Revised the VPP and all planning schemes to ensure provisions are current and accurate by correcting obvious or technical errors to ensure consistency with current formatting, numbering and naming conventions, legislation, policy documents and guidelines. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC252	26 April 2025	Changed the VPP and 64 planning schemes in Victoria by correcting obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment VC253. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC259	28 March 2024	Changed the VPP and all planning schemes in Victoria by extending the transitional arrangements for a dependent person's unit for a period of 12 months. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.

Amendment number	In operation from	Brief description
VC261	4 April 2024	Expanded the operation of the existing Development Facilitation Program (DFP) planning provisions that fast-track the assessment of significant economic development by enabling an application for renewable energy facility, utility installation and associated subdivision to be assessed. **Impact on the Wellington Planning Scheme** Impacts future windfarms in the Shire, or existing windfarms in the Shire seeking an extension, but has minimal impacts on the rest of the Planning Scheme.
VC255	3 May 2024	Corrected obvious or technical errors and by making consequential changes to local schedules to align with Amendment VC243 and Amendment 253. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC262	16 August 2024	Exempted applications to remove, destroy or lop vegetation that comply if a fire prevention notice has been issued under the *Fire Rescue Victoria Act* 1958. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC272	18 December 2024	Modified the timeframes at clause 52.10 (Reconstruction After an Emergency) from 5 to 7 years. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC270	05 February 2025	Extended the outdoor dining planning exemptions under clause 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) for a further 12 months. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC263	22 November 2024	Made changes to state policy relating to special water supply catchments and water quality, as well as improved references to the Catchment and Land Protection Act 1994 and updated references to policy documents. **Impact on the Wellington Planning Scheme** Ensure that any reference to the outdated documents in the local provisions are updated.
VC273	19 December 2024	Made changes to clause 52.20 to apply to housing development that are wholly or partly funded by the Victorian or Commonwealth Governments. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC237	14 January 2025	Made changes to the VPP and all planning schemes in Victoria by introducing a permit exemption for a remote sellers packaged liquor licence under Clause 52.27, replaced references to EPA's Recommended Separation Distances for Industrial Residual Air Emissions document with the new Separation Distance Guideline and Landfill Buffer Guideline, replaced existing references to superseded state and regional waste and resource recovery plans with the new Victorian Recycling Infrastructure Plan, corrected typographical errors, updated formatting and ensured language and references are accurate and up to date. **Impact on Wellington Planning Scheme** This updated references to EPA guidelines and waste policy documents without affecting local planning policy.
VC274	28 February 2025	Introduced the Precinct Zone (PRZ) at Clause 37.10 to support housing and economic growth in priority precincts across Victoria in line with Victoria's Housing Statement,

Amendment number	In operation from	Brief description
		The Decade Ahead 2024-2034 and the Victorian Government's vision for priority precincts, including Suburban Rail Loop precincts. **Impact on Wellington Planning Scheme** Introduced new zoning tools to support housing in priority precincts but has no immediate effect as the new provisions are not currently applied in the LGA. No priority precincts were identified in Wellington and so the application of this zone in the municipality is unlikely.
VC257	25 February 2025	Introduced changes to the VPP and all planning schemes to introduce Clause 32.10 Housing Choice and Transport Zone (HCTZ) and Clause 43.06 Built Form Overlay (BFO) to support housing growth in and around activity centres and other well-serviced locations in line with Victorias Housing Statement, The Decade Ahead 2024-2034. **Impact on Wellington Planning Scheme** Introduced new zone and overlay tools to support housing in activity centres but had no immediate effect as the new provisions are not currently applied in the LGA.
VC266	03 March 2025	Extended the timeframe for the temporary planning provisions that allow for the use and development of land for a Dependent person's unit (DPU) by one year to 28 March 2026. The amendment also updated the permit requirements for DPU proposals affected by particular overlays. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC269	03 December 2024	Made changes to the VPP and all planning schemes to improve the operation of clause 53.24 Future Homes. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC267	31 March 2025	Implemented new residential development planning assessment provisions to boost housing construction to meet the housing needs of Victorians. **Impact on the Wellington Planning Scheme** Introduced a deemed-to-comply assessment pathway at Clause 55 that limited third-party review rights for eligible medium-density housing. Clause 57 was also replaced with a new clause that applies to four-storey residential developments in a residential zone. This has a large effect on the assessment of residential multi-dwelling applications. The deemed to comply assessment pathway means that the PPF, MPS as well as any decision guidelines in a schedule to the residential zone no longer needs to be considered if a proposed multiple-dwelling development meets the Clause 55 standards. If there are specific design or character objectives to be met in a residential area, Council may have to consider the use of an overlay. This should be considered if Council decides to establish neighbourhood character strategies for areas with a greater degree of housing change. The discussion of PPN 90 and 91 below provides further details about the implication of this amendment for housing in Wellington.
VC253	14 December 2023	Introduced a new land use term and siting, design and amenity requirements for a 'small second dwelling' into a range of residential and rural zones across Victoria. This replaced the land use term 'dependent person's unit' and made the planning provisions more consistent and easier to build a small second dwelling of 60 square metres or less that meets specified requirements. **Impact on the Wellington Planning Scheme** 'Dependent Person's Unit' has been included in the land use tables within the schedules to the SUZ and CDZ. Instances of these could be replaced with 'Small second dwelling' but it should be noted that the definition of both terms are different. Unintended consequences should be accounted for when updating this land use term.

Amendment number	In operation from	Brief description
VC250	1 January 2024	Supported Victoria's Gas Substitution Roadmap (Victorian Government, 2022) by prohibiting new gas connections for new dwellings, apartments and residential subdivisions where a planning permit is required. **Impact on the Wellington Planning Scheme** Will have ongoing impact for the municipality in terms of infrastructure provision.
VC247	6 October 2023	Extended planning exemptions under clauses 52.07 (Emergency recovery) and 52.18 (Coronavirus (COVID 19) pandemic and recovery exemptions) and made corrections to ordinance introduced in VC246 related to Container deposit scheme centres. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC276	2 April 2025	Introduced changes to the VPP and all planning schemes to amend all residential zone schedules and Neighbourhood Character Overlay schedules to implement the new residential development planning assessment provisions and corrected technical errors resulting from Amendment VC267. It removed most local Clause 55 variations from residential zone schedules across planning schemes state-wide, including variations on landscaping, permeability, side and rear setbacks and walls on boundary standards. Local variations to Clause 55 standards are now limited to minimum street setback, site coverage, private open space, which can only be varied permissively (see VC282). **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC280	7 April 2025	Introduced the Great Design Fast Track into the VPP and all planning schemes in Victoria. The Great Design Fast Track implemented a new planning assessment pathway to facilitate the delivery of high-quality townhouse and apartment developments. **Impact on the Wellington Planning Scheme** Introduced a fast-track assessment process for high-quality townhouse and apartment developments in suitable urban locations. This could achieve better urban design outcomes in parts of the municipality that see more substantial change (e.g. Sale). Applications made through this process will be assessed by the Minister and against certain requirements.
VC275	27 June 2025	Introduced a planning exemption for outdoor dining on public land. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC286	01 July 2025	Changed the VPP and all planning schemes in Victoria by removing the requirement for a planning permit for licensed premises. **Impact on the Wellington Planning Scheme** Impacts land used for licensed premises in the municipality and resulted in the removal of Clause 52.27 and its associated schedule. Vicsmart provisions related to licensed premises should also be removed by this Review.
VC258	04 July 2025	Improved the operation of the existing Development Facilitation Program (DFP) planning provisions at clauses 53.22 and 53.23 and expanded the program eligibility to include gas projects and saleyards. **Impact on the Wellington Planning Scheme** Could potentially have an impact on applications in the municipality not being determined by Council as the responsible authority. Saleyards are now included in Clause 53.22 (Significant economic development), and they can be assessed through the DFP pathway.

Amendment number	In operation from	Brief description
VC279	21 August 2025	Revised the land use definition of Minor utility installation in the VPP and all planning schemes to ensure the appropriate planning assessment of large battery storage systems. **Impact on the Wellington Planning Scheme** Battery storage facilities that are below 5 megawatts benefitted from planning permit exemptions as a result of this amendment. This would help facilitate Wellington's transition towards an economy based on renewable energy.
VC290	13 November 2025	Changed the VPP and 63 planning schemes in Victoria by making Abattoir a section 1 use in the table of uses where specified siting, design and amenity conditions are met in clause 35.04 Green Wedge Zone, clause 35.07 Farming Zone and clause 35.08 Rural Activity Zone. **Impact on the Wellington Planning Scheme** This amendment reduced the need for some permits in rural zones if conditions are met.
VC268	06 September 2025	Gave effect to the Victorian Transmission Plan and updated strategies to facilitate renewable energy development in declared renewable energy zones. Changed references to the Climate Action Act 2017 to ensure that planning schemes are accurate. **Impact on the Wellington Planning Scheme** The amendment gave effect to the Victorian Transmission Plan in clause 19.01-1S (Energy supply) and clause 19.01-2S (Renewable energy) and updated strategies to facilitate renewable energy development in declared renewable energy zones. A large section of Wellington is in the Gippsland Renewable Energy Zone. This implies that there will be many more transmission projects and renewable energy facilities in the future in the renewable energy zone. Local provisions need to be consistent with these state provisions.
VC282	08 September 2025	The amendment changed the VPP and all planning schemes in Victoria by introducing a revised clause 54 (One dwelling on a lot or a small second dwelling on a lot), made consequential changes to give effect to the new residential development planning assessment provision and corrected technical errors made by Amendment VC267. The Amendment removed the ability to specify local variations in clause 54 standards for permeability, side and rear setbacks, and walls on boundaries. It also restricted local variations to Clause 54 standards so that they can only be specified if varied standards are more permissive than the proposed new state-level standards. **Impact on the Wellington Planning Scheme** Is quite significant as this introduced a deemed to comply pathway for single dwelling applications subject to Clause 54 and corrected errors from Amendment VC276. Furthermore, planning authorities can no longer vary some Clause 54 and 55 standards in residential schedules. For other Clause 54 standards, planning authorities can only set standards that are more permissive than the state standard. Only the standard related to front fences can be varied permissively and restrictively.
VC283	02 September 2025	Changed the VPP and all planning schemes in Victoria to implement Plan for Victoria (Department of Transport and Planning, 2025), updated and introduced policy, removed reference to Plan Melbourne 2017-2050: Metropolitan Planning Strategy and made general drafting improvements and clarifications. **Impact on the Wellington Planning Scheme** This amendment was significant as it introduced a new housing policy that explicitly states the Shire's housing target of 8,000 homes within the WPS. It also implemented new regional plans and updated the settlement framework for each region by replacing the strategic directions and settlement framework of the Regional Growth Plans.

Amendment number	In operation from	Brief description
		The former Regional Growth Plan identified Sale as a Regional Centre; Heyfield, Yarram and Maffra as Towns; and Rosedale and Stratford as small towns. It sought to promote growth in Sale, support medium-scale growth in Rosedale, Maffra and Stratford, and support small-scale growth in Yarram and Heyfield. Other Regional Centres comparable to Sale in the Growth Plan include Leongatha and Bairnsdale. The Regional Growth Plan identifies Latrobe City (Traralgon, Morwell and Moe-Newborough) as the Regional City for the Gippsland region. The updated regional policy for Gippsland only identifies Sale as a Regional Service Centre and does not identify or provide directions for any other towns in the region. Regional service centres are defined as towns that foster economic activity and provide a key network of service hubs. The amendment also introduced new policies on urban heat and canopy trees, which affords greater climate resilience for urbanised parts of Wellington.
VC288	16 October 2025	Extended the streamlined VicSmart assessment process to include planning permit applications for the construction of two dwellings on a lot and the subdivision of land into two lots. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC289	16 October 2025	Introduced a planning permit requirement to remove, destroy or lop a canopy tree in residential areas at clause 52.37 (Canopy trees) of the VPP and all planning schemes. Minimum canopy tree replacement requirements now apply to an application to remove a canopy tree and is required to implement Action 12 of Plan for Victoria to protect and enhance canopy trees. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC292	11 September 2025	Made changes to the VPP and all planning schemes to include reference to the Neighbourhood Character Overlay (NCO) in the 'Application' section of clause 54 that was inadvertently omitted by Amendment VC282. **Impact on the Wellington Planning Scheme** Corrected errors from Amendment VC282. Administrative in nature.
VC296	17 October 2025	Reinstated the operation of the existing coronavirus (COVID-19) pandemic and recovery exemption planning provisions until 30 June 2027. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC294	27 October 2025	Reformed sign provisions to exempt specified signs from planning permit requirements and removed mandatory permit expiration dates for most signs. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC291	30 October 2025	Updated the VPP and all planning schemes to replace the Guidelines for the removal, destruction or lopping of native vegetation, 2017 with the version published in 2025 and amended clause 66.01 (Subdivision Referrals) to enable the direct referral of planning applications to Fire Rescue Victoria for the existing fire hydrant referral matter. **Impact on the Wellington Planning Scheme** Any local provisions that make reference to the previous versions of the native vegetation guidelines should be replaced with the 2025 version.
VC295	07 November 2025	Changed the VPP and all planning schemes to align the provisions with the new name for Major Road Projects Victoria (MRPV) to VIDA Roads.

Amendment number	In operation from	Brief description
		Impact on the Wellington Planning Scheme The amendment was administrative in nature.
VC297	06 March 2026	Created an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East. **Impact on the Wellington Planning Scheme** Not applicable to Wellington.
VC301	18 March 2026	Corrected clause 52.37 table of permit exemptions to ensure public authorities and municipal councils do not require a permit to remove, destroy or lop a canopy tree to construct or maintain the transport system. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC298	18 March 2026	Created an efficient approvals pathway for permits to facilitate the assessment of minor projects to support the delivery of the broader Suburban Rail Loop Authority transport program, including Suburban Rail Loop East. **Impact on the Wellington Planning Scheme** Not applicable to Wellington.
VC277	23 December 2025	Amended car parking requirements to align car parking rates with demand and reduce the number of car parks required in locations well-serviced by public transport. **Impact on Latrobe Planning Scheme** The amendment had an impact on the number of car parking spots each type of use must provide.
VC265	04 February 2026	Made corrections and updates to the VPP and all planning schemes to ensure they are current and accurate. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC271	06 February 2026	Supported the provision of energy-related infrastructure by facilitating the creation of new smaller lots for utility installations that transmit, distribute or store electricity in the Farming Zone and Rural Activity Zone. **Impact on the Wellington Planning Scheme** The amendment made the development of electrical and transmission infrastructure in rural parts of the Shire easier.
VC245	13 February 2026	Made changes to give effect to the Surf Coast Statement of Planning Policy (SPP) and Bellarine Peninsula SPP. The amendment improved the clarity of the VPP and Macedon Ranges Planning Scheme by removing the particular provision at Clause 51.07 (Macedon Ranges SPP) and made administrative changes to the Greater Geelong Planning Scheme. **Impact on the Wellington Planning Scheme** Not applicable to Wellington.
GC269	24 February 2026	Corrected obvious or technical errors and made consequential changes to local schedules to align with VC286. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC300	16 April 2026	Changed the VPP and all planning schemes in Victoria by implementing the Mid-Rise Code to introduce new deemed to comply assessment provisions for four to six storey residential development in residential zones.

Amendment number	In operation from	Brief description
		Impact on the Wellington Planning Scheme This amendment has some implications for medium to high density development that is 4-6 storeys tall. Development in Sale currently does not benefit from this change because of the building height DDOs protecting RAAF Base East Sale.
VC232	13 August 2026	Changed the VPP and all planning schemes in Victoria by correcting and updating references to government departments, statutory authorities and ministerial portfolios in local provisions following Machinery of Government changes effective 1 January 2023. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC307	20 April 2026	Amended the VPP and all planning schemes to increase the estimated cost of development thresholds for classes of VicSmart applications to account for increased building construction costs since their introduction and to provide for future cost inflation. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC248	06 May 2026	Revised bushfire planning policy and provisions in Clause 44.06 Bushfire Management Overlay and Clause 53.02 Bushfire Planning. Particularly, it updated terminology and measures, increased and clarified planning permit exemptions for dwellings and other buildings, and updated decision guidelines that apply to the Bushfire Management Overlay. The amendment also inserted decision guidelines for specified development within the bushfire prone area at clause 53.02 Bushfire Planning. **Impact on the Wellington Planning Scheme** This amendment affected how bushfire risk is considered, and how growth is planned in the municipality. It required settlement planning at the municipal level to direct growth to places with the lowest bushfire risk. This means places that area outside of BAL-LOW, BAL-12.5 and the Bushfire Prone Area (BPA), if they exist in the municipality. Clause 53.02 Bushfire Planning now applies beyond the BMO. It now controls subdivision and applications for uses where a group of people would congregate (including dwelling) in the BPA. The BPA covers the entirety of Wellington except for the built-up areas of Sale, Stratford, Maffra, Heyfield and Yarram, as well as Lake Glenmaggie.
VC308	17 April 2026	Changed the VPP and all planning schemes in Victoria to update all schedules to the Mixed Use Zone, Township Zone and Residential Growth Zone to align with the operation of the Mid-Rise Code introduced by Amendment VC300 and corrected technical errors associated with Amendment VC300. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC309	12 May 2026	Clarified that hemp brick production is included as a rural industry and requires a planning permit to produce hemp bricks in rural zones. **Impact on the Wellington Planning Scheme** This amendment has implications for any hemp brick producers in the municipality.
VC278	20 January 2026	Applied Significant Landscape Overlays (SLOs) to 17 waterways within the Yarra (Birrarung) and Waterways of the West catchments to preserve the unique landscape character, cultural values, amenity and ecological health of each waterway, strengthened state policy for waterways and updated existing SLOs within the Waterways of the West and Rivers of the Barwon catchments. **Impact on the Wellington Planning Scheme**

Amendment number	In operation from	Brief description
		The PPF now includes a policy guideline in clause 12.03-1S that establishes a 50m buffer to all waterways. Local provisions related to this should be considered for greater alignment to this change.
VC304	26 August 2026	Extended the expiry date of the Dependent Persons Unit temporary provisions. **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC311	09 June 2026	Revised clause 45.09 (Parking Overlay) to align with the changes made to clause 52.06 (Car parking) by Amendment VC277 in December 2025 as part of the car parking reforms and made consequential changes to clause 52.06. This amendment clarified the relationship between car parking requirements in Parking Overlay schedules and Clause 52.06. Specifically, minimum and maximum car parking requirements on PO schedules must be based on the land categories identified in the Car Parking Requirement (CPR) maps introduced by VC277. A new transitional provision was added to Clause 52.06. This clarified that the older parking rates still apply to any Parking Overlay schedule implemented before the commencement of Amendment VC311. A new schedule template was also introduced in the MDFC. **Impact on the Wellington Planning Scheme** The Parking Overlay is not applied to Wellington Shire.
VC312	16 June 2026	Corrected and updated the VPP and Planning Schemes to ensure they are current and accurate **Impact on the Wellington Planning Scheme** The amendment was administrative in nature.
VC313	18 September 2026	Updated the Victoria Planning Provisions and all planning schemes by amending clause 14.03-1S (Resource exploration and extraction) to strengthen support for extractive industry within areas such as Strategic Extractive Resource Areas and Extractive Industry Interest Areas. **Impact on the Wellington Planning Scheme** This Amendment had an impact on policy related to resource extraction, particularly brown coal extraction. It reinforces the need to separate coal-related development and resource areas from sensitive uses and main transport corridors. New policy guidelines have also been established to guide development in the buffer areas between extractive industry and sensitive uses. The aim of the amendment is to implement a priority action to secure future supply of natural resources from the 2025 Extractive Resources Joint Ministerial Statement 2025. The Joint Ministerial Statement seeks to renew the state government's commitment to drive ongoing investment in the extractive resources sector. The amendment may serve as a basis to update some local provisions in the Shire related to brown coal, such as ESO3. The amendment also shows that there is continued support from the state government to protect brown coal resources in Wellington.

New Planning Practice Notes and Guidance Materials

Since the last planning scheme review in June 2024, several Planning Practice Notes (PPNs) and guidance materials have been revised or introduced which impact the strategic directions and drafting of the WPS and there are others that have ongoing effect as shown in **Table 12**.

Table 13: New or Updated Ministerial Directions and Planning Practice Notes from 2024

Resource	Summary of Document	Implications for WPS
Planning Scheme Reviews, Advisory Note, March 2026	This Advisory Note provides guidance about how a planning scheme review should be undertaken and what matters it must specifically consider. A review must enhance the effectiveness and efficiency of the planning scheme and ensure that it: • Is consistent with the Ministerial Direction on the Form and Content of Planning Schemes. • Sets out effectively the policy objectives for use and development of land in the area to which the planning scheme applies. • Makes effective use of State provisions and local provisions to give effect to State and local planning policy objectives. The Advisory Note sets out the matters to be addressed in a review undertaken in 2026 including for: • Local policy and planning tools • Housing and residential development • Settlement boundaries • Green wedges • Form and content • Removing roadblocks to improvement • Environmental risks.	This Advisory Note details how a planning scheme review should be undertaken and what matters it must specifically consider. The relevant matters that are required to be assessed have been done so through this planning scheme review.
A Practitioner's Guide to Victorian Planning Schemes, August 2025 (Version 8)	The guide applies to the preparation and application of a planning scheme provision in Victoria. It is primarily intended for use by practitioners considering or preparing a new or revised provision for a planning scheme. The guide sets out and explains: • The principles that should underpin the creation, selection and application of a planning scheme provision. • How a planning scheme relates to the VPP. • Rules and advice about how the various components of a planning scheme operate. • How to select, write and apply various elements of a planning scheme.	This guide establishes the VPP principles and good drafting conventions and examples. It must be followed when preparing a planning scheme policy or provision and has been updated and in operation since the last review. The guide has been used to carry out this planning scheme review.
Strategic Assessment Guidelines (Planning Practice Note 46)	Planning Practice Note 46 – *Strategic Assessment Guidelines*, requires a planning authority to evaluate and determine how an amendment addresses strategic considerations and what should be considered as part of the Ministerial Direction 11. The PPN outlines a consistent framework for preparing and evaluating a proposed planning scheme amendment and its outcomes. The	This PPN is critical in terms of determining the strategic basis for an amendment and the level of strategic justification and information requirements for a planning scheme amendment.

Resource	Summary of Document	Implications for WPS
	appropriate application of these outcomes is a requirement of the authorisation process for a planning scheme amendment.	
Ministerial Direction on the Form and Content of Planning Schemes (MDFC), last updated 19 March 2026	This Direction provides the schedule template for zone, overlay, particular provision and general provision schedules and how local planning schemes are to be prepared based on the VPP. It includes requirements and parameters about how State provisions can be applied at the local level and how local provisions can be given effect.	This PPN gives guidance on how the schedule to each eligible clause should be drafted. It outlines the essential components of each schedule and what can or cannot be included. The MDFC has been used to carry out this planning scheme review.
Ministerial Direction 22, Climate Change Consideration, 11 September 2025	This Direction aims to ensure that climate change considerations are formally undertaken by a planning authority having regard to requirements for minimising greenhouse gas emissions and increasing resilience to climate change risks through the preparation of a planning scheme or amendment to a planning scheme. Such considerations should inform future directions or measures relevant to strategic or precinct-scale responses. This must aim for the minimisation of greenhouse gas emissions and increasing resilience to climate change risks that respond appropriately to sections 5a) to d) and 6 a) to c) of the Ministerial Direction.	This Direction is triggered for the preparation of a planning scheme or any planning scheme amendment (including a planning scheme review) and specifies the matters relating to climate change considerations for a planning authority.
Activity Centre Zone Mapping Style Guide	The guidelines assist in the production of Framework Plans and Precinct Maps to be included in an Activity Centre Zone Schedule. It explains what needs to be shown on the maps, how to best represent this, the importance of accuracy, cartography and legibility and the relationship to planning scheme provisions. The principles can be applied universally to mapping preparation.	The mapping style guide provides useful tips in the preparation of maps for planning scheme strategic framework plans and schedules.
PPN32 – Review of Planning Schemes (Updated 2025)	This PPN explains processes and good practice for reviewing planning schemes, including how planning authorities should assess elements of their scheme, articulate policy objectives and format their schemes for useability and consistency. These practices and principles have been implemented in this review.	The PPN has ongoing effect for planning scheme reviews, although it has not been updated with recently updated guidelines (see Planning Scheme Reviews, Advisory Note, March 2026)
PPN37 – Rural Residential Development (2025)	Guidance is provided on issues relating to rural residential development, land capability, environmental considerations and natural hazard avoidance.	Wellington is an area that is under significant pressure for additional rural residential development and the need to maintain productive agriculture is a key planning issue
Applying the Rural Zones, (Planning Practice Note 42)	This PPN provides guidance to planning authorities about the: • Strategic work required to apply the Farming Zone, Rural Activity Zone, Rural Conservation Zone, Green Wedge Zone, Green Wedge A Zone and Rural Living Zone. • Purposes and features of each zone and where they may be applied.	This PPN provides direction about the drafting and application of the rural zones in planning schemes. It requires strategic planning objectives for rural land to be implemented through appropriate use of the rural zones and schedules. The PPN requires planning authorities to think strategically

Resource	Summary of Document	Implications for WPS
	• The PPN seeks to ensure that the most appropriate rural zones are used to achieve a planning authority's rural strategic planning objectives.	about their farming areas and rural settlement patterns, so that sustainable farming is promoted and potential conflicts between farming and other land uses are avoided. This emphasises farming as the dominant land use and all other land uses as subordinate to farming.
PPN55 – Planning in Open Drinking Water Catchments (Published June 2024)	Guidance is provided on land use, planning permit considerations and protections for open drinking water catchments (as defined in the *Catchment and Land Protection Act 1994)* including environmental safeguards for water quality and effluent management.	A significant part of the Shire is within Special Water Supply Catchment Areas. Schedule 8 to the ESO also protects certain borehole or infiltration points within these catchment areas. Land use or development in these areas should be managed carefully to minimise the impact on water quality and risks to human health.
Role of Mandatory Provisions in Planning Schemes (Planning Practice Note 59)	This PPN outlines the role of mandatory provisions in planning schemes where mandatory provisions are to provide certainty and ensure a preferable and efficient outcome with an overall net community benefit. It outlines the principle of the performance-based approach of the VPP and that good planning outcomes should not be compromised by a mandatory planning scheme control. The PPN provides criteria for the assessment of whether a provision should be mandatory or not and how to draft a mandatory provision if that is included.	This PPN provides guidance for the use of mandatory provisions and in the drafting of mandatory controls such as built form controls. Mandatory controls should be based on achieving a clear strategic outcome that are unable to be achieved with discretionary controls.
Planning for Housing and Using the Residential Zones (Planning Practice Notes 90 and 91), January 2026	Information and guidance are provided about how to plan for housing growth to meet municipal housing targets and ensure planning schemes have sufficient capacity for new homes. The PPN details how to plan for a municipality's housing needs and best practice approaches in applying strategy, policy and tools that are aligned with state planning policy and local housing strategies. Key to providing a plan for housing is the development of a residential development framework that aims to provide for a range of housing opportunities across a municipality that meets housing targets. This usually comprises a local housing strategy, analysis from the DTP's Housing Capacity Assessment Platform tool (HCAP) and Access to Opportunities and Services tool (ATOS), as well as an assessment of other pieces of strategic work (e.g. heritage, landscape, environment, neighbourhood character or land capability studies). Change areas are identified and categorised into minimal, incremental and substantial change areas or a greater breakdown where there is a strong strategic basis. Built form outcomes are driven by the	The two PPNs re-establish the hierarchy of considerations that need to be taken when planning for where to locate new residential development. Locating sufficient housing close to jobs and achieving an area's housing targets is now the most significant consideration when it comes to identifying places to grow. Other factors such as environmental constraints or neighbourhood character are secondary considerations. The new PPNs align with the changes brought about by VC267, VC283 and other amendments which implement Plan for Victoria and Victoria's Housing Statement. Local provisions of the Planning Scheme should ensure that policies, strategies and provisions for settlement aligns with the

Resource	Summary of Document	Implications for WPS
	application of specific types of residential zones to deliver appropriate levels of housing.	outputs of the HCAP and ATOS tools. Council should also ensure that the use of residential zones within the municipality aligns with the guidance of PPN91.
Managing buffers for land use compatibility (Planning Practice Note 92)	The PPN provides guidance about planning for land use compatibility and the PPF and planning requirements relating to the management of buffers such as Clause 53.10 - Uses and activities with potential adverse impacts and Clause 44.08 - Buffer Area Overlay (BAO). The BAO supports implementation of the objective and strategies in Clause 13.07-1S - Land use compatibility. The BAO complements Clause 53.10 to help ensure that industry establishes appropriately and addresses the reverse situation so that land use and development around existing industry is appropriate. Buffers can be used to manage both land use and development and should be applied to address different issues of risk and land use compatibility.	The PPN provides clearer guidance for industrial uses and maintaining separation distances to sensitive uses and how to apply the BAO to industrial facilities. The ESO is still used as a tool to maintain reverse amenity buffers for landfills and potential coal extraction areas in the Shire. Intensive animal industries and gas infrastructure in the Shire could also be protected from the encroachment of sensitive uses using the BAO.
Implementing a Strategic Settlement Boundary (Planning Practice Note 99), April 2026	This PPN provides guidance on how to introduce or change urban limits in regional Victoria. Advice aims to manage outward urban sprawl, while also protecting the state's valuable natural and agricultural assets. It clarifies how logical and enduring boundaries should be applied to settlements and how these boundaries operate to ensure that housing and infrastructure are delivered in an integrated, compact and sustainable manner.	This PPN supports the existing strategic work that has been undertaken for the municipality's settlements. Any new town structure plans will need to be consistent with the guidance provided in the PPN, particularly the strategic settlement boundary principles.
Strategic planning for waterways (Planning Practice Note 97), January 2026	This practice note provides guidance to planning authorities on how to plan strategically for waterway protection. It outlines how to identify, plan for and protect the values of waterways through planning scheme tools and other strategic work.	This PPN is important to consider when reviewing the schedules of environmental overlays that protect the municipality's rivers, creeks and other waterways. The PPN also establishes what is and is not considered as part of a waterway corridor.
Permit applications in waterway corridors (Planning Practice Note 98), January 2026	This PPN provides guidance on how to consider planning permit applications close to waterways. It supports planners and applicants to consider how development may impact waterway health and corridor function. It applies where an overlay control exists to protect a waterway such as an SLO or ESO, or when considering the PPF for any other planning permit application close to a waterway	This PPN assists the assessment of applications within waterway corridors and how to consider state planning policy for waterways.

Appendix 4

Responses from referral authorities and other stakeholders

Australian Gas Network

Upon review of Schedule 10 to Clause 43.04 – Development Plan Overlay, AGN recommends the following changes to be considered:

1. There is no mention of the high-pressure gas transmission pipeline infrastructure in this area. Pipeline License 43 – Longford to Sale Pipeline is located within the development area and abuts precinct 1 (see attached image).

Australian Gas Network- attached map of pipeline in Longford



Action: AGN recommends that this infrastructure is mapped on the development plan.

2. AGN seeks to limit sensitive uses, essentially uses which attract crowds, hinder the ability for individuals to escape the area if there is a pipeline rupture. Uses such as shopping centres, medical

centres, childcare, schools, prisons, and community centres. If such a development is proposed, the developer/ person instigating the change will be required to complete a Safety Management Study (SMS) to AGN's satisfaction.

Action: Any development within 65 metres (the measurement length) of the pipeline should be referred to AGN.

3. Australian Gas Networks (AGN) is now the owner of the high-pressure gas transmission pipeline, not APA Group (as stated in Part 4 – list of service authorities).

Action: Please make the change from APA Group to Australian Gas Networks.

Please consider this a formal response from the Australian Gas Networks (AGN) a company owned by Australian Gas Infrastructure Group (AGIG) of companies.

Department of Energy, Environment and Climate Action (Environment portfolio)

DEECA feedback is sought on the existing policy and provisions, including advice on:

- Changes that should be made to schedule 66.04 and schedule 66.06 in relation to local referral authorities
- Words or provisions in local schedules that should be deleted and the reasons why
- Words or provisions that should be amended, the suggested wording and the reasons why
- New words or provisions to be included, the reason why and the strategic justification

DEECA has considered the planning scheme review on behalf of the Secretary of DEECA (as constituted under Part 2 of the *Conservation, Forests and Lands Act* 1987). The Secretary of DEECA is identified as having the following referral and notice roles pursuant to section 55 and 52(1)(c) of the *Planning and Environment Act* 1987 (the Act) in the Wellington Planning Scheme.

DEECA is not identified as having any local referral or notice roles under the Schedule to Clause 66.04 (Referral of Permit Applications under Local Provisions) or Clause 66.06 (Notice of Permit Applications under Local Provisions) pursuant to section 55 or section 52(1)(c) of the Planning and Environment Act 1987.

However, DEECA is identified as a referral authority whose views may be sought by the responsible authority where the responsible authority considers those views relevant to its assessment of the application under the following provisions:

- Schedule 2 to Clause 42.01 Environmental Significance Overlay
- Schedule 9 to Clause 43.04 Development Plan Overlay
- Schedule 10 to Clause 43.04 Development Plan Overlay
- Schedule 11 to Clause 43.04 Development Plan Overlay
- Schedule 14 to Clause 43.04 Development Plan Overlay

Comments

DEECA provides the following comments in respect of above listed referral and notice roles listed in the decision guidelines of the above listed provisions.

<u>Referral authority / person to be notified</u>

DEECA advises that the referral authority and person to be notified under Clauses 66.02-2 and 66.05 (including references at Clauses 67.02-2) of the Wellington Planning Scheme should identify the Secretary to the Department of Energy, Environment and Climate Action, as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*, to reflect the Machinery of Government changes of 1 January 2023 and the preferred legal name.

Additionally, any decision guideline of a provision requiring the responsible authority to seek the views of the Department of Environment, Land, Water and Planning under section 52 of the Act, where the responsible authority consider those views are relevant to its assessment of an application, should be amended to refer to the Department of Energy, Environment and Climate Action.

Other matters

DEECA have undertaken a high-level review of the planning provisions and provides the following comments on other matters relevant to its departmental interests.

Environmental Significance Overlay – Schedule 1 and Schedule 2 (ESO1 and ESO2)

DEECA recommends that consideration should be given to amending ESO1 and ESO2 to include a decision guideline requiring consideration of potential stormwater impacts and the adequacy of proposed stormwater management measures to minimise risks to waterways from pollution and altered flow regimes. Proposed controls should be assessed in accordance with best practice guidance in Urban Stormwater Management Guidance (EPA Victoria Publication 1739.1, May 2025) and the general environmental duty under the *Environment Protection Act* 2017 to evaluate their ability to maintain the ecological integrity and long-term hydrological functioning of coastal, wetland and Ramsar environments.

The Gippsland Lakes Ramsar Site Management Plan 2024 provides an evidence base to review and reflect contemporary biodiversity values and threats to coastal, wetland and Ramsar environments in the ESO1 and ESO2 schedules. The Plan recognises the Gippsland Lakes as a complex Ramsar wetland system comprising the main lakes, freshwater and variably saline wetlands, hypersaline wetlands, seagrass communities, saltmarsh, fringing native vegetation, threatened wetland flora and frogs, native fish, waterbirds and migratory shorebird habitat. It also identifies key threats to the ecological character of the site, including sea level rise, altered hydrological regimes, increasing salinity, nutrient and sediment inputs, invasive species, recreational disturbance, vehicle impacts on saltmarsh communities, and direct physical damage to habitat.

DEECA recommends that any review of ESO1 consider amending the environmental objectives to explicitly recognise Ramsar values, wetland ecosystems, habitat connectivity and climate adaptation. Consideration should also be given to reviewing the application requirements and decision guidelines to ensure they appropriately address Ramsar ecological character, wetland values, threatened species habitat, habitat connectivity and cumulative impacts. Suggested amendments for consideration are contained in Appendix 1 of this response.

Environmental Significance Overlay – Schedule 4

The Wellington Integrated Water Management Plan 2020–2030 identifies Lake Guthridge as a significant stormwater harvesting, reuse and urban water management asset. However, the current schedule provides limited recognition of the lake's role in stormwater management or in supporting broader biodiversity values, ecological functions and water quality objectives. A review of this schedule may present an opportunity to better reflect contemporary environmental values associated with the Lake Guthridge environs, including its importance as habitat for a Grey-headed Flying-fox Pteropus poliocephalus colony, a species listed as Vulnerable under the Environment Protection and Biodiversity Conservation Act 1999.

Vegetation Protection Overlay – Schedule 1 (VPO1)

VPO1 applies to limited areas around Yarram and Woodside and seeks to protect native vegetation of high conservation value, including remnant vegetation, threatened flora and fauna habitat, wildlife corridors, and vegetation that contributes to landscape, erosion, salinity and water quality outcomes.

While VPO1 was amended through Amendment C106well in 2019, the schedule remains broadly consistent with the earlier VPO approach and continues to rely on outdated background documents. The current review presents an opportunity to assess whether the overlay remains appropriately applied across the municipality and whether additional or more targeted VPO schedules are warranted.

DEECA also recommends updating the schedule's background document references, including Victoria's Native Vegetation Management: A Framework for Action (2002) and the (Draft) West Gippsland Native Vegetation Plan (2000), which have been superseded by current native vegetation policy and assessment frameworks.

Local policy

A review of the planning scheme may provide an opportunity to expand Clause 12.03-1L to recognise additional waterways of regional significance, including the Gippsland Lakes Ramsar Site (including Sale Common) and the Thomson River downstream of Cowwarr Weir, and to incorporate reference to current regional waterway strategies.

DEECA also suggest Clause 19.03-3L be reviewed to ensure alignment with the Wellington Integrated Water Management Plan 2020–2030 and contemporary integrated water management policy and guidance, including consideration of alternative water supplies, water efficiency, stormwater harvesting and reuse, and urban cooling outcomes.

Further strategic work

The current planning scheme includes biodiversity-related ESO and VPO controls; however, it is unclear whether the spatial extent of existing controls adequately captures the full range of significant biodiversity values across the municipality.

Several regionally significant biodiversity values appear to occur outside areas currently subject to targeted biodiversity-related overlays. This is particularly relevant given the range of land use and development pressures affecting the municipality, including agricultural development, subdivision, infrastructure and renewable energy projects, where biodiversity-related overlays can assist in identifying significant biodiversity values and informing strategic planning outcomes.

DEECA suggests that any further strategic biodiversity work:

- assess whether significant remnant native vegetation, habitat corridors, connectivity linkages and other biodiversity values on private land are adequately protected by existing ESO and VPO controls across the Mullungdung–Darriman, Red Gum Plains, Gippsland Lakes and Strzelecki landscapes, having regard to biodiversity priorities identified in the West Gippsland Regional Catchment Strategy 2021–2027, including landscape connectivity, strategic biolinks and habitat for threatened fauna;
- assess whether habitat corridors, riparian vegetation, wetland buffers and coastal vegetation associated with the Jack and Albert River catchments, Corner Inlet and the Gippsland Lakes are adequately captured by existing biodiversity-related planning controls, and whether significant biodiversity values beyond the current extent of ESO controls warrant additional protection, having regard to priorities identified in the Corner Inlet Water Quality Improvement Plan and the West Gippsland Regional Catchment Strategy; and
- identify whether additional planning controls are required to protect threatened ecological communities and other significant native vegetation communities, including the Plains Grassland (South Gippsland) Community, Forest Red Gum Grassy Woodland Community, Gippsland Red Gum (Eucalyptus tereticornis subsp. mediana) Grassy Woodland and Associated Native Grassland, Strzeleckis Warm Temperate Rainforest, Cool Temperate Rainforest, and other significant grassland, woodland and rainforest remnants where present.

DEECA would be pleased to meet and discuss this advice further as the review progresses.

Department of Energy, Environment and Climate Action (Environment portfolio)- proposed changes to Schedule 1 to the Environmental Significance Overlay

APPENDIX 1

The following suggested ordinance text is provided for Council's consideration.

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY
COASTAL AND GIPPSLAND LAKES ENVIRONS

1.0 Statement of environmental significance

The Ninety Mile Beach and Gippsland Lakes and their environs are some of the most significant environmental, landscape, and recreational areas within the State of Victoria.

The coast and lakes systems comprise easily disturbed ecosystems susceptible to soil erosion, ground and surface water pollution, and habitat disturbance.

In particular, areas which have been developed as coastal settlements and towns along the Ninety Mile Beach are beginning to cause significant environmental management problems, including loss of water and soil quality, as well as loss of native vegetation.

There are 11,200 subdivided lots along the Ninety Mile Beach between Paradise Beach and the Honeysuckles, east of Seaspray. These lots occur both on the sand dunes of the Ninety Mile Beach and on the adjacent sandy soils. None of the lots is connected to reticulated water or sewerage systems. Investigations have revealed evidence of groundwater contamination at Loch Sport. Development has been encouraged to occur within the township areas of Paradise Beach, Golden Beach and at the Honeysuckles.

There are significant environmental issues in this area, including water quality, landscape, protection of primary and secondary sand dunes, flooding, protection of vegetation habitat, impacts on neighbouring wetlands and coastal parks. Coastal and estuarine systems are vulnerable to human development.

The Coastal and Gippsland Lakes Environs include nationally and internationally significant coastal, estuarine, wetland and Ramsar environments, including the Gippsland Lakes Ramsar Site, coastal dune systems, wetlands, saltmarsh, seagrass communities, native vegetation, waterbird habitat, migratory shorebird habitat and threatened species habitat.

These environments support important biodiversity values and ecological processes, including hydrological function, habitat connectivity, water quality and ecological character.
Significant threats include habitat loss and fragmentation, altered hydrology, erosion, pollution, invasive species, recreational disturbance, climate change impacts, sea level rise and the cumulative impacts of development and infrastructure.

2.0 Environmental objective to be achieved

- *To ensure that the development of land is compatible with the environmentally sensitive coastal area, including the Gippsland Lakes.*
- *To conserve and enhance the environmental quality of the coastal area.*
- *To protect and enhance the natural beauty of the coastal landscape.*
- *To protect and enhance the visual amenity and landscape of the coastal area.*
- *To minimise the risk of erosion, pollution, and destruction by fire.*
- *To minimise the impact of human activities on the ecological values of the coastal and lakes environments.*
- *To protect and enhance the ecological character of the Gippsland Lakes Ramsar Site.*
- *To protect and enhance wetlands, estuarine environments, native vegetation, habitat connectivity and threatened species habitat.*
- *To maintain ecological processes and hydrological functions that support coastal, wetland and estuarine ecosystems.*
- *To avoid or minimise habitat fragmentation and the loss of biodiversity values.*

- *To ensure development responds to climate change risks, including sea level rise, altered hydrology and changing coastal processes.*
- *To avoid or minimise cumulative impacts on biodiversity values and ecological systems.*

4.0 Application requirements

~~*None specified.*~~

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- *A site plan identifying wetlands, waterways, native vegetation and other significant habitat features.*
- *Information describing biodiversity values that may be affected by the proposal.*
- *Details of measures to avoid, minimise or mitigate impacts on biodiversity values, habitat connectivity, wetlands and waterways.*
- *Stormwater and wastewater management measures, where relevant.*

5.0 Decision Guidelines

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- *Incorporates stormwater systems which prevent high nutrient and sediment concentration entering waterways, wetlands and groundwater.*
- *Incorporates stormwater systems which minimise nutrient, sediment and flow volume entering waterways, wetlands and groundwater.*
- *Avoids the discharge of wastes unless it can be demonstrated that the wastes can be assimilated without detrimental effect to the receiving environment.*
- *Avoids and/or controls waste discharges to areas of high conservation significance.*
- *Complements the scale, height, colour, materials, and finishes of buildings with the coastal environment and any identified local settlement character, with the intent of minimising any visual impact, including visual impact as seen from the water.*
- *Minimises ground surface disturbance.*
- *Minimises the impact of construction (including construction of roads) within prominent areas such as hillsides, promontories, ridge-lines and headlands.*
- *Avoids the construction (including construction of roads) and works in fragile or unstable areas, including land subject to inundation and land adjoining coastal or lake foreshore boundaries.*
- *Protects sensitive coastal and foreshore vegetation, in particular heath-lands and dune vegetation, from clearing, pollution, grazing, and trampling.*
- *Emphasises the use of indigenous species in revegetation programs.*
- *Takes into account coastal processes for all construction and development on the coast.*
- *Takes into account possible sea and water level rises when planning the siting and design of buildings and works.*
- *Avoids development with any associated wastewater within 100 metres of a waterway, wetland, coastal foreshore boundary or lake foreshore boundary.*
- *Enables the built form of commercial and community facilities to reflect the individual character of the settlement within which it is to be developed.*
- *Ensures that the scale, height and materials of buildings complements the coastal environment and local township character.*
- *Includes provision for the retention of vegetation and fauna habitat, the need to revegetate riparian buffers along waterways, gullies, ridge-lines, property boundaries and recharge areas, as well as site management measures to minimise the occurrence of salinity, erosion, groundwater and surface water problems for applications for agricultural use or development.*
- *The impact of the proposal on the ecological character of the Gippsland Lakes Ramsar Site.*
- *The impact of the proposal on wetlands, waterways, estuarine environments and coastal ecosystems.*
- *The impact of the proposal on native vegetation, threatened species habitat and habitat connectivity.*
- *Whether the proposal avoids fragmentation of habitat corridors and significant vegetation.*
- *The cumulative impacts of development on biodiversity values, ecological processes, water quality and hydrological function.*
- *Opportunities to retain, restore or enhance native vegetation and habitat values.*
- *The implications of climate change, including sea level rise, altered hydrology and changing coastal processes.*

Environmental Protection Authority Victoria- first response

RE: WELLINGTON PLANNING SCHEME REVIEW 2026

EPA understands that Council is specifically seeking EPA's views on:

- EPA's role under Clause 66.04. and Clause 66.06
- EPA's role in informal referrals
- Any wording or provisions in the Wellington Planning Scheme that should be removed, amended, or added, with suggested wording and reasons.

EPA's role under Clause 66.04 and Clause 66.06

Clause 66.04 - lists EPA as a Determining Referral Authority in sub-clause 4 of Schedule 2 to Clause 37.01 (Special Use Zone – SUZ2) for an application to subdivide the land or for an application for buildings and works, which must be referred in accordance with section 55 of the *Planning and Environment Act* 1987 (the Act).

However, sub-clause 3 (Subdivision) of SUZ2 does not specify a permit trigger. Therefore, it is not clear to EPA how the mechanism for referral to EPA would function. EPA considers this should be clarified so that the schedule is consistent with the intention of clause 66.04.

Clause 66.06 - EPA is not listed as a referral authority. EPA does not have any feedback for the existing schedule to clause 66.06.

EPA's role in informal referrals

It is noted that the referral letter received by EPA states that 'EPA is a referral authority under SUZ6, ESO7 and DPO14'. EPA notes that while these schedules require consideration of EPA's views, EPA is not identified as a referral authority in schedules to Clauses 66.04 or 66.06 and therefore has no formal referral status.

Notwithstanding, planning permit applications may be referred to EPA for comment under section 52 of the Act where necessary.

Any wording or provisions in the Wellington Planning Scheme that should be removed, amended, or added

Schedule 4 to SUZ (SUZ4) – Firebrace Road, Heyfield – Transition Road

Clause 2.0 in SUZ4 currently includes the following wording:

"Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority"

Council should update this wording in this clause and other parts of the planning scheme, so that it is consistent with current terminology as follows:

'Whether a Development Licence or Operating Licence is required from the Environment Protection Authority'

Schedule 6 to SUZ (SUZ6) - Sale Greyhound Racing Facility

EPA notes that reference to NIRV and SEPP N-2 in this Schedule and other parts of the Planning Scheme are outdated and should be updated to '*Noise Limit and Assessment Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues*' (Publication 1826.5, Environment Protection Authority, September 2025).

Schedule 3 to Clause 42.01 Environmental Significance Overlay (ESO3)

Clause 3.0 of ESO3 currently includes the following wording:

"…a Waste Discharge Licence, Works Approval or Pollution Abatement Notice under the Environment Protection Act 1970"

Council should update this wording in this clause and other parts of the planning scheme, so that it is consistent with current terminology as follows:

'A Permission or Notice under the Environment Protection Act, 2017'

Environmental Protection Authority Victoria- second response

Thank you for the clarification and questions in your email on 5 August 2026 below. Apologies for the delay in providing a response.

EPA provided views to Council regarding the Wellington Planning Scheme review on 31 July 2026. Following receipt of EPA's response, Council sought additional information from EPA.

The following additional comments should be considered in conjunction with EPA's previous advice.

Clause	EPA additional comments 19/08/2026
Schedule to Clauses 66.04 for SUZ4 and SUZ5	Council have requested to include EPA in schedule to Clauses 66.04 for SUZ4 and SUZ5. The reference to EPA licence requirements and guidelines included in Schedules to SUZ4 and SUZ5 do not constitute a formal referral requirement. Planning permit applications may be referred to EPA for comment under section 52 of the Act or referral to EPA may be required as per Clause 66.02-1 or 66.02-7. Therefore, EPA does not request to be listed as a referral or notification in Clauses 66.04 nor 66.06 for SUZ4 or SUZ5.
SUZ6	In addition to the previous advice regarding SUZ6, EPA suggests removing reference to EPA from this schedule.
ESO7	Further to EPA's previous comment on ESO7, EPA notes that the Decision Guidelines to ESO7 requires the Responsible Authority to consider "The views of the Environmental Protection Authority". EPA is not listed as a referral authority in schedule to Clause 66.04, nor as a notification authority in Schedule to Clause 66.06 for the ESO7. EPA advises that EPA Publication 1950 – Landfill Buffer Guideline (https://www.epa.vic.gov.au/landfill-buffer-guidelines) provides guidance to support the Responsible Authority in making decisions regarding the landfill buffer. EPA therefore advises that the above reference to EPA in ESO7, may be removed, and EPA does not need to be listed in schedules to Clauses 66.04 nor 66.06.
DPO14	The sub-section titled: 'Requirements for the development plan' of this schedule includes "Meeting any requirements of (as appropriate); Environmental Protection Authority…" EPA is not currently listed in schedules to Clauses 66.04 nor 66.06 for DPO14 and EPA does not need to be added in either schedule.
Clause 66.04	As mentioned in our previous response the Schedule to Clause 66.04 lists the EPA as a Determining Referral Authority for buildings and works under Schedule 2 to Clause 37.01 (SUZ2- Fulham Prison). EPA highlights that there is nothing in the SUZ2 which indicates the reasoning for EPA's role. EPA therefore requires that this referral requirement be removed.

Hope this additional comment clarifies the matters raised in your email below. Should you have any other questions, please do not hesitate to contact EPA.

Gippsland Water

Gippsland Water request that Clause 66.04 is updated as follows;

- That Gippsland Water are identified as a Determining Authority for Schedules 10, 11 and 14 of Clause 43.04
- That Gippsland Water are identified as a Determining Authority for Clause 5.0 of Schedule 8 of Clause 42.01 for all applications.

Victoria Health Building Authority

VIDA Health/VHBA currently manage the Hospital Emergency Medical Service Helicopter Flight Path Protection Program by agreement on behalf of the Department of Health. As part of the program we are responsible for acting on behalf of the Department of Health as the S55 determining referral authority for all 32 helicopter landing sites (HLSs) that are protected by overlays in local planning schemes.

This means we are responsible for any referrals received under DDO10 and DDO11 in relation to the Yarram Recreation Reserve Helicopter Landing Site (HLS).

The VHBA are currently in the process of undertaking an update to these protection overlays via a series of GC Amendments. This involves replacing the existing DDOs with Specific Control Overlays and associated HLS specific incorporated documents.

- Tranche 1 – GC242 -was approved by the Minister and gazetted on 21 March 2025.
- Tranche 2 – GC277 – was submitted in May 2026 and is currently with the Minister for Planning.
- Tranche 3 – is in early development but will include amendments to the remaining sites including the one at Yarram. We envisage we will be seek to consult on this amendment towards the end of 2026/ early 2027.

Consequently, the provisions relating to DDO10 and DDO11 (including at schedule 66.04) as they are currently written in the Wellington Planning Scheme remain current and do not require any changes.

West Gippsland Catchment Management Authority

Thank you for your enquiry received at the West Gippsland Catchment Management Authority ('the WGCMA') on 7 July 2026 in relation to the Wellington Planning Scheme Review 2026.

The WGCMA has reviewed the relevant clauses listed in your 7 July 2026 correspondence and offers the following comments.

<u>Special Use Zone (SUZ) 37.01 Schedule 4 and 5 (Firebrace Road Heyfield)</u>

We note that the application requirements for subdivision of land within the SUZ 4 and 5 include a requirement for applications to include a drainage plan to the satisfaction of the catchment management authority. The WGCMA supports this requirement.

WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 37.01 (schedules 4 and 5).

<u>Comprehensive Development Zone 37.02 Schedule 1 (Sale Golf Club redevelopment)</u>

WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 37.02 to ensure that matters relating to flooding and waterway health can be addressed to our satisfaction through the application process.

<u>Vegetation Protection Overlay 42.02 Schedule 1</u>

The WGCMA notes that the background documents and decision guidelines under 42.02 Schedule 1 refer to the draft West Gippsland Native Vegetation Plan (2000). The WGCMA advises that this document is outdated no longer relevant. The WGCMA requests that any reference to this document be removed from the background documents and decision guidelines listed in 1.0 and 5.0 of Schedule 1.

The WGCMA does not wish to be a referral authority under clause 42.02. The WGCMA is satisfied that DEECA is the appropriate referral authority for applications relating to vegetation removal.

Development Plan Overlay 43.04

Schedule 5 – Industrial areas with complex infrastructure requirements

We note the requirement for a development plan under 43.04 Schedule 5 to include a drainage plan to the satisfaction of the catchment management authority. The WGCMA supports this requirement.

WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 43.04 Schedule 5.

Schedule 7 – Sale Greyhound Racing Facility

We note the requirement for a development plan under 43.04 Schedule 7 to include a drainage plan to the satisfaction of the catchment management authority. The WGCMA supports this requirement.

We note that dot point 7 under 'Drainage Plan' refers to the "relevant water authority" and suggest that this should refer to the "relevant catchment management authority" instead.

WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications under clause 43.04 Schedule 7.

Schedule 8 – Rural living area bound by Williams Road, Willung Road, Hoopers Road and Friends Road, Rosedale

We note the requirement for a development plan under 43.04 Schedule 8 to include a drainage plan to the satisfaction of the catchment management authority. The WGCMA supports this requirement.

WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 43.04 Schedule 8.

Schedule 9 – Wurruk Growth Area

We note the requirement for a stormwater management plan to be prepared in support of any planning permit application for subdivision of the land within this Schedule.

The WGCMA requests that the wording of dot point 6 under section 3.0 'Conditions and requirements for permits' be amended to refer to the need for a "waterway management plan" rather than a "water management plan". The intent of the requirement is to manage the waterway and surrounding riparian areas/buffers, not to manage the water itself.

The development plan also requires consideration of flooding and waterway health.

WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 43.04 Schedule 9.

Schedule 10 – Longford

WGCMA notes that the map provided in Schedule 10 does not align with the mapping of the DPO10 in the VicPlan online mapping tool, which only shows precincts 3 and 11 within the DPO10.

Given the potential impact of development on local drainage, waterway health and the downstream Ramsar wetlands, WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 43.04 Schedule 10.

Schedule 11 – Low Density Residential Areas

We note the requirement for a "water management plan" to be prepared in support of any planning permit application for subdivision of the land within this Schedule containing a designated waterway.

The WGCMA requests that the wording of dot point 3 under section 3.0 'Conditions and requirements for permits' be amended to refer to the need for a "waterway management plan" rather than a "water management plan". The intent of the requirement is to manage the waterway and surrounding riparian areas/buffers, not to manage the water itself.

Given the potential impact of development on local drainage and waterway health, WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 43.04 Schedule 11.

Schedule 12 – West Sale Aerodrome Industrial Precinct

We note the requirement for a development plan under Schedule 12 of 43.04 to include a stormwater management plan to the satisfaction of the catchment management authority. The WGCMA supports this requirement.

WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 43.04 Schedule 12.

Schedule 14 – Longford Development Plan Precinct Areas

WGCMA notes that the map provided in Schedule 12 does not align with the mapping of the DPO14 in the VicPlan online mapping tool, which only shows precincts 9 and 10 within the DPO14.

Please amend dot point 2 under section 4.0 'Requirements for development plan' to refer to impact on 'Ramsar' listed wetlands, not RAMSAR. Ramsar is not an acronym, rather a city in Iran where the international treaty was signed.

Given the potential impact of development on local drainage, waterway health and the downstream Ramsar wetlands, WGCMA requests that clause 66.04 be amended to include WGCMA as a recommending referral authority for applications to subdivide land under clause 43.04 Schedule 14.

Head, Transport for Victoria

Thanks for organising the meeting last week to discuss the Wellington Planning Scheme review.

Following on from our discussion, I offer the following items to be considered in the review:

- Removing reference to VicRoads, and replacing it with Head, TfV
- In relation to Traffic Management Plans, consider using road zoning (ie TRZ2) rather than road category

In relation to the queries around the Incorporated Documents that relate to past projects, I am following them up with the relevant teams and will get further information to you on that as soon as possible.

Southern Rural Water

Thanks for sending through the info. I have been thinking that if you are planning on having a schedule in the FZ to cover the MID, is it worthwhile formalising the S52 notices through Cl. 66.06. SRW are already receiving notices and with the introduction of a schedule for the MID, it would be far cleaner to have the S52 requirement through Cl. 66.06. I think this is particularly important in the context of two lot subdivisions being exempt from referral, as the house lot excisions are the most frequent type of subdivisions that require consideration by SRW.

The only other S52 notice that would be of interest to SRW are the accommodation uses that are permittable in the FZ. Our interest with these is ensuring there are appropriate setbacks to channels both from building/works and effluent fields.

The Macalister Customer Consultative Committee is a group that represents landowners in the MID, more details about the MCCC can be found on our website.

Planning and Environment Act 1987

Wellington Planning Scheme

Amendment C133well

Explanatory Report

Overview

The amendment implements the recommendations of the *Wellington Planning Scheme Review 2026* (PSR) by introducing new and revised local content in the Municipal Planning Strategy and the Planning Policy Framework, by amending the schedules to zones, overlays, general provisions and operational provisions and by zone and overlay mapping changes.

The changes are largely administrative in nature, ensuring the Planning Scheme conforms with the *Ministerial Direction: the Form and Content of Planning Schemes*.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Wellington Shire Council website at *[insert link here]*

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

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

Details of the amendment

Who is the planning authority?

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

The amendment has been made at the request of Wellington Shire Council.

Land affected by the amendment

The amendment applies to land throughout the municipality of Wellington Shire Council.

A table identifying properties affected by mapping changes is included at Attachment A to this Explanatory Report.

What the amendment does

The amendment implements the recommendations of the *Wellington Planning Scheme Review 2026* through the inclusion of new or amended local information into the Municipal Planning Strategy (MPS), Planning Policy Framework (PPF), schedules to zones, overlays, general provisions and operational provisions, and zone and overlay mapping changes.

The amendment also includes relevant directions from the following adopted Council documents:

- *Wellington Council Plan 2025-2029 (2025)*
- *Wellington Growth Management Strategy (2024)*
- *West Gippsland Floodplain Management Strategy*
- *West Gippsland Regional Catchment Strategy 2021-2027.*
- *West Sale Airport Master Plan Update 2017,*
- *Gunaikurnai Whole of Country Plan 2025*

Maps

Zone Maps

The amendment makes the following changes to zone maps in the planning scheme, as set out in Attachment 1. The changes are summarised as follows:

- Amend zone maps 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 157, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 221, 222 to:
    - Change the reference to the Low Density Residential Zone from ‘LDRZ’

to ‘LDRZ1’

- Change the reference to the Mixed Use Zone from ‘MUZ to ‘MUZ1,
- Change the reference to the Township Zone from ‘TZ’ to ‘TZ1’
- Change the reference to the Rural Activity Zone from ‘RAZ’ to ‘RAZ1’
- Replace RAZ1 and RAZ with RAZ3 as shown on the marked-up zone maps.
- Replace the existing Farming Zone by inserting the extent of the proposed Schedule 1 to the Farming Zone as defined by the Shapefile, ‘C133well_FZ1.shp’.
- Replace the existing Farming Zone by inserting the extent of the proposed Schedule 2 to the Farming Zone as defined by the Shapefile, ‘C133well_FZ2.shp’.
- Correct the zoning error on1\PS736768 and 1\TP79634 3632 Traralgon-Maffra Road, Denison.
- Correct the zoning error on 16A River Street (Allotment 66), 16A River Street (Lot 2), 18 River Street, 24 River Street and 30 River Street, Heyfield.
- Correct the zoning error on 1\TP78340 and 1\TP593443 353 Munro-Stockdale Road, Munro.

Overlay Maps

The amendment makes changes to the various overlay maps in the planning scheme as set out in Attachment 1. The changes are summarised as follows:

- Amend Map 70PAO to remove PAO2 from all identified sites
- Amend Map 119PAO to remove PAO2 from all identified sites
- Amend Map 89HO to remove HO198 from all identified sites
- Amend Maps 59SCO, 61SCO and 75SCO to remove SCO1 entirely.

Ordinance

The amendment makes the following changes to ordinance in the planning scheme:

Municipal Planning Strategy

- Amend Clause 02.01 (Context) to update the Shire’s context to better reflect current demographic data, hazards, regional change and strategic source documents.
- Amend Clause 02.02 (Vision) to incorporate the latest vision from the Wellington Council Plan 2025-2029.
- Amend Clause 02.03 (Strategic Directions) to include or update data sources and

align it with recent plans and strategies. Changes include:

- Clause 02.03-1 (Settlement) - amended to update demographic information and improve drafting.
- Clause 02.03-3 (Environmental risks and amenity) – amended to better reflect flood, climate change, water security and environmental hazard issues in Wellington.
- Clause 02.03-4 (Natural resource management) – amended to update information on the Macalister Irrigation District and better aligned with current rural land and resource management issues.
- Clause 02.03-5 (Built environment and heritage) amended to better recognise Aboriginal cultural heritage, coastal vulnerability and heritage conservation obligations.
- Clause 02.03-6 (Economic development) to reflect current economic development directions, energy transition, regional economic diversification and tourism opportunities.
- Introduce a new housing section to the MPS (Clause 02.03-6) to make a reference to the housing targets set out by Plan for Victoria and align with current housing strategy.
- Introduce a new transport section to the MPS (Clause 02.03-8) to make a reference to the Principal Freight Network and the importance of protecting land use around Wellington's airports.

- Amend Clause 02.04 (Strategic framework plans) to remove map titled Wellington Shire Landscape Units as it has no clear link to the revised strategic directions.

<u>Planning Policy Framework -</u>

- Amend Clause 11.01-1L Sale, Wurruk and Longford to renumber the clause and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning.
- Amend Clause 11.01-1L Maffra to renumber the clause.
- Amend Clause 11.01-1L Rosedale to renumber the clause and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning.
- Amend Clause 11.01-1L Heyfield to renumber the clause and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning.
- Amend Clause 11.01-1L Yarram to renumber the clause
- Amend Clause 11.01-1L Stratford to renumber the clause and clarify policy direction and make minor corrections to comply with the Ministerial Direction on

the Form and Content of Planning.

- Split Clause 11.01-1L Other settlements into two separate clauses. Proposed Clause 11.01-1L-7 contains policy applying to Briagolong, proposed Clause 11.01-1L-8 contains policy applying to Alberton, and proposed Clause 11.01-1L-9 contains policy applying to Dargo and Licola. Updated terminology within existing strategies.
- Amend Clause 11.02-3L Sequencing of development – Wellington to make minor corrections to update references and comply with the Ministerial Direction on the Form and Content of Planning.
- Amend Clause 11.03-1L Sale Activity Centre and Central Business District to clarify the title and policy application, make minor corrections to update references and comply with the Ministerial Direction on the Form and Content of Planning, add the Sale CBD Precinct Plan as a policy document, and relocate objectives and strategies related to the Commercial 2 Zone precinct on Cobains Road, Sale, to a new Clause 17.02-2L.
- Amend Clause 11.03-1L Coastal settlements – Wellington to make minor corrections to update references and comply with the Ministerial Direction on the Form and Content of Planning, add background documents as policy documents and relocate relevant coastal urban design documents from Design and Development Overlay schedules.
- Amend Clause 12.02-1L Protection of coastal areas – Wellington to add the Siting and Design Guidelines for Structures on the Victorian Coast as a policy document and make minor corrections.
- Amend Clause 12.02-2L Ninety Mile Beach and Gippsland Lakes to clarify the policy on setbacks from riparian vegetation, add the Wellington Coast Subdivision Strategy as a policy document and relocate relevant material from Design and Development Overlay schedules.
- Amend Clause 14.01-1L Protection of agricultural land – Wellington to make minor corrections.
- Amend Clause 14.02-1L Special Water Supply Catchment Management Areas to clarify the policy application to the Macalister Irrigation District and Special Water Supply Catchment Areas, made minor updates and changes
- Amend Clause 14.02-2L Water quality – Wellington to make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning.
- Amend Clause 15.01-1L Accessible and inclusive building design to shorten and generalise the title.
- Amend Clause 15.03-1L Heritage conservation – Wellington to add relevant heritage background documents as policy documents.

- Amend Clause 17.01-1L Diversified economy – Wellington to make minor corrections to update references, remove inconsistencies with state policy, and comply with the Ministerial Direction on the Form and Content of Planning.
- Insert Clause 17.02-2L Out-of-centre development in Sale to relocate objectives and strategies from Clause 11.03-1L relating to the Commercial 2 Zone precinct on Cobains Road, Sale
- Amend Clause 17.03-1L Industrial land supply – Wellington to update cross-references and terminology.
- Amend Clause 17.04-1L Facilitating tourism – Wellington to make minor corrections.
- Amend Clause 18.02-7L Planning for airports and airfields – Wellington to make minor corrections to update references and comply with the Ministerial Direction on the Form and Content of Planning.
- Amend Clause 19.02-6L Open space – Wellington to remove an outdated document.
- Amend Clause 19.03-2L Infrastructure design and provision – Wellington to update the Infrastructure Design Manual reference.
- Amend Clause 19.03-3L Integrated water management – Wellington to make minor corrections to update references and comply with the Ministerial Direction on the Form and Content of Planning.

<u>Zones</u>

- Amend Schedule 1 to Clause 32.03 Low Density Residential Zone to update the planning scheme map reference to LDRZ1.
- Amend Schedule 1 to Clause 32.04 Mixed Use Zone to update the planning scheme map reference to MUZ1.
- Amend Schedule 1 to Clause 32.05 Township Zone to update the planning scheme map reference to TZ1.
- Amend Schedule 1 to Clause 32.07 Residential Growth Zone to make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedule 1 to Clause 32.09 Neighbourhood Residential Zone to make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedules 1, 2, 4 and 5 to Clause 35.03 Rural Living Zone to make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedule 1 to Clause 35.06 Rural Conservation Zone to make minor

corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes. This schedule is split into two proposed schedules, RCZ1 and RCZ3, based on the subdivision requirements specified in the schedule. Amended RCZ1 so that it only applies to land overlapping with ESO1 to reflect this split.

- Amend Schedule 2 to Clause 35.06 Rural Conservation Zone to make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Insert Schedule 3 to Clause 35.06 Rural Conservation Zone that contains subdivision requirements for RCZ land outside of the ESO1 extent.
- Amend Schedule 1 to Clause 35.07 Farming Zone to make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes. This schedule is split into two proposed schedules, FZ1 and FZ2, based on the subdivision requirements specified in the schedule. Amended FZ1 so that it only applies to land outside of the Macallister Irrigation District.
- Insert Schedule 2 to Clause 35.07 Farming Zone to specify subdivision requirements for Farming Zone land that is within the Macalister Irrigation District.
- Amend Schedule 1 to Clause 35.08 Rural Activity Zone to make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedule 1, 2, 3, 4, 5 and 6 to Clause 37.01 Special Use Zone to update references and terminology and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedule 1 to Clause 37.02 Comprehensive Development Zone to update references and terminology and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.

Overlays

- Amend Schedule 1, 2, 3, 4, 5, 6, 7 and 8 to Clause 42.01 Environmental Significance Overlay to update references and terminology and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedule 1 to Clause 42.02 Vegetation Protection Overlay to update references and terminology and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedule 1 to Clause 42.03 Significant Landscape Overlay to update references and terminology and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedules 1 and 2 to Clause 43.02 Design and Development Overlay to update references and terminology and make minor corrections to comply with

the Ministerial Direction on the Form and Content of Planning Schemes.

- Amend Schedules 4, 5 and 6 to Clause 43.02 Design and Development Overlay to update references and terminology and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes. Removed the permit trigger for subdivision requirements which was left in by mistake in the past and is not aligned with the objectives of these schedules.
- Amend Schedules 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 to Clause 43.02 Design and Development Overlay to update references and terminology and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedules 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 to Clause 43.04 Development Plan Overlay to update references and terminology and make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedule 1 to Clause 44.03 Floodway Overlay to make minor corrections
- Amend Schedule 1 to Clause 44.04 Land Subject to Inundation Overlay to make minor corrections
- Amend Schedule to Clause 44.06 Bushfire Management Overlay to make minor corrections to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Amend Schedule to Clause 45.01 Public Acquisition Overlay to remove redundant schedules.
- Amend Schedule to Clause 45.12 Specific Controls Overlay to remove SCO1 because the Gippsland Line Upgrade- Avon River Bridge Upgrade is complete.

Particular Provisions

- Amend Schedule to Clause 51.01 Specific Sites and Exclusions to remove the Princes Highway Duplication project because it is complete
- Amend Schedule to Clause 52.17 Native Vegetation to remove native vegetation removal exemptions for completed road infrastructure projects.
- Amend Schedule to Clause 52.32 Wind energy facility to update references.
- Amend Schedule to Clause 53.01 Public Open Space Contribution and Subdivision to update references and insert the public open space contribution requirement exception from CDZ1.

General Provisions

- Amend Schedule Clause 66.04 Referral of permit applications under local provisions update referral requirements and formalise referral requirements within zone and overlay schedules.

- Amend Schedule Clause 66.06 Notice of permit applications under local provisions to formalise notice requirements relating to Southern Rural Water

Operational Provisions

- Amend Schedule to Clause 72.03 What Does this Planning Scheme Consist Of to reorder maps in numeric-alphabetical order
- Amend Schedule to Clause 72.04 Documents Incorporated in this Planning Scheme to remove the Princes Highway duplication incorporated document since it has expired.
- Amend Schedule to Clause 72.08 Background Documents to remove or update outdated documents, updated clause references, and inserted Defence Regulations 2016 Part 11A – Defence aviation areas; Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018; Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management, Environment Protection Authority, July 2016; and the Gunaikurnai Whole of Country Plan (Gunaikurnai Land and Waters Aboriginal Corporation, 2015) as background documents to the Scheme.
- Inserted a schedule to Clause 74.01 Application of Zones, Overlays and Provisions to comply with the Ministerial Direction on the Form and Content of Planning Schemes.
- Inserted a schedule to Clause 74.02 Further Strategic Work to comply with the Ministerial Direction on the Form and Content of Planning Schemes and insert further strategic work recommended by the 2026 Planning Scheme Review.

Strategic assessment of the amendment

Why is the amendment required?

Council, as the planning authority for the Wellington Planning Scheme is required to complete a Planning Scheme Review (PSR) every four years under Section 12(B) of the *Planning and Environment Act 1987* (P&E Act). The PSR was prepared and provided to the Minister for Planning in October 2026.

The amendment is required to implement the recommendations of the PSR. The recommendations relate to review findings for administrative matters based on the *Ministerial Direction on the Form and Content of Planning Schemes*, policy neutral changes and to incorporate Council or State adopted strategic planning work into the Scheme.

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

The amendment implements the following objectives of planning in Victoria included at Section 4(1) of the P&E Act:

- *Section 4(1)(a) - to provide for the fair, orderly, economic and sustainable use, and development of land.*
- *Section 4(1)(b) - to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.*
- *Section 4(1)(c) - to secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *Section 4(1)(d) - to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest or otherwise of special cultural value.*
- *Section 4(1)(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.*
- *Section 4(1)(f) - to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c), (d) and (e).*
- *Section 4(1)(g) - to balance the present and future interests of all Victorians.*

The amendment implements the PSR by making corrections and updating the Wellington Planning Scheme to reflect the key strategic directions established for the municipality. This will provide certainty for all users of the planning system by ensuring the fair, orderly, economic and sustainable development of land in the municipality, which is consistent with the objectives of planning in Victoria.

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

Environmental

There will be positive environmental impacts from updating schedules that protect areas of environmental significance and enhance biodiversity and natural assets in the municipality. This includes minor changes to the requirements and decision guidelines to ESO, VPO and SLO schedules. It strengthens the planning scheme's environmental response by updating the MPS and local policies to better recognise bushfire, coastal and riverine flooding, sea level rise, storm surge, drought, salinity, erosion and water security risks. Provisions related to coastal settlements are clarified so that it is more straightforward for new development better respond to environmental values and constraints.

Social

There will be some positive social effects by inserting new context and strategic directions on housing into the MPS. These include directions related to housing diversity and affordability. The MPS was also edited so that it acknowledges the Traditional Owners of Wellington Shire. The amendment includes updates to the MPS that reflect Council's housing target of an additional 8,000 new dwellings by 2050. Provisions related to growth areas were also clarified which would support the delivery of new housing in these areas.

Economic

The updated and improved local policy content in the MPS, PPF and amended local schedules will provide certainty to the users of the planning system and promote fair economic outcomes and land use and development objectives. There will be some positive economic effects by inserting new context and strategic directions on transport into the MPS. These directions are related to the protection of Wellington's airports and the Principal Freight Network, which both play an essential role in Wellington's economy. The amendment also proposes to split the existing Farming Zone into two schedules applying to land outside of the Macallister Irrigation District and land within the Macallister Irrigation District. This would simplify the permit applications within the FZ and ensure that economically important irrigation infrastructure and agricultural land remains protected. The amendment will also remove redundant subdivision permit requirements in DDO schedules, which are intended to control building heights to protect the RAAF Base East Sale. This would improve the efficiency of subdivision permit approvals in Sale.

Does the amendment address climate change?

The policy neutral changes in this amendment means that it will have a neutral impact on climate change mitigation and adaptation and alignment with climate change policies on all levels. While FZ land is proposed to be rezoned to GRZ1 in Heyfield, this rezoning is intended to correct a zoning anomaly within lots that are predominantly zoned GRZ1. No new lots will be rezoned to GRZ1.

Does the amendment address relevant bushfire risk?

The amendment is administrative in nature and does not impact bushfire risk. The amendment is consistent with the objective and strategies at Clause 13.02-1S of the Wellington Planning Scheme. The Country Fire Authority was consulted during the process of the PSR and has not objected to any of the changes.

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

The amendment complies with the following Ministerial Directions:

- The Ministerial Direction on the Form and Content of Planning Schemes as required under Section 7(5) of the P&E Act. The amendment was drafted using the correct templates and the appropriate provisions.
- Ministerial Direction No. 11 (Strategic Assessment of Amendments) under Section 12 of the P&E Act. The amendment is consistent with this direction which seeks to ensure that a comprehensive strategic evaluation of a Planning Scheme Amendment is undertaken.
- Ministerial Direction No. 15 (The Planning Scheme Amendment Process) under Section 12 of the P&E Act. The amendment is able to comply with the timeframes and processes set out in this direction.
- Ministerial Directions No. 97 (Strategic planning for waterways) under Section 12 of the P&E Act. The amendment ensures that any standards, guidelines or requirements related to waterways in the local provisions aligns with this direction.
- Ministerial Directions No. 22 (Climate Change considerations) under Section 12 of the P&E Act. The amendment only proposes policy neutral changes, meaning that there are no significant changes to the use and development of urban land or a new use and development of land. This means that the amendment is outside the application of this direction.

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

The amendment is consistent with and supportive of the PPF by including or updating local policies that build upon and support the State and regional policies in the PPF. The changes propose that appropriate details are included in relevant policies to ensure there is no duplicated or competing policy content included in the Wellington Planning Scheme.

This ensures that local planning policy in the PPF responds to a demonstrated need, is linked to a strategic direction in the MPS and is designed to assist the responsible authority in assessing planning permit applications and proponents in understanding whether a proposal is likely to be supported or not.

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

The amendment makes policy neutral changes in the Wellington Planning Scheme to align it with the Practitioner's Guide to Victorian Planning Schemes, a document issued by the DTP to guide the preparation of new provisions in the Scheme.

The review has considered Plan for Victoria and its implications, the *West Gippsland Floodplain Management Strategy* and the *West Gippsland Regional Catchment Strategy 2021-2027.*

It identified parts of the scheme that can be edited to align with these strategies, and the amendment implements these changes.

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

The review considers the requirement for Wellington City Council to meet its housing target of 8,000 new dwellings by 2050. The MPS has been updated to reflect the need to meet this target. The amendment outlines further strategic work in the schedule to Clause 74.02 that would support the delivery of this housing target, which includes work to audit and review the Shire's DPO schedules that apply to residential areas.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

This strategic consideration only applies if the planning scheme includes an LPPF at Clause 20. Clause 20 of the Wellington Planning Scheme has been removed by Amendment C109wellPt1 to replace the former LPPF with the MPS.

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

The *Wellington Council Plan* 2025-2029 is a key document that drives the strategic directions of Council. The Vision in Clause 02.02 of the MPS has been updated by this amendment to include the latest vision from this Council Plan. The amendment updated specific sections within Clause 02.03 to ensure that the information stated is accurate and to align it with Council's current priorities. The amendment also supports the MPS by inserting new clauses on Housing and Transport, which are currently missing.

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

Since the amendment proposes to implement policy neutral changes, there are no changes that will conflict with any policy objectives or strategies.

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

The amendment makes proper use of the Victoria Planning Provisions by utilising the most appropriate zones and overlays to guide the use and development of land in the municipality. The amendment also ensures that the ordinance is accurate for the intended purpose through updated information and corrections to form and content.

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

The PSR process followed the template documents and guide provided through *A Good Practice Guide: Planning Scheme Reviews*. This included consultation with the following relevant referral authorities and agencies:

- Department of Energy, Environment and Climate Action – Environment portfolio
- Head, Transport for Victoria
- Southern Rural Water
- The Department of Defence and the RAAF Base East Sale
- Environment Protection Authority Victoria
- Australian Gas Networks
- Gippsland Water
- West Gippsland Catchment Management Authority

All relevant referral authorities and agencies were provided with an opportunity for written comments and meetings were held as necessary to consult on issues raised affecting the scheme's content. These issues include:

- Existing DDO4, DDO5, DDO6 and ESO5 controls do not align with the declared Defence Aviation Area and applicable height limits.
- The need to formalise the Department of Defence and RAAF Base East Sale Manager as determining referral authorities
- ESO1 and ESO2 needs to be reviewed to improve protection of biodiversity, wetlands, waterways and the Gippsland Lakes Ramsar site.
- Updates to departmental names and referral arrangements are required

- The need to work collaboratively with DEECA on future landscape, habitat, vegetation, waterway and coastal planning controls.
- Whether a separate Farming Zone schedule for the Macalister Irrigation District should be established.
- How irrigated agricultural land, channels and water infrastructure can be protected.
- How notice to Southern Rural Water for relevant subdivisions, dwellings and accommodation proposals can be formalised.
- References to outdated road classifications.
- The need to review incorporated documents relating to completed or outdated transport projects.

There were no objections raised to the PSR or the amendment by referral authorities and agencies.

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

The amendment has no impact on the transport system or the decision-making principles of the *Transport Integration Act 2010*.

How does the amendment have regard to the principles set out in the *Yarra River Protection (Wilip-gin Birrarung murron) Act 2017* in relation to Yarra River land and other land, the use or development of which may affect Yarra River land?

Land within the Wellington municipality is not subject to the Yarra River Protection Act 2017.

Resource and administrative costs

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

The amendment has no significant effect on the resource and administrative costs of the responsible authority as it implements policy neutral changes and administrative corrections and updates to the Wellington Planning Scheme.

Attachment A – Mapping reference table

Location	Mapping Reference	Address	Proposed Overlay changes	Proposed deletion changes
Heyfield	70PAO	37 Temple Street 43 Temple Street 45 Temple Street 10-11/51-53 Temple Street 61a Temple Street 69 Temple Street 26 Pearson Street 22 Pearson Street 7 Macfarlane Street	-	Delete PAO2 from the following sites
Rosedale	119PAO	74-80 Prince Street, Rosedale 70-72 Prince Street, Rosedale 66-68 Prince Street, Rosedale 62-64 Prince Street, Rosedale 58-60 Prince Street, Rosedale 1/58-60 Prince Street, Rosedale 2/58-60 Prince Street, Rosedale	-	Delete PAO2 from the following sites

		3/58-60 Prince Street, Rosedale 2/54-56 Prince Street, Rosedale Prince Street, Rosedale Lot CM1 PS725178 1/54-56 Prince Street, Rosedale 50-52 Prince Street, Rosedale 46-48 Prince Street, Rosedale 42-44 Prince Street, Rosedale 32 Hood Street, Rosedale 29 Hood Street, Rosedale 18 Prince Street, Rosedale 2-12 Prince Street, Rosedale 22 Lyons Street, Rosedale 6 Albert Street, Rosedale		
Sale	89HO	8 Homestead Close 10 Homestead Close 9 Authors Way 11 Authors Way	-	Delete HO198 from the following sites

		13 Authors Way 2 Burraginnin Close 4 Burraginnin Close 6 Burraginnin Close 8 Burraginnin Close 10 Burraginnin Close		
Stratford	59SCO, 61SCO, 75SCO	Various	-	Delete SCO1

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
Shire wide	Shire wide	Various	Various	LDRZ to LDRZ1 MUZ to MUZ1 TZ to TZ1 RAZ to RAZ1
Shire wide	Land zoned RAZ or RAZ1 that is not covered by ESO1	Various	Various	RAZ1 to RAZ3 RAZ to RAZ3
Shire wide	Land identified within the Shapefile 'C133well_FZ1'	Various	Various	FZ to FZ1
Shire wide	Land identified within the Shapefile 'C133well_FZ2'	24ZN, 37ZN, 39ZN, 40ZN, 41ZN, 42ZN, 45ZN, 46ZN, 47ZN, 50ZN, 52ZN, 54ZN, 55ZN, 56ZN, 57ZN, 59ZN, 61ZN, 66ZN, 67ZN, 68ZN, 70ZN, 71ZN, 72ZN, 73ZN, 74ZN, 75ZN, 76ZN, 77ZN, 79ZN, 80ZN, 81ZN, 82ZN, 83ZN, 84ZN, 85ZN, 86ZN, 91ZN, 96ZN, 97ZN, 100ZN, 101ZN, 102ZN, 103ZN, 116ZN, 117ZN,	Various	FZ to FZ2

Location	Land /Area Affected	Mapping Reference	Address	Proposed Zone changes
		122ZN, 123ZN, 125ZN, 127ZN, 128ZN		
Denison	Parts of identified sites currently zoned PUZ1 or PCRZ	68ZN	3632 Traralgon-Maffra Road (1\PS736768) 3632 Traralgon-Maffra Road (1\TP79634)	PCRZ to FZ PUZ1 to FZ
Heyfield	Parts of identified sites currently zoned FZ	68ZN	16A River Street, Heyfield, Allotment 66 16A River Street, Heyfield, Lot 2 18 River Street, Heyfield 24 River Street, Heyfield 30 River Street, Heyfield	FZ to GRZ1
Munro	Land zoned PUZ2	63ZN	353 Munro-Stockdale Road, Munro (1\TP78340) 353 Munro-Stockdale Road, Munro (1\TP593443)	PUZ2 to FZ

Planning and Environment Act 1987

Wellington Planning Scheme

Amendment C133well

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 210 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Maps ZN2, ZN3, ZN4, ZN5, ZN6, ZN7, ZN8, ZN9, ZN10, ZN11, ZN12, ZN13, ZN14, ZN15, ZN16, ZN18, ZN19, ZN20, ZN21, ZN22, ZN23, ZN24, ZN25, ZN26, ZN27, ZN28, ZN29, ZN30, ZN31, ZN32, ZN33, ZN34, ZN35, ZN36, ZN37, ZN38, ZN39, ZN40, ZN41, ZN42, ZN43, ZN44, ZN45, ZN46, ZN47, ZN48, ZN49, ZN50, ZN51, ZN52, ZN53, ZN54, ZN55, ZN56, ZN57, ZN58, ZN59, ZN60, ZN61, ZN62, ZN63, ZN64, ZN65, ZN66, ZN67, ZN68, ZN69, ZN70, ZN71, ZN72, ZN73, ZN74, ZN75, ZN76, ZN77, ZN78, ZN79, ZN80, ZN81, ZN82, ZN83, ZN84, ZN85, ZN86, ZN87, ZN88, ZN89, ZN90, ZN91, ZN92, ZN93, ZN94, ZN95, ZN96, ZN97, ZN98, ZN99, ZN100, ZN101, ZN102, ZN103, ZN104, ZN105, ZN106, ZN107, ZN115, ZN116, ZN117, ZN118, ZN119, ZN120, ZN121, ZN122, ZN123, ZN124, ZN125, ZN126, ZN127, ZN128, ZN129, ZN130, ZN131, ZN132, ZN133, ZN134, ZN135, ZN136, ZN137, ZN138, ZN139, ZN140, ZN142, ZN143, ZN144, ZN145, ZN146, ZN147, ZN148, ZN149, ZN150, ZN151, ZN152, ZN153, ZN157, ZN167, ZN168, ZN169, ZN170, ZN171, ZN172, ZN173, ZN174, ZN175, ZN176, ZN177, ZN178, ZN179, ZN180, ZN181, ZN182, ZN183, ZN184, ZN185, ZN186, ZN187, ZN188, ZN189, ZN190, ZN191, ZN192, ZN193, ZN194, ZN195, ZN196, ZN197, ZN198, ZN199, ZN200, ZN201, ZN202, ZN203, ZN204, ZN205, ZN206, ZN207, ZN208, ZN209, ZN210, ZN211, ZN212, ZN213, ZN214, ZN215, ZN216, ZN217, ZN218, ZN219, ZN221 and ZN222 in the manner shown on the attached maps and the provided Shapefiles, *'C133well_FZ1'* and *'C133well_FZ2'*.

Overlay Maps

2. Amend Planning Scheme Maps 70PAO and 119PAO in the manner shown on the attached maps.

3. Amend Planning Scheme Maps 89HO in the manner shown on the attached maps.

4. Amend Planning Scheme Maps 59SCO, 61SCO and 74SCO in the manner shown on the attached maps.

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

5. **In Purpose and Vision** - replace Clause 02.01 with a new Clause 02.01 in the form of the attached document.

6. **In Purpose and Vision** - replace Clause 02.02 with a new Clause 02.02 in the form of the attached document.

7. **In Purpose and Vision** - replace Clause 02.03 with a new Clause 02.03 in the form of the attached document.

8. **In Purpose and Vision** - replace Clause 02.04 with a new Clause 02.04 in the form of the attached document

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

10. In **Planning Policy Framework** - replace Clause 11.02 with a new Clause 11.02 in the form of the attached document.

11. In **Planning Policy Framework** - replace Clause 11.03 with a new Clause 11.03 in the form of the attached document.

12. In **Planning Policy Framework** - replace Clause 12.02 with a new Clause 12.02 in the form of the attached document.

13. In **Planning Policy Framework** - replace Clause 14.01 with a new Clause 14.01 in the form of the attached document.

14. In **Planning Policy Framework** - replace Clause 14.02 with a new Clause 14.02 in the form of the attached document.

15. In **Planning Policy Framework** - replace Clause 15.01 with a new Clause 15.01 in the form of the attached document.

16. In **Planning Policy Framework** - replace Clause 15.03 with a new Clause 15.03 in the form of the attached document.

17. In **Planning Policy Framework** - replace Clause 17.01 with a new Clause 17.01 in the form of the attached document.

18. In **Planning Policy Framework** - replace Clause 17.02 with a new Clause 17.02 in the form of the attached document.

19. In **Planning Policy Framework** - replace Clause 17.03 with a new Clause 17.03 in the form of the attached document.

20. In **Planning Policy Framework** - replace Clause 17.04 with a new Clause 17.04 in the form of the attached document.

21. In **Planning Policy Framework** - replace Clause 18.02 with a new Clause 18.02 in the form of the attached document.

22. In **Planning Policy Framework** - replace Clause 19.02 with a new Clause 19.02 in the form of the attached document.

23. In **Planning Policy Framework** - replace Clause 19.03 with a new Clause 19.03 in the form of the attached document.

24. In **Zones** - Clause 32.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

25. In **Zones** - Clause 32.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

26. In **Zones** - Clause 32.05, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

27. In **Zones** - Clause 32.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

28. In **Zones** - Clause 32.09, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

29. In **Zones** - Clause 35.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

30. In **Zones** - Clause 35.03, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

31. In **Zones** - Clause 35.03, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

32. In **Zones** - Clause 35.03, replace Schedule 5 with a new Schedule 5 in the form of the attached document.

33. In **Zones** - Clause 35.06, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

34. In **Zones** - Clause 35.06, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

35. In **Zones** - Clause 35.06, insert a new Schedule 3 in the form of the attached document.

36. In **Zones** - Clause 35.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

37. In **Zones** - Clause 35.07, insert a new Schedule 2 in the form of the attached document.

38. In **Zones** - Clause 35.08, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

39. In **Zones** - Clause 37.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

40. In **Zones** - Clause 37.01, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

41. In **Zones** - Clause 37.01, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

42. In **Zones** - Clause 37.01, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

43. In **Zones** - Clause 37.01, replace Schedule 5 with a new Schedule 5 in the form of the attached document.

44. In **Zones** - Clause 37.01, replace Schedule 6 with a new Schedule 6 in the form of the attached document.

45. In **Zones** - Clause 37.02, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

46. In **Overlays** - Clause 42.01, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

47. In **Overlays** - Clause 42.01, replace Schedule 2 with a new Schedule 2in the form of the attached document.

48. In **Overlays** - Clause 42.01, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

49. In **Overlays** - Clause 42.01, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

50. In **Overlays** - Clause 42.01, replace Schedule 5 with a new Schedule 5 in the form of the attached document.

51. In **Overlays** - Clause 42.01, replace Schedule 6 with a new Schedule 6 in the form of the attached document.

52. In **Overlays** - Clause 42.01, replace Schedule 7 with a new Schedule 7 in the form of the attached document.

53. In **Overlays** - Clause 42.01, replace Schedule 8 with a new Schedule 8 in the form of the attached document.

54. In **Overlays** - Clause 42.02, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

55. In **Overlays** - Clause 42.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

56. In **Overlays** - Clause 43.02, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

57. In **Overlays** - Clause 43.02, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

58. In **Overlays** - Clause 43.02, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

59. In **Overlays** - Clause 43.02, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

60. In **Overlays** - Clause 43.02, replace Schedule 5 with a new Schedule 5 in the form of the attached document.

61. In **Overlays** - Clause 43.02, replace Schedule 6 with a new Schedule 6 in the form of the attached document.

62. In **Overlays** - Clause 43.02, replace Schedule 7 with a new Schedule 7 in the form of the attached document.

63. In **Overlays** - Clause 43.02, replace Schedule 8 with a new Schedule 8 in the form of the attached document.

64. In **Overlays** - Clause 43.02, replace Schedule 9 with a new Schedule 9 in the form of the attached document.

65. In **Overlays** - Clause 43.02, replace Schedule 10 with a new Schedule 10 in the form of the attached document.

66. In **Overlays** - Clause 43.02, replace Schedule 11 with a new Schedule 11 in the form of the attached document.

67. In **Overlays** - Clause 43.02, replace Schedule 12 with a new Schedule 12 in the form of the attached document.

68. In **Overlays** - Clause 43.02, replace Schedule 13 with a new Schedule 13 in the form of the attached document.

69. In **Overlays** - Clause 43.02, replace Schedule 14 with a new Schedule 14 in the form of the attached document.

70. In **Overlays** - Clause 43.02, replace Schedule 15 with a new Schedule 15 in the form of the attached document.

71. In **Overlays** - Clause 43.02, replace Schedule 16 with a new Schedule 16 in the form of the attached document.

72. In **Overlays** - Clause 43.02, replace Schedule 17 with a new Schedule 17 in the form of the attached document.

73. In **Overlays** - Clause 43.02, replace Schedule 18 with a new Schedule 18 in the form of the attached document.

74. In **Overlays** - Clause 43.02, replace Schedule 19 with a new Schedule 19 in the form of the attached document.

75. In **Overlays** - Clause 43.02, replace Schedule 20 with a new Schedule 20 in the form of the attached document.

76. In **Overlays** - Clause 43.02, replace Schedule 21 with a new Schedule 21 in the form of the attached document.

77. In **Overlays** - Clause 43.02, replace Schedule 22 with a new Schedule 22 in the form of the attached document.

78. In **Overlays** - Clause 43.04, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

79. In **Overlays** - Clause 43.04, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

80. In **Overlays** - Clause 43.04, replace Schedule 4 with a new Schedule 4 in the form of the attached document.

81. In **Overlays** - Clause 43.04, replace Schedule 5 with a new Schedule 5 in the form of the attached document.

82. In **Overlays** - Clause 43.04, replace Schedule 6 with a new Schedule 6 in the form of the attached document.

83. In **Overlays** - Clause 43.04, replace Schedule 7 with a new Schedule 7 in the form of the attached document.

84. In **Overlays** - Clause 43.04, replace Schedule 8 with a new Schedule 8 in the form of the attached document.

85. In **Overlays** - Clause 43.04, replace Schedule 9 with a new Schedule 9 in the form of the attached document.

86. In **Overlays** - Clause 43.04, replace Schedule 10 with a new Schedule 10 in the form of the attached document.

87. In **Overlays** - Clause 43.04, replace Schedule 11 with a new Schedule 11 in the form of the attached document.

88. In **Overlays** - Clause 43.04, replace Schedule 12 with a new Schedule 12 in the form of the attached document.

89. In **Overlays** - Clause 43.04, replace Schedule 13 with a new Schedule 13 in the form of the attached document.

90. In **Overlays** - Clause 43.04, replace Schedule 14 with a new Schedule 14 in the form of the attached document.

91. In **Overlays** - Clause 44.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

92. In **Overlays** - Clause 44.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

93. In **Overlays** - Clause 44.06, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

94. In **Overlays** - Clause 44.06, replace Schedule 2 with a new Schedule 2 in the form of the attached document.

95. In **Overlays** - Clause 44.06, replace Schedule 3 with a new Schedule 3 in the form of the attached document.

96. In **Overlays** - Clause 45.12, replace the Schedule with a new Schedule in the form of the attached document.

97. In **Particular provisions** - Clause 51.01, replace the Schedule with a new Schedule in the form of the attached document.

98. In **Particular provisions** - Clause 52.17, replace the Schedule with a new Schedule in the form of the attached document.

99. In **Particular provisions** - Clause 52.32, replace the Schedule with a new Schedule in the form of the attached document.

100. In **Particular provisions** - Clause 53.01, replace the Schedule with a new Schedule in the form of the attached document.

101. In **General provisions** – Clause 66.04, replace the Schedule with a new Schedule in the form of the attached document.

102. In **General provisions** – Clause 66.06, replace the Schedule with a new Schedule in the form of the attached document.

103. In **Operational provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.

104. In **Operational provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document.

105. In **Operational provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document.

106. In **Operational provisions** – Clause 74.01, insert a new Schedule in the form of the attached document.

107. In **Operational provisions** – Clause 74.02, insert a new Schedule in the form of the attached document.

End of document

Wellington Planning Scheme

PLANNING SCHEME

Planning scheme last updated by VC312 on 16/06/2026

MUNICIPAL PLANNING STRATEGY

02

04/05/2023
C109wellPt1

02.01 CONTEXT

XX/XX/20XX
CXXXwell
Proposed

The Wellington Shire municipality has an area of nearly 11,000 square kilometres and is located approximately 200 kilometres east of Melbourne. It is situated in Central Gippsland, between the Latrobe Valley and East Gippsland. Wellington's key transport routes include the Princes Highway, South Gippsland Highway and the Bairnsdale-Melbourne rail corridor. The Brataualung, Brayakaulung and Tatungalung clans of the Gunaikurnai people are the traditional inhabitants and custodians of Wellington Shire. [Practitioner's Guide, V8] [Added reference to Wellington's traditional owners]

Wellington's ~~2019~~ 2021 population of approximately ~~43,000~~45,639 people is expected to increase to over 50~~45~~,000 by 2036 (Australian Bureau of Statistics, 2021; Victoria in Future, 2023). [Practitioner's Guide, V8] [Updated numbers and added source]]

Over 60 percent of Wellington's population resides in and around the six main urban centres of Sale, Maffra, Rosedale, Yarram, Stratford and Heyfield (Australian Bureau of Statistics, 2021). [Practitioner's Guide, V8] [Added source] The remaining townships fulfil a service role to the rural areas across Wellington as well as being centres of commerce, industry and employment. The Ninety Mile Beach coastal area includes several settlements stretching from Loch Sport to Port Albert.

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

Wellington is at risk from bushfire, coastal and riverine flooding, ~~potential changes in climatic conditions~~climate change and land degradation issues including salinity and erosion. [WGFMS] [Update information to include more specificity about natural hazards]

Agriculture is a major industry within Wellington and contributes both directly and indirectly to the ongoing prosperity of its communities. The timber industry plays an important role in Wellington's economy and is a significant employer. Wellington hosts significant airfield infrastructure with the Royal Australian Air Force (RAAF) Base East Sale and the West Sale Airport being important local employers. The oil and gas industry have also been well established in Wellington for many years. The Shire's economy, alongside the rest of Gippsland, is undergoing structural changes due to a shift away from fossil fuel-based energy production. [GRP] [Added context about the Shire and region's ongoing structural transformation]

VISION

02.02

XX/XX/20XX C3XXWell Proposed

Wellington Vision

The Wellington Community Vision for 2043~~1~~ is:

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

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

- ~~Climate change is the biggest challenge and priority facing the Shire. At the current emission levels, future impacts on our people will be significant. Wellington seeks to be a climate resilient community with sustainable practices and places.~~
- ~~There is great opportunity to diversify and transition our economy to encourage job growth and take advantage of several exciting sunrise (growth) industries, the best prospect being the renewable energy industry.~~
- ~~Developing a strong relationship and partnership with the Gunaikurnai people and other traditional landowners is vital to achieving our common environmental, cultural, social, and economic objectives.~~
- ~~Increasing our population growth and securing greater housing choice has ripple effects right across our economy and community. Increased population improves the prosperity of our businesses and greater housing choice is important for our ageing and vulnerable people.~~
- ~~Improving access to education, public transport, health, and internet services is critical to our ability to attract new residents, retain our youth and enhance the wellbeing of our ageing and vulnerable people.~~
- Healthy and connected communities: Vibrant, healthy, connected and inclusive communities. Quality services are accessible to everyone.
- Dynamic and diverse economy: An economy that enables sustainable growth, enhancing the social environment, lifestyle and unique characteristics of our communities.
- Infrastructure, spaces and places: Strategically planned, designed and well-maintained infrastructure, spaces and places.
- Natural environment: A healthy natural environment, protected and nurtured for generations to come.

[WCP] [Updated this section by inserting the vision and strategic directions from the 2025-2029 Council Plan]

STRATEGIC DIRECTIONS

02.03

04/05/2023
C109wellPt1

Settlement

02.03-1

XX/XX/20XX
CXXXwell
Proposed

Large settlements

Sale, Wurruk and Longford (combined population of about 18,8001~~5,800~~ people [Australian Bureau of Statistics, 2021]) have developed inter-dependent roles and together they form the regional centre of Wellington, providing for diverse commercial, cultural, health and industrial activities. [ABS 2021] [Updated figures and added source]

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

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

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

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

Maffra (~~4,300~~4,500) is an administrative, commercial and social centre for surrounding farms and communities. A productive rural hinterland supports rural industry in the town. It is characterised by a town centre that features a tree-lined boulevard with a variety of specialty shops and cafes. [ABS 2021] [Updated figures]

Heyfield (~~2,000~~2,100) is built on timber industries and tourism being the major hardwood sawmilling centre of Victoria and the gateway to Lake Glenmaggie, the Avon Wilderness Park and Alpine National Parks. It is characterised by large vegetated recreation areas, spacious streetscapes with native vegetation and predominately low-scale built form. [ABS 2021] [Updated figures]

Stratford (~~2,600~~3,000) is located on the Princes Highway between Sale and Bairnsdale on the Avon River. It is developing a specialisation as an arts and culture stopover and provides essential services for the local community and visitors. It is characterised by its association with the Avon River, native street trees and single-storey scale, although taller buildings do exist, including the State Bank building. [ABS 2021] [Updated figures]

Rosedale (~~1,600~~1,700) is a highway town on the Latrobe River which is developing as a recognised tourist stopover. It is characterised by active frontages to Princes Street, heritage buildings, the intact Crown grid subdivision pattern and tree-lined, wide road reserves that provide a visual connection to the rural surrounds. [ABS 2021] [Updated figures]

Yarram (2,100) is the primary commercial and cultural centre for the rural areas and small settlements in the south-western part of Wellington and capitalises on its heritage for regional tourism and local recreational opportunities. The South Gippsland Highway forms the central spine of the township and includes a defined town centre characterised by heritage buildings. Residential areas are generally located to the east and south of the town centre and maintain a consistent grid subdivision pattern. [ABS 2021] [Updated figures]

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

Council's strategic directions for ~~"~~L~~"~~large Settlements~~"~~ are to: [Removed quote marks]

- Support higher population and growth and reinforce the regional centre role of Sale.
- Support Wurruk and Longford as secondary settlements to complement Sale by providing diversity and choice in urban and rural living and opportunities for new industry, local services and facilities.
- Support moderate population and growth within Maffra, Rosedale, Stratford Yarram and Heyfield to maintain their roles as local service centres.
- Encourage rural living areas in proximity to developed settlements to utilise existing social, cultural and infrastructure facilities.

Other settlements

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

Alberton (300 ~~260~~) is a small rural service centre with an established timber industry. It is characterised by its low lying farmland context and low-scale dwellings set close to the South Gippsland Highway. The Victoria Hotel is a prominent local landmark. [ABS 2021] [Updated figures]

Briagolong (~~1,100~~1,130) is a small town with a service role to the local community and nearby tourist uses. It is characterised by low-scale dwellings set into a well vegetated urban environment. The town centre is not formalised and commercial activities predominately located on Maffra-Briagolong [Fixed spelling] Road. [ABS 2021] [Updated figures]

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

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

Council's strategic directions for ~~"O~~other settlements~~"~~ are to: [Removed quote marks]

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

Coastal settlements

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

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

Coastal settlements in Wellington include:

Loch Sport (~~800~~1,000) is a growing coastal town with local commercial and community facilities catering to outdoor recreation, particularly water-oriented activities. It is a linear town with single and double storey dwellings of varied sizes set among coastal forest and bushland. [ABS 2021] [Updated figures]

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

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

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

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

McLoughlins Beach is a small residential settlement dependent on surrounding townships for commercial and community facilities. There is a major boat launching and mooring facility located to the east of the township. It

is characterised by its distinctive setting of waterways and mangrove wetland. Urban form is varied with an indistinct housing stock, partially sealed road network and informal open swale drains.

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

Woodside Beach is a small holiday village settlement dependent on surrounding towns for commercial and community facilities. It supports access to a patrolled section of Ninety Mile Beach. It has two distinct areas – established residential homes set in coastal vegetation on undulating terrain, and low density residential estate on an exposed and un-vegetated ridge line.

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

Council's strategic directions for ~~"C~~coastal settlements~~"~~ are to: [Removed quote marks]

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

02.03-2 Environmental and landscape values

XX/XX/20XX CXXXwell Proposed

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

Many wetlands in Wellington are recognised by the Ramsar Convention on Wetlands of International Importance. These natural environments filter water into the Gippsland Lakes, Heyfield Wetlands and the Corner Inlet/Nooramunga Marine National Park. The Thomson and Latrobe Rivers and other waterways support ecologically significant stands of remnant vegetation and form part of a network wildlife corridors and recreation routes for walking and cycling.

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

Within the Ninety Mile Beach area, geologically recent coastal and alluvial landforms have formed a series of narrow spits and peninsulas that separate the Bass Strait Coast at Ninety Mile Beach from the extensive inland lakes system of Gippsland Lakes and these coastal landscapes are of state importance.

There are several small settlements that remain unsewered as well as areas of rural land use with relatively high densities of unsewered properties. These locations pose potential risks to catchment water quality and sensitive environments. [DWMP] [Added extra information on the risk of unsewered properties on sensitive environments]

Council's strategic directions for ~~"E~~environment and landscape values~~"~~ are to: [Removed quote marks]

- Respect the ecological importance of the Gippsland Lakes and coastal environment of the region.
- Require development to be subordinate to the natural landscape character and significance of the Ninety Mile Beach and the Gippsland Lakes.
- Avoid development in towns and settlements where it threatens the water quality and ecosystem values of the Gippsland Lakes and coastline.

02.03-3 Environmental risks and amenity

XX/XX/20XX CXXXwell Proposed

There are several environmental risks that may impact on land use and development decisions, including bushfire, flooding, salinity, drought and land degradation.

Climate change has the potential to significantly increase the frequency and severity of these events, with coastal areas being particularly vulnerable as these areas may be subject to inundation from future sea level rises. Coastal and riverine flooding is a major risk in Wellington, affecting properties in rural land and many of the Shire's major settlements. Settlements along the Gippsland Lakes are at risk of flooding from the lakes on top of sea level rise. Port Albert is at risk of storm surges. [WGFMS] [Added an elaboration on flood risk in the Shire]

Salinity, acid sulphate soils, sedimentation and high nutrient loads may pose threats to farmland, infrastructure, the built environment of coastal towns and wetlands around Sale and Lake Wellington in particular. Salinity and land degradation can create issues for the viability of agriculture as well as reduce the quality of the environment. Continued reductions in stream flows and a decrease in water availability will have broad impacts on wetlands, agriculture and access to water. [WGRCS] [Added information on stream flows]

The Thompson, Macalister and Tarra rivers, alongside reservoirs and groundwater bores, form part of the Shire's potable and irrigation water supply system, with their health impacting drinking water quality. [IWMP] [Added information on the Shire's water supply system to link with 4th strategic direction]

Council's strategic directions for ~~'E~~environmental risks and amenity~~'~~ are to: [Removed quote marks]

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

02.03-4 Natural resource management

XX/XX/20XX CXXXwell Proposed

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

The Macalister Irrigation District (MID) is an important component of the rural area within which dairying and cattle grazing are the dominant agricultural pursuits. Farm sizes in the MID are smaller on average than farms across Victoria. ~~The *Rural Zones Review* (Maunsell Australia, January 2009) categorised Wellington into nine Landscape Units which are shown at Clause 02.04.~~ The MID covers a significant portion of the centre of the Shire, including land surrounding Sale and Maffra. [Removed outdated information and provided more context about the MID]

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

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

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

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

~~The Gippsland region~~Wellington's south-west contains significant coal resources ~~that are an important energy resource~~ that are an important energy resource and contribute to energy generation and coal-to-product industries. ~~suitable as a fuel source for the generation of electricity and having potential for alternative fuels and other products.~~ [Phrased this paragraph more succinctly]

Council's strategic directions for ~~'N~~natural resource management~~'~~ are to: [Removed quote marks]

- Discourage subdivisions that do not support efficient agricultural practices.
- Discourage residential development that impacts the use of rural land for agricultural, industrial or rural activities.
- Support the contribution that agriculture and rural industries make to the economy.
- Maintain settlement growth boundaries to protect natural assets, coastal areas, the Macalister Irrigation District and high quality agricultural land.
- Discourage uses and development that are incompatible with the protection of productive land and natural assets.
- Promote sustainable development within the timber industries.

- Facilitate integrated catchment management that addresses salinity, erosion, sedimentation, water quality, biodiversity, and native vegetation retention.
- Discourage land and water management practices that impact the quality of water or increase occurrences of blue green algal blooms.
- Protect Wellington's coal reserves by delineating coal resources and urban buffer areas.

02.03-5 Built environment and heritage

XX/XX/20XX CXXXwell Proposed

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

There are significant areas of Wellington which have important cultural heritage values, including the Gippsland Lakes, which need to be conserved and protected for the benefit of future generations. Cultural heritage sites in the Gippsland Lakes that are threatened by development and sea level rise, particularly along the coastal dune network. [GWCP] [Added contextual information]

~~The~~ Wellington Shire also has many important post European heritage precincts and places. In particular, Port Albert is a place of special heritage significance. ~~in Gippsland.~~ [Fixed grammar and made context more applicable to Wellington Shire]

Council's strategic directions for ~~'B~~built environment and heritage~~'~~ are to: [Removed quote marks]

- ~~Promote the identification~~Identify, ~~protection~~ protect and ~~conservation~~ conserve ~~of~~ places of heritage significance and cultural value. [Rewrote direction to be more succinct]
- Protect and enhance the individual character of each township.

02.03-6 Housing

XX/XX/20XX CXXXwell Proposed

Housing affordability is recognised as an issue in Wellington. There is a need to increase choice in housing type and tenure and to support diverse communities in the Shire, in light of a growing and ageing population. There is also a need to provide accommodation for seasonal workers in the Shire. The Wellington Growth Management Strategy (2024) expects that 6,000 new homes are needed by 2041, and Plan for Victoria (2025) outlines a housing target of 8,000 new homes by 2051. [Plan for Victoria] [WGMS] [Added contextual information about housing]

Council's strategic directions for housing are to

- Facilitate the supply of diverse, affordable and innovative housing options to provide for residents at all stages of life and spanning all income levels. [NEW- WGMS] [Inserted strategy from WGMS that is not inserted by C123well]
- Increase the supply of social and affordable housing. [NEW- WGMS] [Inserted strategy from WGMS that is not inserted by C123well]

02.03-~~6~~7 Economic development [Edited numbering due to insertion of new clause above]

XX/XX/20XX CXXXwell Proposed

Wellington's economy is diversified and ~~is~~ linked to ~~the~~ natural resource~~s base~~ and productive agricultural land. ~~and i~~It is important to ensure natural assets are protected and used sustainably. [EDS] [Added contextual information from the EDS and improved phrasing]

Important industries include defence, aviation, health, education, manufacturing, horticulture, dairying, intensive agriculture, timber production, racing, forestry and forestry support, fishing, tourism, oil and gas, brown coal production, mining support, renewable energy and public administration ~~and environmentally sustainable green energy~~. [EDS] [Added contextual information from the EDS] Some of these industries can be facilitated in the West Sale Industrial Precinct. [WCP] [Added contextual information from the Council Plan]

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

There is a need to adapt to structural changes across several major industries in Wellington including oil and gas. Renewable energy production presents opportunities for Wellington to capitalise on Gippsland's potential to be a future leader in new, low emission energy technologies such as offshore wind and biomass. Opportunities also

exist to support advanced manufacturing, food production for export markets, and knowledge services. [GRP] [Added contextual information from the Gippsland Regional Plan]

Tourism has significant potential for growth, particularly cultural, agri-tourism, outdoor eco-tourism and racing, including horse and greyhound racing. A significant opportunity to improve tourism is associated with the Port of Sale Cultural and Civic Precinct including arts, entertainment and cultural activities. Natural attractions such as Lake Wellington, Ninety Mile Beach, and the Victorian Alps are important offerings for visitors. [EDS] [Added contextual information]

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

- Encourage expansion and diversification of the regional economy to increase employment.
- Maximise the potential of productive and natural assets for rural purposes.
- Promote diversity in industrial, retail and commercial sectors.
- Support the role of the horse and greyhound racing economy. [Fixed grammar]
- Promote Sale as the regional headquarters for horse and greyhound racing in eastern Victoria.
- Encourage the development of tourism around natural environment, cultural and heritage assets.
- Facilitate Sale's role as a tourist destination.

02.03-8

XX/XX/20XX C[XXXwell] Proposed

Transport

Wellington's key transport routes include the Princes Highway, South Gippsland Highway and the Bairnsdale-Melbourne rail corridor. Public transport services are limited, and private vehicles are predominately used for travel to key destinations. Locating future development near transport nodes can promote sustainable and active transport and connect residents with jobs and services. The Shire's transport network also supports agriculture, its industries and tourism. [Plan for Victoria] [WGMS] [Added contextual information about transport]

The Shire's airports include the RAAF Base at East Sale, West Sale Airport and Yarram Airport. These airports provide a mix of aviation industry, training and recreational aviation opportunities. Land use and development may limit and prevent use of these airports, and the functions of these airports require continual protection. [WCP] [Added contextual information about Wellington's airports]

Council's strategic directions for transport are to:

- Support the roles of the Principal Freight Network, Principal Road Network and Principal Public Transport Network to the local and regional economy. [NEW- Plan for Victoria] [Inserted strategic direction about the Principal Freight Network]
- Support active forms of transport in new developments. [NEW- WGMS] [Inserted strategy from WGMS that is not inserted by C120well]
- Support land use and development related to aviation in the West Sale Airport precinct. [NEW- WSAMP] [Inserted strategy from the West Sale Airport Master Plan]
- Ensure that any potential amenity and safety impacts from airport operations are adequately addressed [NEW- WSAMP] [Inserted strategy from the West Sale Airport Master Plan]

02.03-~~9~~7

XX/XX/20XX C[XXXwell] Proposed

Infrastructure

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

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

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

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

- Encourage a consistent approach to the design and construction of infrastructure.

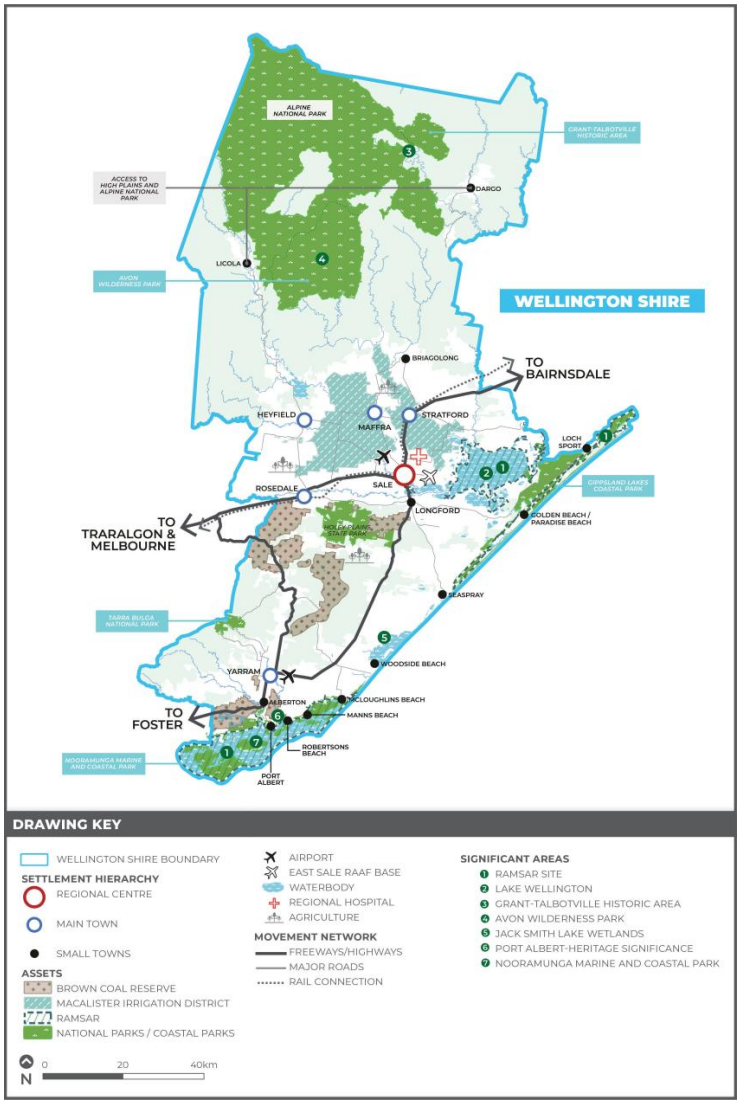
- Protect the Basslink Electricity Interconnector, the EGP and other natural gas infrastructure from development that impacts their continued operation.

02.04 STRATEGIC FRAMEWORK PLANS

XX/XX/20XX C[XXX]well Proposed

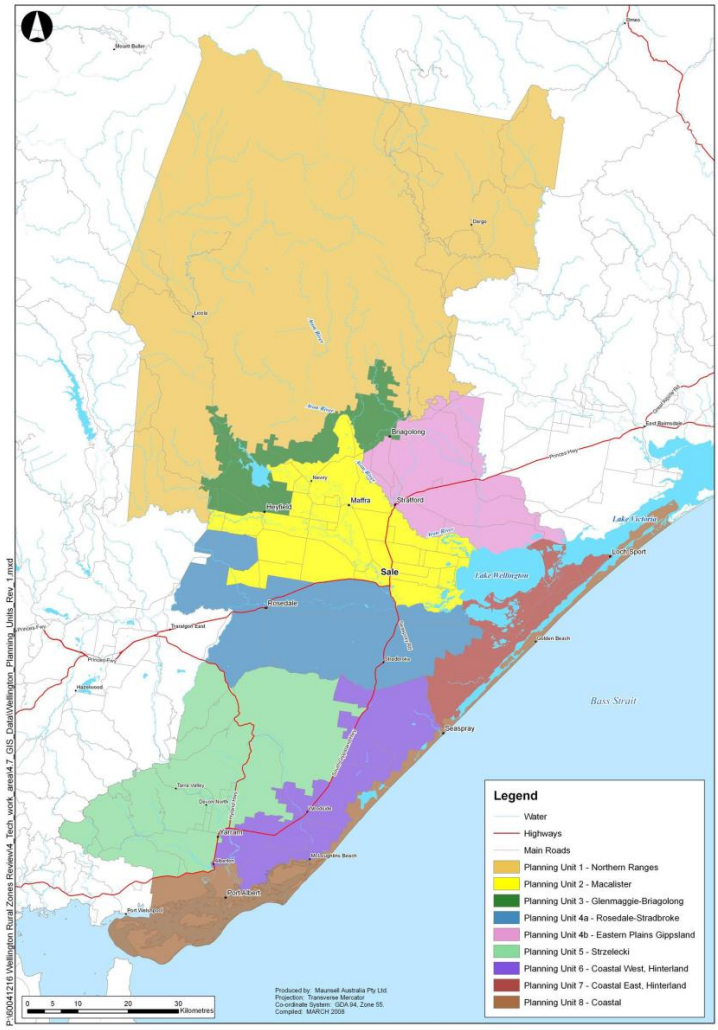
The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

Wellington Shire Strategic Framework Plan



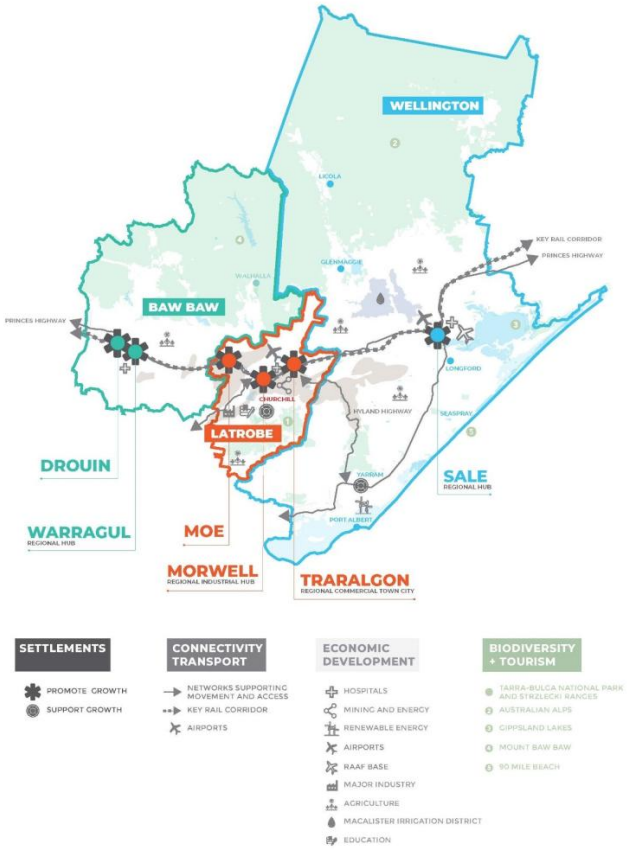
Update plan based on new MID layer if possible

~~**Wellington Shire Landscape Units**~~



[Practitioner's Guide] [Removed this strategic framework plan which has no clear link with above strategic directions]

Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan



PLANNING POLICY FRAMEWORK

10

31/07/2018
VC148

VICTORIA

11.01

31/07/2018
VC148

11.01-1L-01

XX/XX/20XX
CXXXwell
Proposed

Sale, Wurruk and Longford [MDFC] [Renumbered clause]

Policy application

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

Strategies

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

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

Encourage higher density residential development:

- Within and close to the Sale CBD.
- Within and around the medical precinct identified in the Sale & Wurruk Strategy Plan.
- Around neighbourhood activity centres.
- On major transport routes.

Support residential growth within the North Sale growth area.

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

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

Encourage development that respects the rural character of Longford.

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

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

Support redevelopment of the Sale Golf Club, including the provision of housing and tourist accommodation around the golf course.~~,~~ [Practitioner's Guide] [Split strategy into two for clarity]

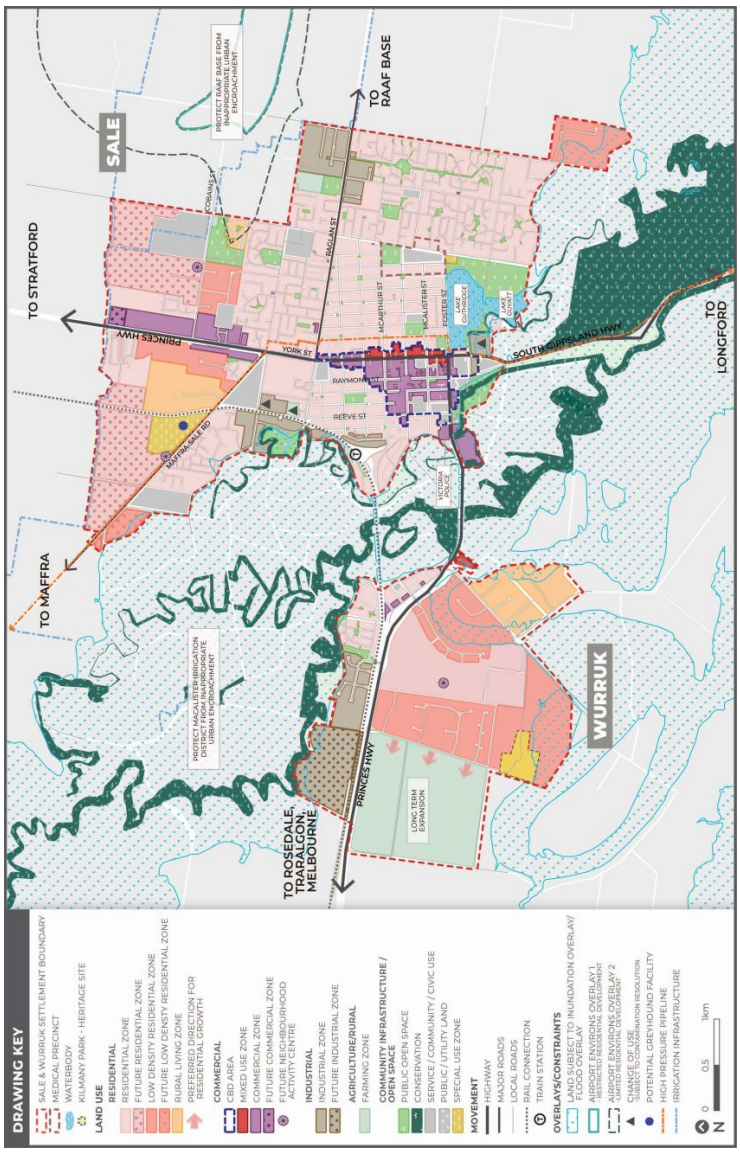
Provide necessary ~~subject to appropriate~~ infrastructure and environmental management measures when redeveloping the Sale Golf Club, including any upgrades to reticulated water and sewerage infrastructure on the site. [Practitioner's Guide] [Rephrased for clarity]

Policy guidelines

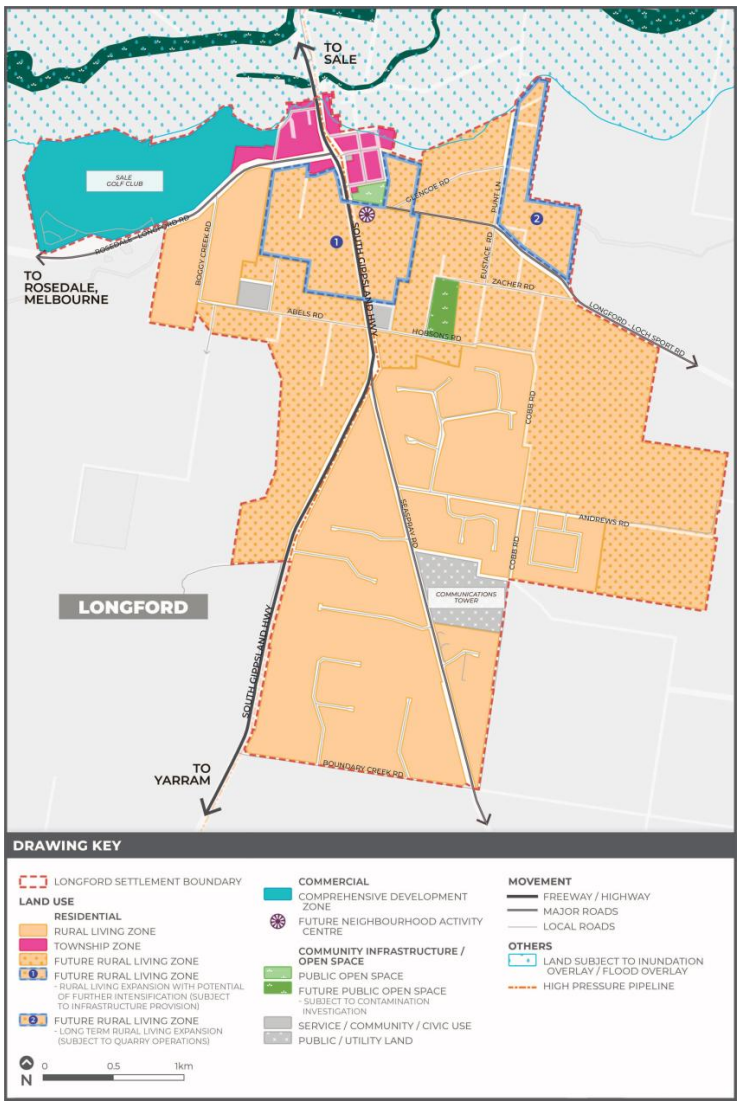
Consider as relevant:

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

Sale & Wurruk Strategy Plan



Longford Strategy Plan



11.01-1L-02

XX/XX/20XX
CXXXwell
Proposed

Maffra [MDFC] [Renumbered clause]

Policy application

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

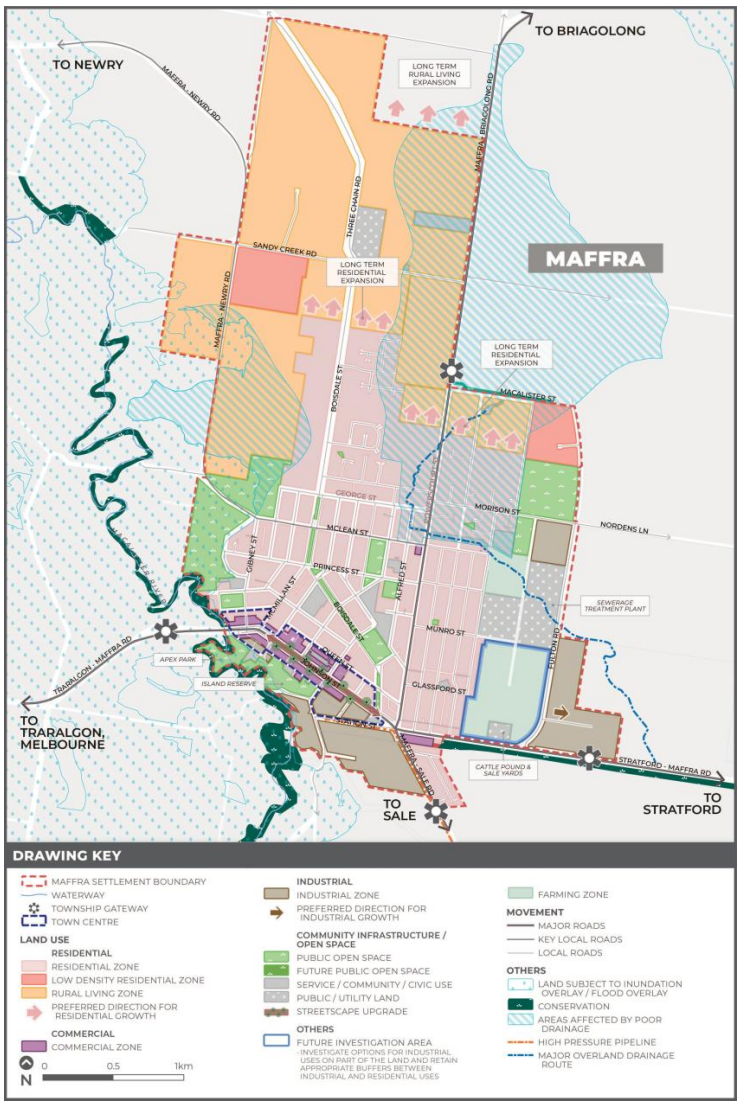
Strategies

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

Direct residential development to:

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

Maffra Strategy Plan



11.01-1L-03

XX/XX/20XX
CXXXwell
Proposed

Rosedale [MDFC] [Renumbered clause]

Policy application

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

Objectives

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

Strategies

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

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

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

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

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

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

Residential Strategies

Support subdivision of Low Density Residential Zoned land within the Rosedale Urban Area (north of the railway line) to smaller lot sizes where reticulated sewerage can be provided. [Added paragraph break]

Encourage residential development in the following locations:

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

Encourage low density residential development on:

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

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

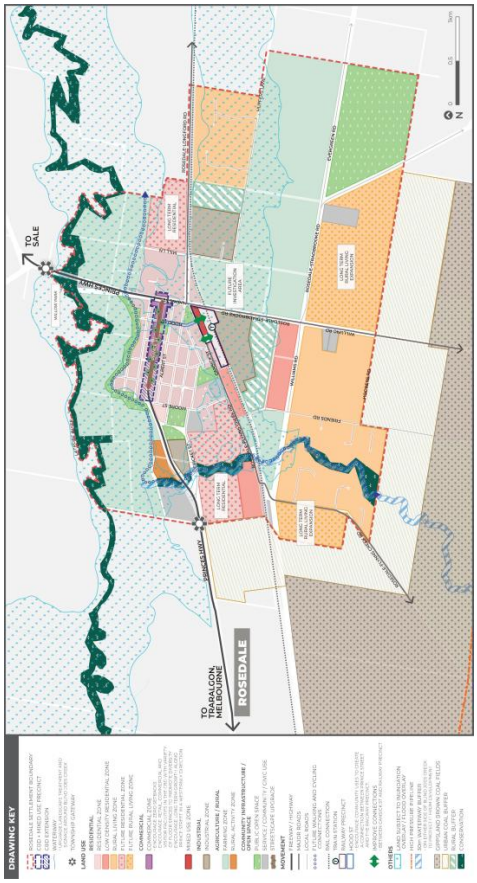
Encourage intensification of land for rural living to the west of Rosedale-Flynns Creek Road outside the coal buffer and to the east of Willung Road.

Policy document

Consider as relevant:

- *Rosedale Structure Plan (SMEC, 2012)* [MDFC] [Added background document as policy document]

Rosedale Strategy Plan



11.01-1L-04

XX/XX/20XX
CXXXwell
Proposed

Heyfield [MDFC] [Renumbered clause]

Policy application

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

Strategies

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

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

Urban design strategies

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

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

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

Commercial strategies

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

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

Encourage the expansion of the existing supermarket.

Encourage tourism development on land outside the threshold distance from the sawmill at 7563 – 97 Firebrace Road as shown on Map 1 in the Special Use Zone 4. [Updated address]

Residential strategies

~~Ensure that sufficient land is zoned for residential purposes within the Heyfield Township Boundary.~~ [Practitioner's Guide] [Removed redundant strategy]

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

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

Enable more intensive residential development within the Heyfield ~~Township~~ settlement b~~B~~oundary. [Updated terminology to be consistent with strategy plan below]

Encourage the development of short term workers accommodation in Heyfield.

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

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

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

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

Industrial strategies

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

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

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

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

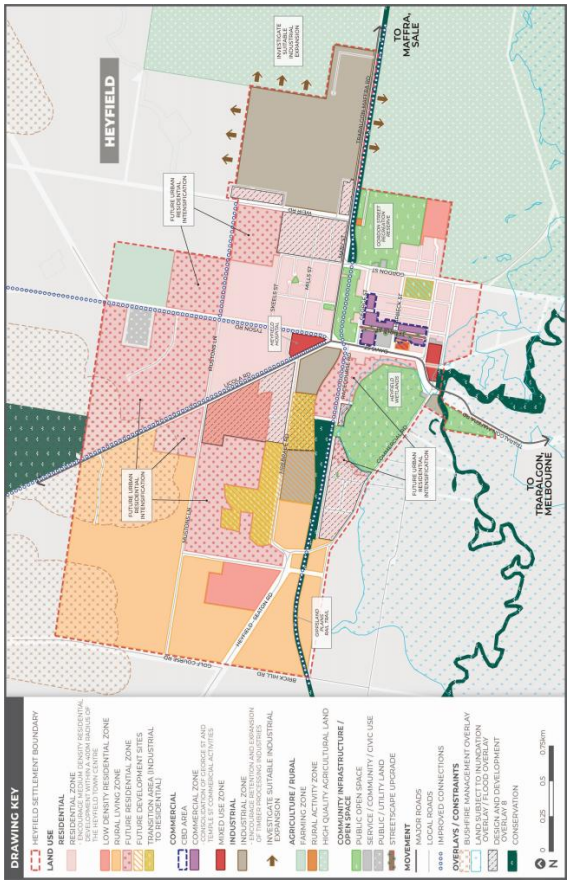
Provide and maintain buffer treatments to protect land identified for future growth from industrial activities.

Policy documents

Consider as relevant:

- *Heyfield Low Density Residential Land Supply Study (Urban Enterprise, 2017)*
- *Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road (Meinhardt, 2013)* [MDFC] [Added background document as policy document]

Heyfield Strategy Plan



11.01-1L-05

XX/XX/20XX
CXXXwell
Proposed

Yarram [MDFC] [Renumbered clause]

Policy application

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

Strategies

Maintain and promote a compact commercial centre.

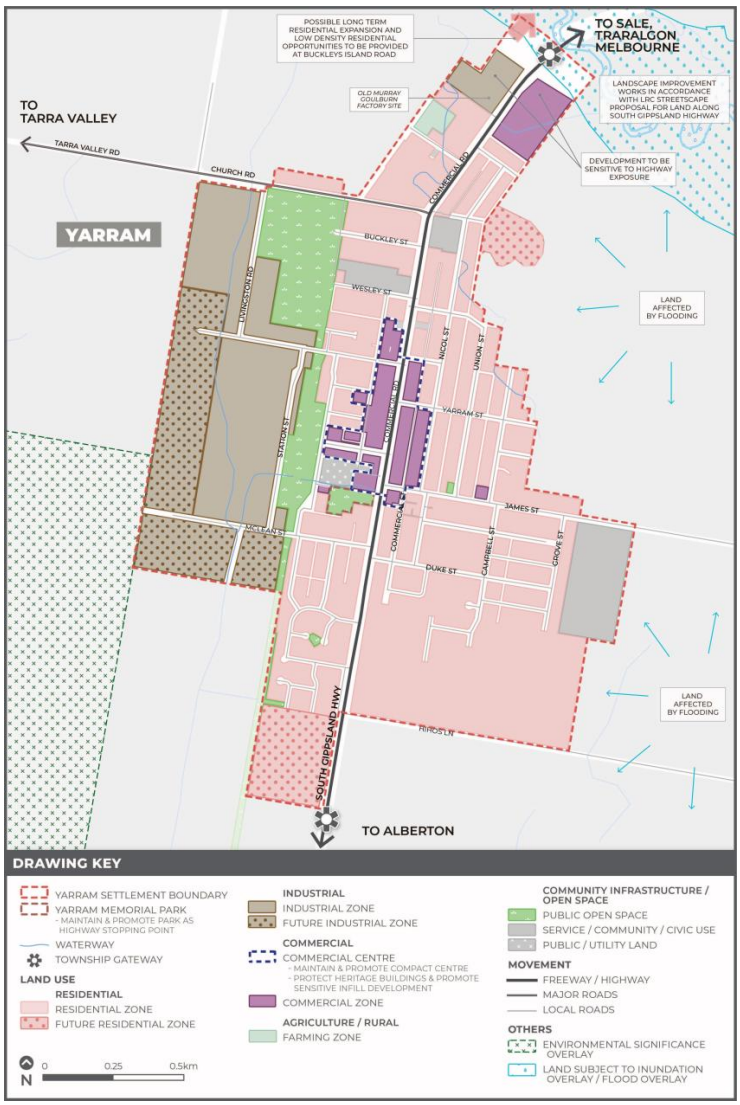
Encourage the retention of heritage buildings in the commercial centre.

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

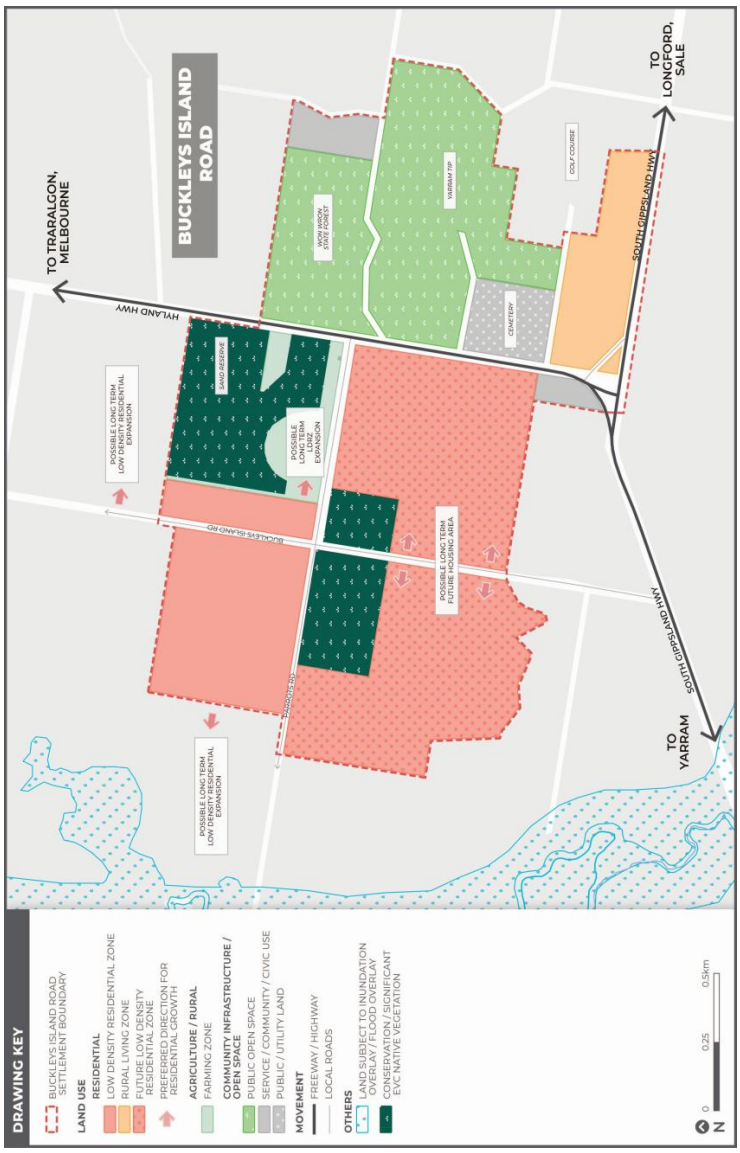
Encourage low density residential development at Buckleys Island Road.

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

Yarram Strategy Plan



Buckleys Island Road Strategy Plan



11.01-1L-06

XX/XX/20XX
CXXXwell
Proposed

Stratford [MDFC] [Renumbered clause]

Policy application

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

Stratford strategies

~~Ensure~~ Allow ~~that~~ residential development to the east of the existing urban area only ~~occurs following the resolution of~~when stormwater drainage problems in this area are resolved. [Practitioner's Guide] [Clarified policy direction]

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

Stratford Strategy Plan



11.01-1L-07

XX/XX/20XX C[XXX]well Proposed

~~Other settlements~~Briagolong [MDFC] [Renumbered clause and split it into two]

Policy application

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

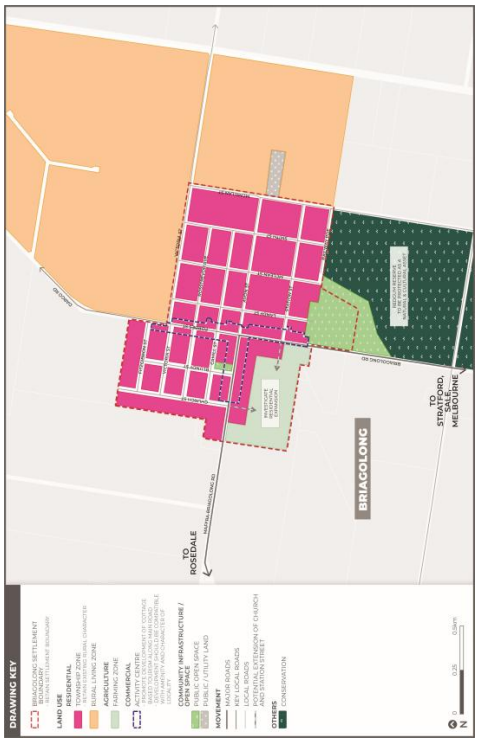
~~Briagolong s~~Strategies

Retain the existing rural character in the township zone.

Encourage residential development that includes measures to contain and treat effluent on site and to discharge stormwater runoff in a manner which minimises impacts on ~~the receiving environment~~waterways. [Practitioner's Guide] [Clarified terminology]

Encourage development of ~~cottage based~~ small-scale, nature, and heritage-based tourism along the main roads of the town. [Practitioner's Guide] [Clarified terminology]

Briagolong Strategy Plan



~~Alberton, Dargo and Licola objective~~

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

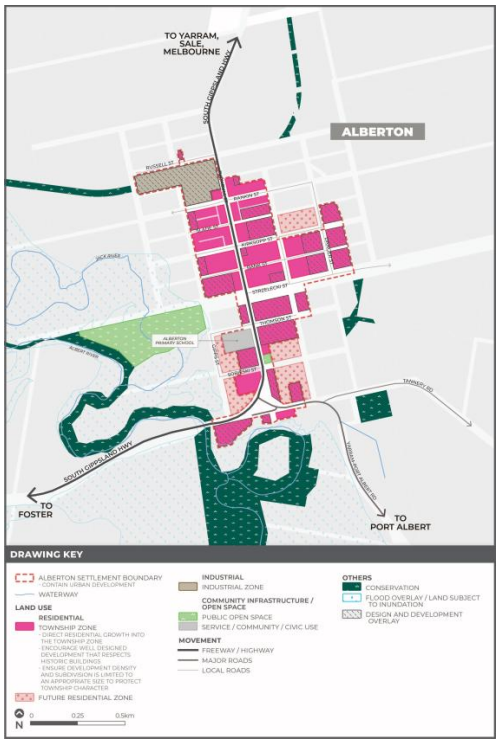
~~Alberton, Dargo and Licola strategies~~

~~Direct residential growth in Alberton to the township zone.~~

~~Ensure development density and subdivision protects township character.~~

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

~~Alberton Strategy Plan~~



11.01-1L-08

XX/XX/20XX
C[XXX]well
Proposed 1

Alberton [MDFC] [Split 'other settlements' clause it into three]

Policy application

This policy applies to the areas within the settlement boundaries identified in the Alberton strategy plan contained within this Clause.

Objective

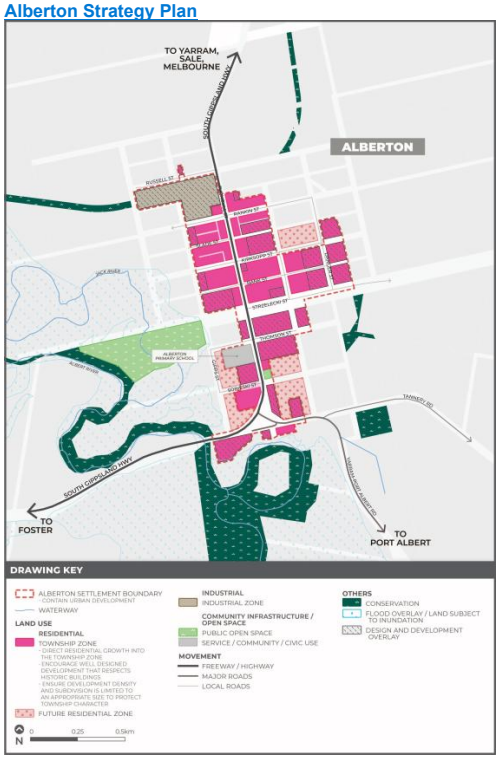
To protect and enhance the character and environment of Alberton and its surroundings.

Strategies

Direct residential growth to the township zone.

Ensure development density and subdivision protect township character.

Alberton Strategy Plan



11.01-1L-09

XX/XX/20XX
CXXXwell
Proposed 1

Dargo and Licola [MDFC] [Split 'other settlements' clause it into three]

Policy application

This policy applies to all urban zoned land in the townships of Dargo and Licola.

Objective

To protect and enhance the character and environment of Dargo and Licola and their surroundings.

Strategies

Ensure development density and subdivision protect township character.

Ensure that all development is sited and designed in a manner which responds to the 'mountain village' character.

MANAGING GROWTH

11.02

31/07/2018
VC148

11.02-3L

XX/XX/20XX C[XXXwell] Proposed

Sequencing of development - Wellington

Strategies

~~Rezone land in~~ Facilitate a logical and sequential ~~manner~~ pattern of use and development with ~~that has~~ regard to:[Practitioner's guide] [Replaced verb to a more appropriate one]

- The staging of infrastructure delivery, including the provision of water, sewer, drainage, traffic, pedestrian/cyclist and other relevant infrastructure.
- Access to community services and facilities.
- The general sequencing identified in the Sale and Wurruk Strategy Plan and Longford Strategy Plan at Clause 11.01-1L-01. [Updated clause reference]

Manage the staging of residential development for land north of Hiho's Lane and south of Rhoda Street, Yarram, ~~using development plans,~~ to ensure efficient infrastructure provision and avoid an oversupply of residential lots.[Practitioner's Guide] [Removed wording not suited to a strategy]

Avoid development that is out of sequence with infrastructure provision.

PLANNING FOR PLACES

11.03

31/07/2018
VC148

11.03-1L

XX/XX/20XX C[XXXwell] Proposed

Sale Aactivity Ceentre and Central Business District [Practitioner's Guide] [Clarified application of policy through title]

Policy application

This policy applies to the area within the Sale Central Business District (CBD) Strategy Plan contained within this clause.

Objective

To maintain the primacy of the Sale CBD as a commercial hub.

Strategies

Facilitate development within the Port of Sale Cultural and Civic Precinct.

Concentrate retail activities in the Activity Centre precinct.

Facilitate retail expansion southwards along Raymond Street to:

- eCater for future retail demand
- , iImprove the legibility of the CBD from Foster Street and i
- Improve the physical and commercial connection of the Sale CBD to the Princes Highway, the Port of Sale Cultural and Civic Precinct and Sale Railway Station. [Practitioner's Guide] [Split policy into list]

Concentrate highway related uses in the Commercial Zone precinct to capitalise on passing trade. [Practitioner's Guide] [Clarified application of policy]

Discourage non-commercial uses at ground floor level in the Commercial Zone precinct between Stawell and Foster Streets. [Practitioner's Guide] [Clarified application of policy]

Promote commercial uses at the street level and accommodation and business uses at upper floors in the Mixed Use Zone to facilitate an active streetscape. [Practitioner's Guide] [Clarified policy intent]

Encourage intensive commercial development on York Street (between Macarthur and Macalister Streets) that integrates with the CBD and facilitates its extension onto York Street.

Facilitate small-scale businesses and medium density housing north of Macalister Street within the existing mixed-use precinct.

Encourage the establishment of entertainment facilities within and close to the CBD. [Grammar]

Facilitate development that respects and positively responds to the prevailing building height of the Sale CBD.

Encourage well designed development on York Street and Foster Street to present an improved image of Sale to passing traffic.

Encourage all buildings within the CBD to utilise active frontages to street edges and mid-block car parks to improve pedestrian safety and amenity.

Encourage development on Cunninghame Street (between York Street and Raymond Street) that promotes pedestrian activity.

Encourage development within the CBD to:

- Utilise articulation within facades
- Vary materials, colours and scale
- Provide a contextual design response
- Incorporate landscaping. [Practitioner's Guide] [Clarified policy intent]
- Adopt a high standard of architectural design using special design features, articulation within façades, varying materials and colours, scale, contextual design responses and like measures.

Incorporate high quality urban design and landscape architecture. Direct office development to the south of the Sale Activity Centre (between Reeve Street and York Street). [MDFC] [Moved strategy from second set of strategies below]

Promote tourism and cultural uses and development within the Port of Sale Cultural and Civic Precinct area. [MDFC] [Moved strategy from second set of strategies below]

Encourage use and development within the Port of Sale Cultural and Civic Precinct that supports or complements the arts, entertainment, culture, tourism and recreation. [MDFC] [Moved strategy from second set of strategies below]

Support community facilities and recreation within the vicinity of Lakes Guthridge and Guyatt. [MDFC] [Moved strategy from second set of strategies below]

Policy guideline

Encourage the development of buildings no greater than 3 storeys in height in the Sale CBD.

~~Objective~~

~~To provide for limited commercial facilities that are strategically required outside the CBD.~~ [MDFC] [Moved second set of objectives in new clause- 17.02-2L Out-of-centre development]

~~Strategies~~

~~Direct office development to the south of the Sale CBD (between Reeve Street and York Street).~~

~~Promote tourism and cultural uses and development within the Port of Sale Cultural and Civic Precinct area.~~

~~Encourage use and development within the Port of Sale Cultural and Civic Precinct that supports or complements the arts, entertainment, culture, tourism and recreation.~~

~~Support community facilities and recreation within the vicinity of Lakes Guthridge and Guyatt.~~

~~Discourage development of higher order retailing and commercial development outside the CBD, with the exception of the corner of Cobains Road and Princes Highway.~~ [MDFC] [Moved strategy to new clause- 17.02-2L Out-of-centre development]

~~Encourage restricted retail premises to locate in the Commercial 2 Zone on the corner of Cobains Road and the Princes Highway as a dedicated homemaker and bulky goods retail centre.~~ [MDFC] [Moved strategy to new clause- 17.02-2L Out-of-centre development]

~~Facilitate the expansion of the homemaker/bulky goods site located on the corner of Cobains Road and the Princes Highway.~~ [MDFC] [Moved strategy to new clause- 17.02-2L Out-of-centre development]

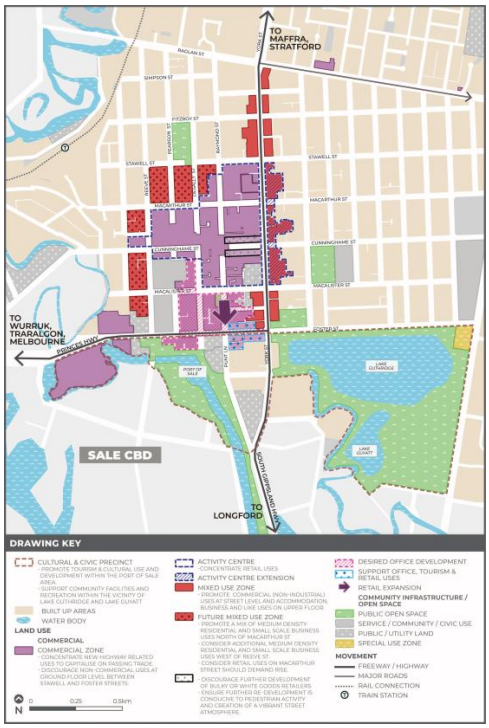
~~Discourage industrial use and development from establishing on the corner of Cobains Road and the Princes Highway.~~ [MDFC] [Moved strategy to new clause- 17.02-2L Out-of-centre development]

Policy document

Consider as relevant

- *Sale CBD Precinct Plan* (David Lock Associates, 2010) [MDFC] [Added background document as policy document]

Sale CBD Strategy Plan



Coastal settlements - Wellington

11.03-4L

XX/XX/20XX
CXXXwell
Proposed

Policy Application

This policy applies to land within the settlement boundaries identified on the following plans contained within this clause:

- Loch Sport Strategy Plan
- Port Albert and Palmerston Strategy Plan
- Golden Beach/Paradise Beach Strategy Plan
- Manns Beach Strategy Plan
- McLoughlins Beach Strategy Plan
- Robertsons Beach Strategy Plan
- Seaspray Strategy Plan
- The Honeysuckles Strategy Plan
- Woodside Beach Strategy Plan

Objective

To facilitate limited development of coastal settlements that responds to their environmental constraints.

Strategies

Facilitate the restructuring of old and inappropriate coastal subdivisions.

Ensure development in coastal areas has adequate infrastructure, including reticulated sewerage, to protect environmental values, particularly the water quality of the Gippsland Lakes.

Maintain existing development densities to limit development in coastal settlements with little existing infrastructure, including reticulated sewerage.

Design new buildings in coastal areas to complement the character of coastal settlements by using low scale building forms set in to the landscape and using colours and materials that reduce contrast and distant visibility.

Minimise development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.

Avoid structures visible from the foreshore on the Bass Strait coast by setting new developments back from the coast and natural coastal landforms.

Develop effective public spaces within Loch Sport to provide for passive recreation.

Define the Sanctuary Road and National Park Road major access route in Loch Sport as the central spine of the town using landscape treatments to define the road edge.

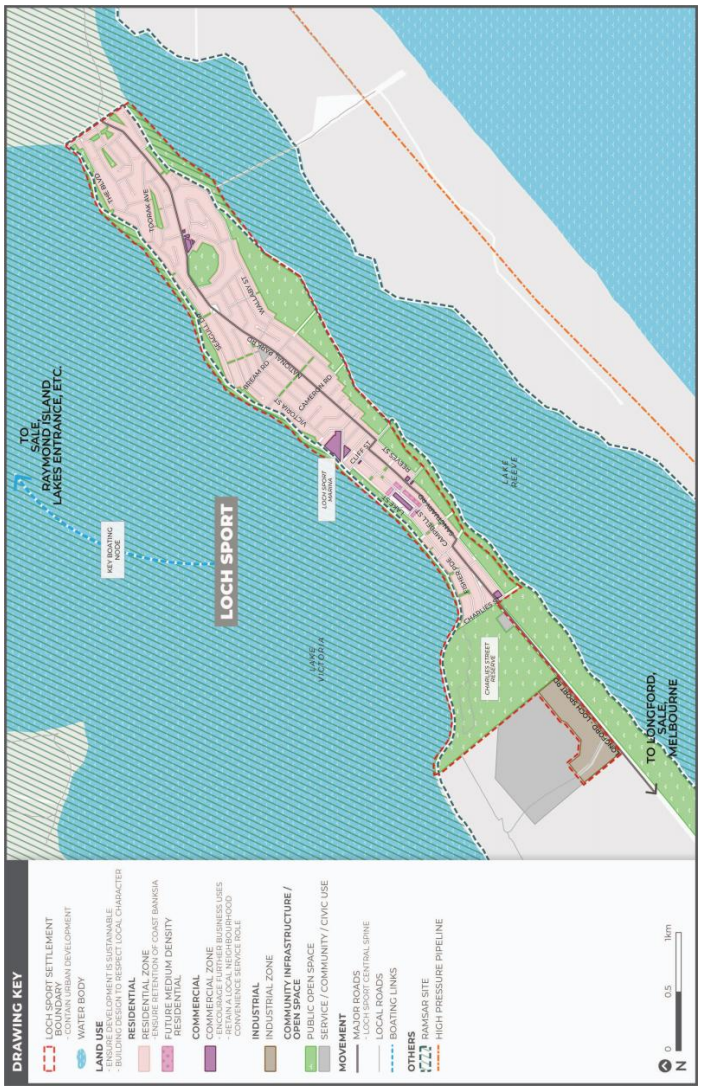
Policy documents

Consider as relevant

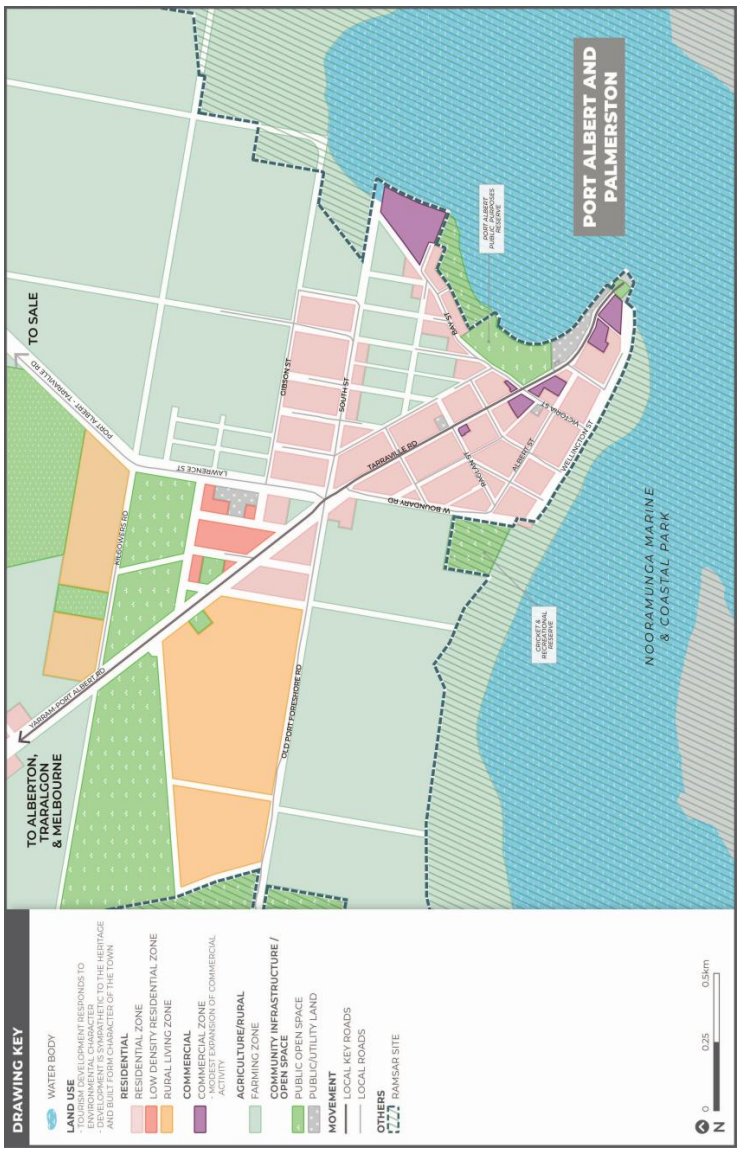
- *Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)
- *The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)
- *Loch Sport Urban Design Framework- Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- *Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)
- *McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)
- *Port Albert and Palmerston Urban Design Guidelines* (2007)
- *Port Albert Masterplan* (Chris Dance Land Design Pty Ltd, 2002)
- *Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)

- *Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)
- *Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007) [MDFC] [Added background documents as policy documents and relocated from DDO schedules]

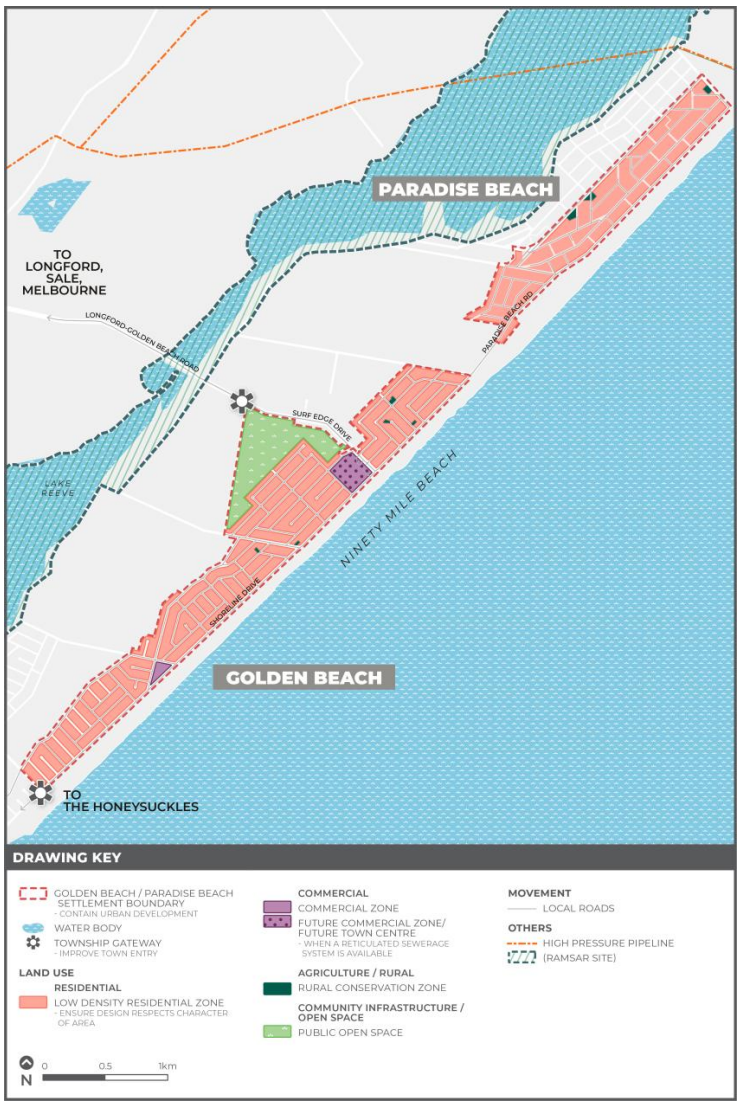
Loch Sport Strategy Plan



Port Albert and Palmerson Strategy Plan



Golden Beach/Paradise Beach Strategy Plan



Manns Beach Strategy Plan



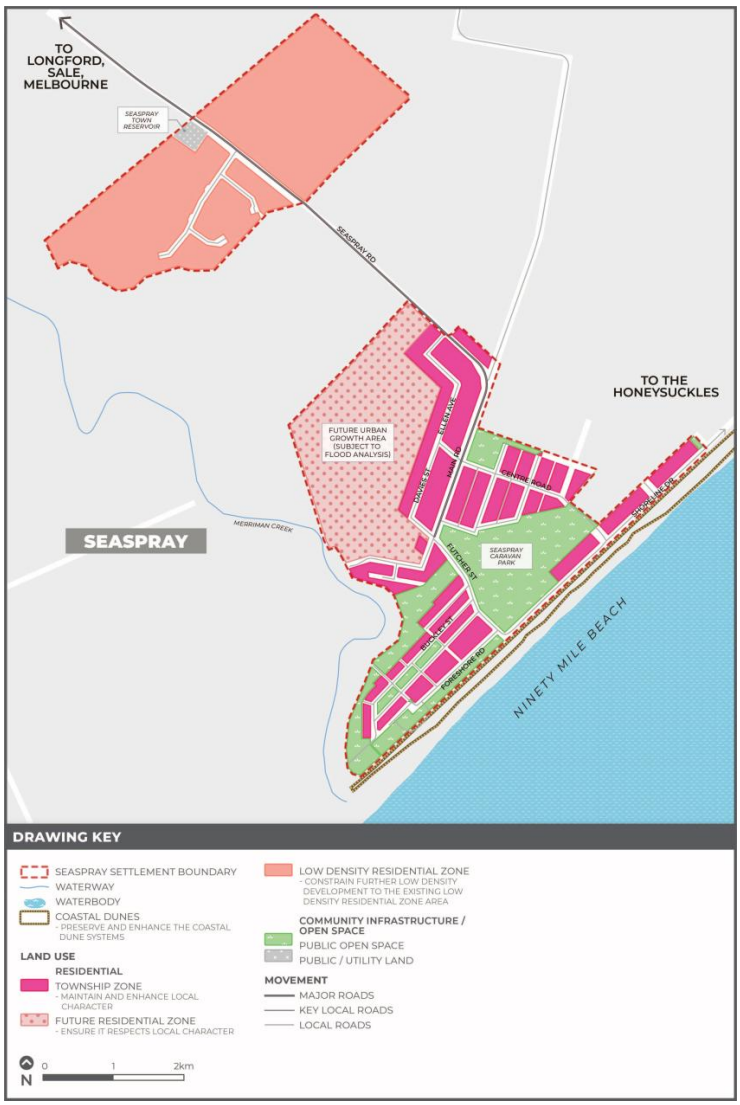
McLoughlins Beach Strategy Plan



Robertsons Beach Strategy Plan



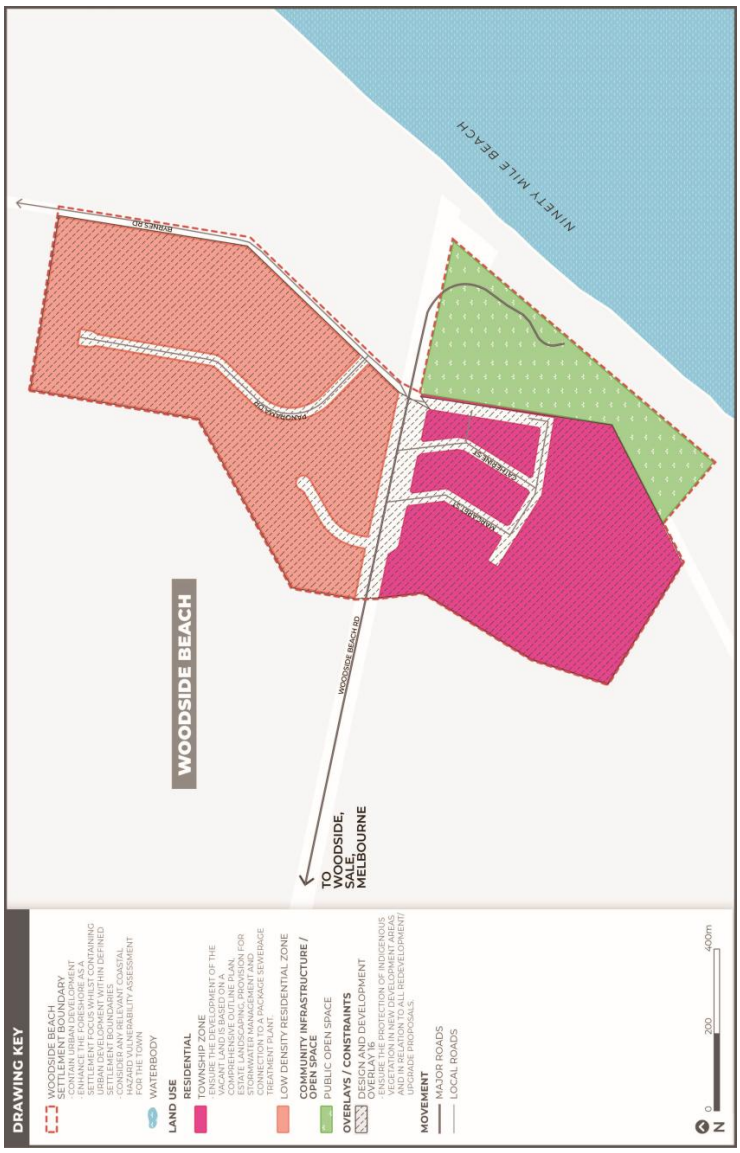
Seaspray Strategy Plan



The Honeysuckles Strategy Plan



Woodside Beach Strategy Plan



12.01 BIODIVERSITY

31/07/2018
VC148

12.01-1L Protection of biodiversity - Wellington

04/05/2023
C109wellPt1

Strategies

Encourage development that reduces stormwater runoff to minimise environmental impacts, habitat loss and destruction.

Facilitate retention of native animal habitat areas.

12.01-2L Native vegetation management - Wellington

04/05/2023
C109wellPt1

Strategies

Conserve native vegetation on private land, Crown land, declared water stream-side reserves and roadsides.

Encourage development to protect and maintain indigenous coastal vegetation, particularly at the coastal edge of the Ninety Mile Beach and adjoining inland lakes, south of Seaspray and within coastal settlements.

Encourage planting of indigenous vegetation for rehabilitation works and landscaping.

MARINE AND COASTAL ENVIRONMENT

12.02

06/09/2021
VC171

12.02-1L

XX/XX/20XX C[XXX]well Proposed

Protection of coastal areas - Wellington

Objective

To protect sensitive coastal areas from development that detracts from their scenic and environmental value.

Strategies

Maintain the natural condition of the coastline between settlements by limiting opportunities for development.

Encourage retention of existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive.

Discourage residential subdivision or development in sensitive areas such as primary or secondary sand dunes or the Lake Reeve islands.

Discourage uses or development that adversely impacts on adjacent coastal parks.

Encourage lower intensity agricultural uses such as animal husbandry in coastal areas where it will not be detrimental to the surrounding natural environment.

Encourage uses that integrate conservation and agricultural production in coastal areas.

Locate infrastructure away from highly scenic locations, key views and near-coastal locations.

Encourage the siting of powerlines and other utility services underground wherever possible.

Use vegetation to screen infrastructure from key viewing corridors and public use areas.

Protect significant views and vistas that contribute to the character of coastal and hinterland areas from development, particularly from formal lookouts, from the Longford-Loch Sport Road to Lake Wellington and Lake Reeve, and to the coastal dunes of the Ninety Mile Beach.

Protect the natural and unbuilt views of Lake Victoria and Lake Wellington as viewed from the shores of the lakes by setting development back from natural coastal landforms.

Where development within the coastal strip is proposed:

- Site developments on the inland slope of dunes to avoid buildings protruding above the dune ridgeline.
- Set development back from the coast in flatter locations.
- Set buildings and structures among existing vegetation, maximising the retention of coastal vegetation.
- Use indigenous vegetation to further integrate the development with the landscape.
- Design buildings to follow the site contours or step down the site and avoid visually dominant elevations.
- ~~Minimising~~ Minimise the visibility and impact of pedestrian and vehicular access paths and site servicing on the coastal landscape. [Grammar]

Policy guidelines

Consider as relevant:

- Any relevant coastal hazard vulnerability assessment prepared for the coastal townships.

Policy documents

Consider as relevant

- *State Overview Report, Coastal Spaces Landscape Assessment Study* (Planisphere, 2006)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020) [MDFC] [Added background document as policy document]

12.02-2L

XX/XX/20XX C[XXXwell] Proposed

Ninety Mile Beach and Gippsland Lakes

Policy Application

This policy applies to land shown on the Ninety Mile Beach Policy Plan 01, 02 and 03 to Clause 12.02-2L Ninety Mile Beach and Gippsland Lakes.

Objective

To protect the landscape character of the Ninety Mile Beach coast and Gippsland Lakes.

General Strategies

Discourage development that adversely impacts on the coastal and Gippsland Lakes environments.

Maintain and enhance the conservation and recreation values of the Ninety Mile Beach foreshore.

Design development at the coastal edge of settlements to be sensitive to surrounding development and landforms, particularly when viewed from the foreshore.

Support lower buildings adjacent to the foreshore and higher buildings away from the foreshore.

Discourage urban development, including dwellings and ancillary buildings, within the Rural Conservation Zone.

Glomar Beach to Golden Beach strategies

Limit development to lots restructured in accordance with the Restructure Plans in Clause 45.05 that are not vulnerable to environmental impacts.

Locate development on land identified in the Restructure Plans in Clause 45.05 to not adversely impact on the coastal and lakes environment.

Discourage development that is not consistent with *the Ninety Mile Beach Development and Subdivision Controls, Golden Beach to Glomar Beach, March 2012 (Incorporated Document)* (Wellington Shire Council, March 2012).

Areas between settlements strategies

Design development outside of the settlements of the Honeysuckles or Golden Beach, including through siting, materials and colours, to:

- Respond to the natural landscape setting.
- Minimise visibility with the surrounding landscape character, particularly in prominent locations, main road corridors, key public use areas and in fragile, unstable and flood prone areas.

Protect sensitive coastal vegetation, in particular heath-lands and dune vegetation, from clearing, grazing and trampling.

Design and locate development in open rural areas to be well set back from roads or to be grouped among substantial indigenous or non-invasive vegetation including existing shelterbelts.

Encourage development outside of the settlements of the Honeysuckles or Golden Beach, to:

- Use permeable areas for vegetation and surface water infiltration.
- Retain and plant trees that contribute to continuous canopies.
- Minimise the visual impact of signage and infrastructure.
- Avoid large, visually intrusive or brightly coloured signs.
- Locate power lines, access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations.
- Be of a low scale when near lakes or waterways.

Policy guideline~~s~~ [Grammar]

Consider as relevant:

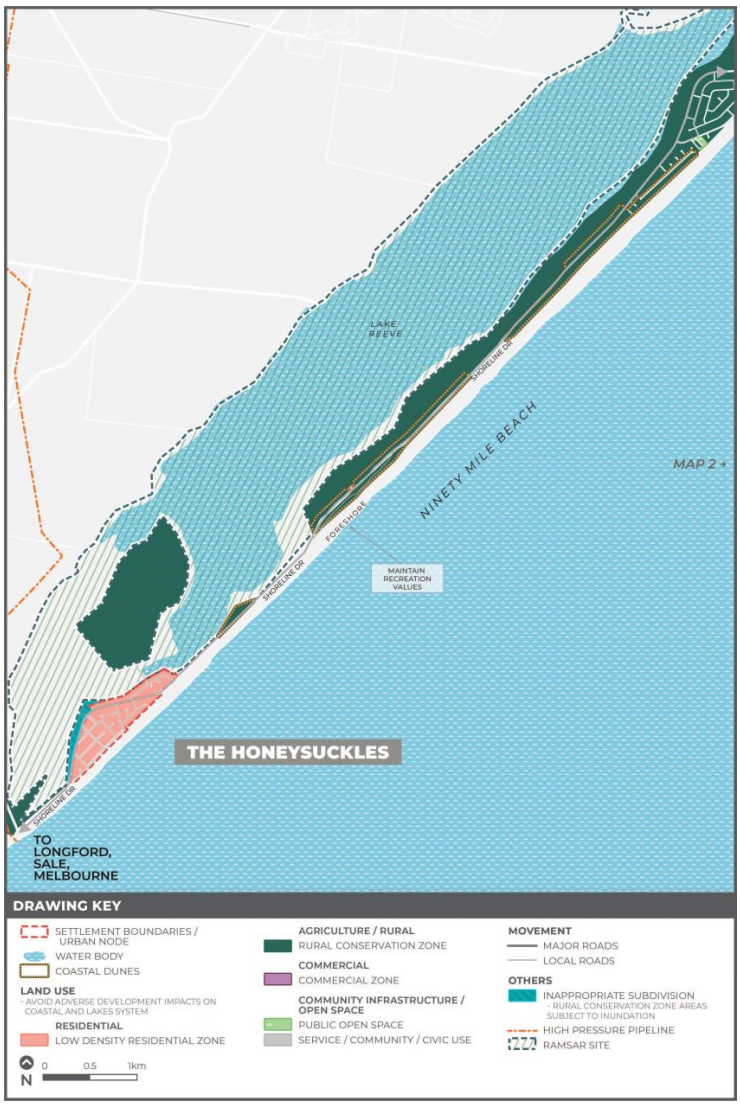
- ~~Whether development is at least 100 metres from riparian vegetation to allow for their protection or rehabilitation.~~ Locate development at least 100 metres away from riparian vegetation to allow for vegetation protection and rehabilitation. [Practitioner's guide] [Clarified policy intent]
-

Policy documents

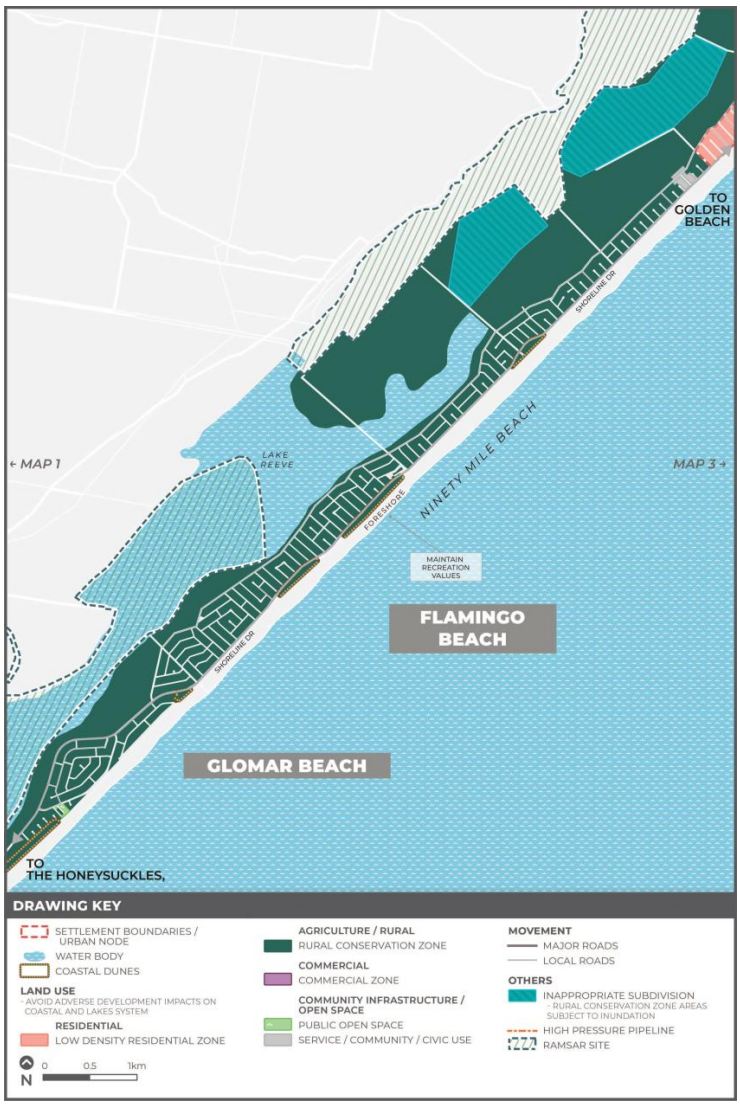
Consider as relevant:

- *Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach* (GHD, February 2007)
- *Ninety Mile Beach Development and Subdivision Controls, Golden Beach to Glomar Beach, March 2012 (Incorporated Document)* (Wellington Shire Council, March 2012)

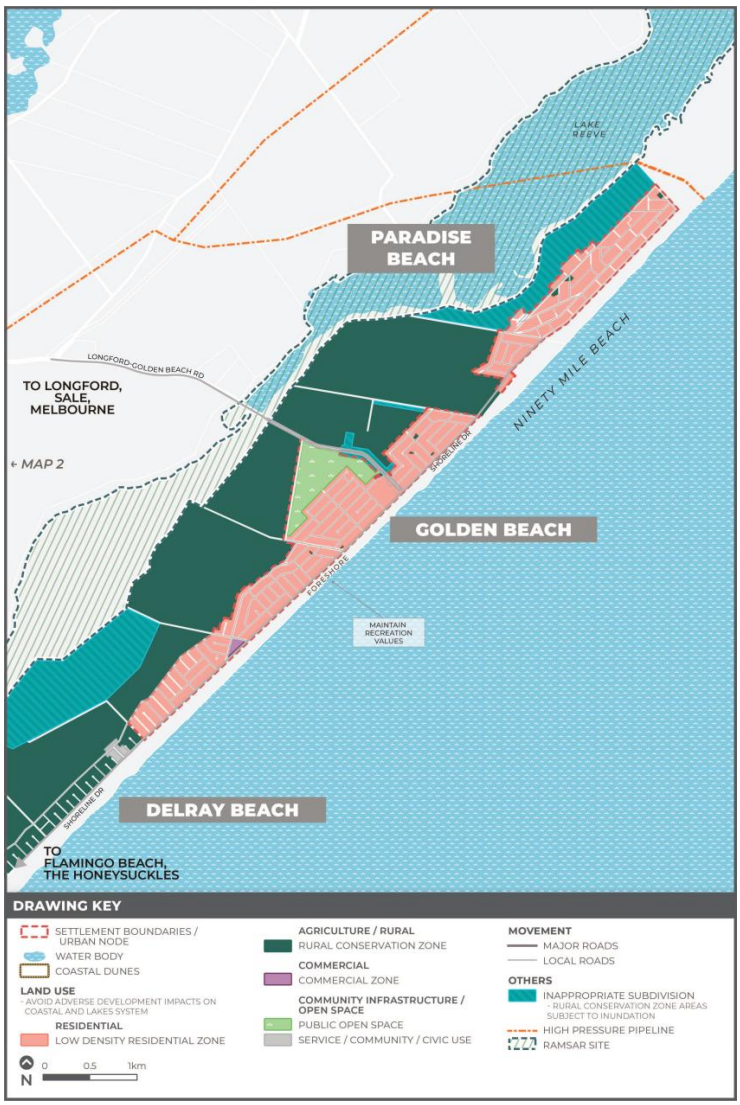
Ninety Mile Beach Policy Plan - 01



Ninety Mile Beach Policy Plan - 02



Ninety Mile Beach Policy Plan - 03



WATER BODIES AND WETLANDS

12.03

31/07/2018
VC148

12.03-1L

04/05/2023
C109wellPt1

River corridors, waterways, lakes and wetlands - Wellington

Strategies

Avoid development that has the potential to adversely impact on the ecological, cultural, historic, archaeological and scientific values of the Corner Inlet Ramsar Wetlands and the surrounding Albert River, Jack River and Tarra River.

AGRICULTURE

14.01

31/07/2018
VC148

14.01-1L

Protection of agricultural land - Wellington

XX/XX/20XX CXXXwell Proposed

Use and development – strategies

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

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

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

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

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

Subdivision – strategies

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

Support the realignment of boundaries only to:

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

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

Support house lot excisions only when they are:

- Directly related to the agricultural use of the land
- Not part of an existing concentration of small lots [Practitioner's guide] [Clarified policy intent]
- Unlikely to lead to further house lot excisions on surrounding land in the future and result in a future change to the agricultural use and development of the area ~~likely to lead to a concentration of lots that would change the general use or development of the area~~ [Practitioner's guide] [Clarified policy intent]
- For an existing and long-established farm house, where the owner seeks to remain on the land.

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

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

Subdivision - policy guidelines

Consider as relevant:

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

14.01-2L

04/05/2023
C109wellPt1

Diversifying agriculture - Wellington

Strategies

Facilitate more intensive and diversified agricultural uses including horticulture and viticulture.

14.01-3L

04/05/2023
C109wellPt1

Forestry and timber production - Wellington

Strategies

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

Facilitate development of timber industries in Heyfield and Yarram.

Facilitate retention and expansion of timber processing industries.

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

WATER

14.02

31/07/2018
VC148

Catchment planning and management - Wellington

14.02-1L-01

04/05/2023
C109wellPt1

Strategies

Ensure development is connected to reticulated sewerage or includes the provision of on-site effluent disposal which minimises adverse impacts on groundwater.

Discourage small rural lots of less than 40 hectares in domestic water supply catchment areas.

14.02-1L-02 **Special Water Supply Catchment Management Areas**

XX/XX/20XX
CXXXwell
Proposed

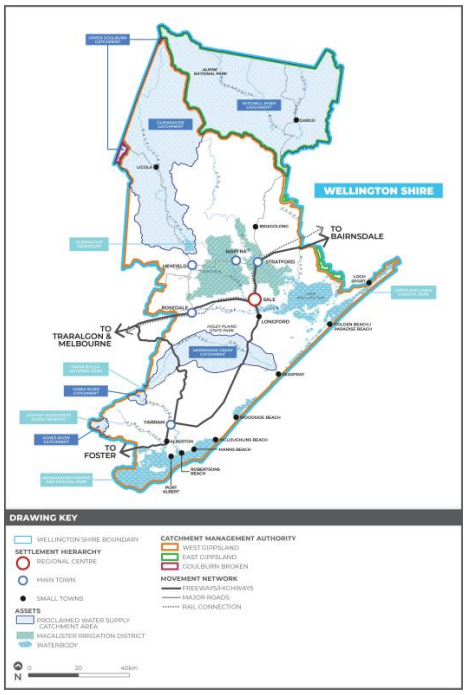
Policy application

This policy applies to land within the Macalister Irrigation District and the Special Water Supply Catchment Areas as illustrated in the map titled, 'Special water supply catchments and irrigation area plan'. ~~This policy applies to all land within a Special Water Supply Catchment Area as defined in the *Catchment and Land Protection Act 1994* and land designated 'Irrigated Land' on the plan '*Proclaimed water supply catchments and irrigation area*' contained in this Clause.~~ [Clarified policy application]

Strategies

Discourage residential development, subdivision and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points and aquifer recharge areas.

'~~Proclaimed~~ Special water supply catchments and irrigation area' plan [Changed name to align with the Catchment and Land Protection Act 1994]



14.02-2L

XX/XX/20XX C[XXX]well Proposed

Water quality - Wellington

Strategies

Encourage revegetation of riparian buffers along waterways, gullies, ridge-lines, property boundaries and recharge areas.

Discourage development and farm practices that increase the amount of nutrients reaching waterways, aquifer recharge areas and groundwater.

Policy guidelines

Consider as relevant:

- Locating development with associated effluent disposal systems at least 100 metres from waterways and wetlands, particularly in areas with high water tables and in domestic water supply catchments.
- ~~The need for a~~Provide water treatment system[s] where a use or development will generate effluent and cannot be located more than 100 metres from a waterway or wetland. [Practitioner's Guide] [Clarified policy intent]

EARTH AND ENERGY RESOURCES

14.03

31/07/2018
VC148

14.03-1L

04/05/2023
C109wellPt1

Resource exploration and extraction - Wellington

Strategies

Promote the protection of visual amenity for urban communities from future coal resource developments through landscaping works and tree planting in buffer areas, while minimising the risk of fire hazard.

BUILT ENVIRONMENT

15.01

31/07/2018
VC148

15.01-2L

XX/XX/20XX
CXXXwell
Proposed

~~Building design for older and special needs people~~Accessible and inclusive building design [Practitioner's guide] [Shortened name and made it more general]

Strategies

Design development, including housing, medical facilities and transport infrastructure, to cater for older people and people with special needs.

HERITAGE

15.03

31/07/2018
VC148

15.03-1L

XX/XX/20XX C[XXX]well Proposed

Heritage conservation - Wellington

Policy application

This policy applies to all land within a Heritage Overlay.

Strategies

Discourage demolition on the basis of the poor condition or low integrity of a heritage place, whether this is through deterioration, neglect, damage or for any other reason.

Support the use and development of significant heritage places for tourism.

Policy documents

Consider as relevant:

- *Stratford Townscape Study* (Green and Dale Associates, 1993) [MDFC] [Added background documents as policy documents as are needed to support the local policy]
- *Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District (*Napier, 2002)
- *Wellington Heritage Study: Stage 1* (Context Pty Ltd, 2005)
- *Wellington Shire Stage 2 Heritage Study* (amended August 2017) (Heritage Intelligence & Briggs, 2016)

EMPLOYMENT

17.01

31/07/2018
VC148

Diversified economy - Wellington

17.01-1L

XX/XX/20XX C[XXX]well Proposed

Strategies

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

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

Facilitate the development of the ~~Defence~~ defence sector, and development and business activities that complement ~~Defence~~ defence activities including training, manufacturing and research and development. [Grammar]

Support use and development that complements ~~Capitalise on the opportunities afforded by~~ the RAAF Base East Sale and the West Sale Airport to take advantage of the ~~Wellington's~~ employment and economic ~~profile~~opportunities afforded by these assets. [Practitioner's guide] [Clarified policy intent]

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

Facilitate the growth of other key sectors such as recreational, engineering and manufacturing industries ~~and general industry~~. [Practitioner's guide] [Clarified policy intent by taking words from Clause 17.01-1R]

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

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

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

~~Facilitate the expansion of the oil and gas industry and resource exploration within the region's oil and gas fields.~~ [Practitioner's guide] [Removed because this is not consistent with regional and state policy]

17.02-2L

XX/XX/20XX
CXXXwell
Proposed

Out-of-centre development in Sale [Practitioner's guide] [Created new clause to host the relocation of objective and relevant strategies from Clause 11.03-1L]

Objectives

To provide for limited commercial facilities in Local Activity Centres.

Strategies

Discourage development of higher order retailing and commercial development outside the Sale CBD except for areas zoned Commercial 2 Zone.

Encourage restricted retail premises to locate in the Commercial 2 Zone as a dedicated homemaker and bulky goods retail centre.

Facilitate the expansion of the homemaker/bulky goods site located on the area zoned Commercial 2 Zone.

Discourage industrial use and development from establishing in the Commercial 2 Zone

17.02 COMMERCIAL

31/07/2018
VC148

INDUSTRY

17.03

31/07/2018
VC148

17.03-1L

XX/XX/20XX C[XXX]well Proposed

Industrial land supply - Wellington

Strategies

Facilitate the expansion of industrial land in Sale and Wurruk in accordance with the:

- *Sale and Wurruk Strategy Plan* contained in Clause 11.01-1L-01. [Updated cross-reference]
- *West Sale Industrial Strategy* Plan contained in this Clause.

Encourage the supply of industrial land suitable for medium and large lots in Sale and Wurruk in accordance with the *West Sale and Wurruk Industrial Land Supply Strategy* (Urban Enterprise, 2018).

Encourage industrial development east of Fulton Road in Maffra in accordance with the *Maffra Strategy Plan* at Clause 11.01-1L-02. [Updated cross-reference]

Encourage industrial development on the land on the corner of Church Road and Livingston Road in accordance with the *Yarram Strategy Plan* at Clause 11.01-1L-05. [Updated cross-reference]

Facilitate the redevelopment of the old Murray Goulburn factory site in Commercial Road, Yarram in accordance with the *Yarram Strategy Plan* at Clause 11.01-1L-05. [Updated cross-reference]

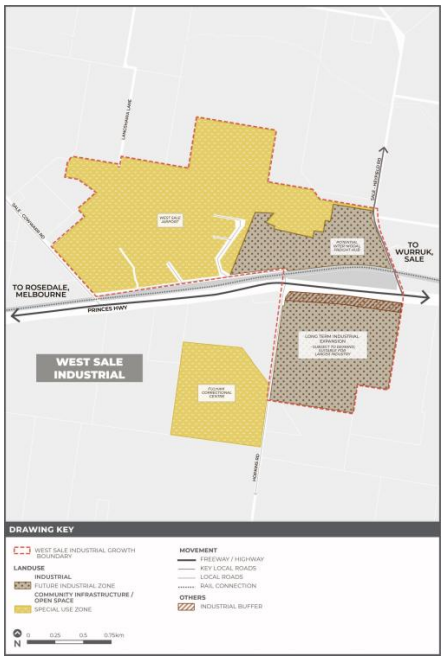
Provide suitable land for the development of ~~future noxious or offensive~~ industries with potentially adverse off-site impacts, such as food and animal processing industries, together with complementary value adding industries. [Updated terminology]

Policy documents

Consider as relevant:

- *West Sale and Wurruk Industrial Land Supply Strategy* (Urban Enterprise, 2018)

West Sale Industrial Strategy Plan



TOURISM

17.04

31/07/2018
VC148

Facilitating tourism - Wellington

17.04-1L

XX/XX/20XX
CXXXwell
Proposed

Strategies

Facilitate rural based tourist activities that do not adversely impact upon agricultural activities, fragment high quality agricultural land or adversely impact Wellington's natural resources.

Facilitate high quality tourism uses and development (including sustainable ecotourism) to capitalise on areas with favourable natural and heritage attributes, access and infrastructure.

Support low impact and ecologically sustainable tourism development that enhances connectivity with local pedestrian and cycle paths to encourage physical activity.

Promote land close to the Gippsland Plains Rail Trail for tourist accommodation that supports its use.

Facilitate tourism use and development in and around Dargo and Licola.

Facilitate nature-based tourism ~~in appropriate locations, especially~~ near the Gippsland Lakes and Tarra Bulga National Park. [Practitioner's Guide] [Clarified policy intention]

Facilitate concentration of urban-type tourist and commercial recreation development in established urban areas and townships.

Facilitate the development of 'cottage' based tourism in Briagolong, particularly along the main roads of the town.

Support major tourism uses that are not dependent on a coastal location to develop within Loch Sport and Port Albert.

Coastal and maritime tourism and recreation - Wellington

17.04-2L

04/05/2023
C109wellPt1

Strategies

Enhance Loch Sport's role as a boating centre.

Support the development of facilities that promote boating visitation to Loch Sport from other centres in the Gippsland Lakes network.

Encourage the concentration of coastal tourist and commercial recreation development in established urban areas and townships.

Facilitate diversity of commercial activity in coastal areas, particularly where it is related to environmentally sustainable tourism.

LAND USE AND TRANSPORT

18.01

09/12/2021
VC204

18.01-1L

04/05/2023
C109wellPt1

Land use and transport planning - Wellington

Strategies

Encourage businesses and industries that are reliant on road and rail infrastructure to locate on, or close to, the Princes Highway and South Gippsland Highway transport corridors.

MOVEMENT NETWORKS

18.02

31/07/2018
VC148

18.02-7L

XX/XX/20XX C[XXX]well Proposed

Planning for airports and airfields - Wellington

Policy application

This policy applies to applications to use and develop land within the Airport Environs Overlay (Schedules 1 and 2) and the Design and Development Overlay (Schedules 4, 5 and 6) within and around the RAAF Base East Sale, West Sale Airport and the Parkside Aerodrome at Yarram.

Strategies

Protect the operation of the RAAF Base East Sale, West Sale Airport and Parkside Aerodrome, Yarram and their ability to expand.

Facilitate a multimodal interchange/transport and logistics hub in the West Sale Airport area.

Protect the significant flora and fauna values in the West Sale Aerodrome. [Practitioner's guide] [Created strategy to support a policy guideline below]

RAAF Base East Sale - Policy guidelines

Consider as relevant:

- Whether the application or amendment is consistent with the:
  - RAAF Base East Sale - Civ. 2035 Australian Noise Exposure Forecast (Department of Defence, 2018).
  - *Defence Aviation Areas Regulations - RAAF Base East Sale DAA Plan, 2018*.

~~and the implications of associated controls/guidelines.~~ [Clarified policy intention]

West Sale Airport - Policy guidelines

Consider as relevant:

- Whether the application or amendment is consistent with the:
  - West Sale Airport Master Plan ~~Update 2017~~(as amended) [Updated document]
  - West Sale Aerodrome Public Authority Management Agreement, June 2003.
- ~~Whether the application will adversely impact sites specified as having s~~Significant flora and fauna values as outlined in the West Sale Airport Masterplan ~~Update 2017~~(as amended) and the West Sale Aerodrome Public Authority Management Agreement, June 2003. [Practitioner's guide] [Clarified policy intention]

Policy documents

Consider as relevant:

- Australian Standard AS 2021-2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction (Standards Australia, 2015)
- *RAAF Base East Sale – Vic. 2035 Australian Noise Exposure* (Department of Defence, 2018).
- *Defence Regulations 2016 Part 11A – Defence aviation areas*
- *Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018*
- *West Sale Airport Master Plan Update* (~~To70 Aviation Pty Ltd~~Wellington Shire Council, 2017) [Corrected author so that it is consistent with what is stated on the schedule to Clause 72.08]
- *West Sale Aerodrome Public Authority Management Agreement* (2003)

COMMUNITY INFRASTRUCTURE

19.02

31/07/2018
VC148

Health facilities - Wellington

19.02-1L

04/05/2023
C109wellPt1

Strategies

Facilitate the expansion of Central Gippsland Health Service in Sale to ensure long term viability and enhancement of health services and training.

Facilitate establishment of an integrated health precinct around the Central Gippsland Health Service by encouraging medical services and retirement/aged care housing.

Cultural facilities - Wellington

19.02-3L

04/05/2023
C109wellPt1

Strategies

Provide the community with access to high quality cultural facilities, including arts and recreation facilities.

Open space - Wellington

19.02-6L

XX/XX/20XX
CXXXwell
Proposed

Strategies

Maintain and further develop existing open space networks and recreation facilities throughout Wellington that are consistent with Council's open space plan.

Encourage new open space networks that increase tree canopy cover, increase urban forest diversity and improve vegetation health, consistent with Council's open space plan.

~~Policy documents~~

~~Consider as relevant:~~

- ~~*Public Open Space Plan 2014-2024* (Wellington Shire Council, 2014)~~ [Removed outdated document]

DEVELOPMENT INFRASTRUCTURE

19.03

31/07/2018
VC148

Infrastructure design and provision - Wellington

19.03-2L

XX/XX/20XX CXXXwell Proposed

Strategies

Encourage development to utilise existing urban infrastructure where possible.

Provide a consistent approach to the design and construction of infrastructure across the municipality.

Restrict development on rural township sites incapable of treating and managing waste disposal until reticulated sewerage is installed.

Policy guidelines

Consider as relevant:

- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, ~~2020~~as amended) or an approved ~~precinct~~ structure plan for new subdivision and development. [Updated document reference] [Changed to correct terminology]

Policy documents

Consider as relevant:

- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, ~~2020~~as amended) [Updated document reference]

Integrated water management - Wellington

19.03-3L

XX/XX/20XX CXXXwell Proposed

Strategies

Encourage the use of ~~innovative~~ integrated water management infrastructure, including reed-beds and composting toilets. [Practitioner's Guide] [Clarified policy intention]

Discourage development in coastal areas that generates and disposes of wastewater on-site within setback distances of waterways and wetlands, as set out in *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management* (Publication 891.4, Environment Protection Authority, 2016).

Policy documents

Consider as relevant:

- *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management* (Publication 891.4, Environment Protection Authority, 2016). [Practitioner's Guide] [Added the guidelines as a policy document and a background document to support the second strategy above]]

ZONES

30

19/01/2006
VC37

This section sets out the zones which apply in this scheme.

RESIDENTIAL ZONES

32

19/01/2006
VC37

XX/XX/20XX
CXXXwell
Proposed

SCHEDULE 1 TO CLAUSE 32.03 LOW DENSITY RESIDENTIAL ZONE

Shown on the planning scheme map as **LDRZ1.** [MDFC] [Updated map reference]

1.0

25/07/2019
C106well

Subdivision requirements

	Land	Area (hectares)
Minimum subdivision area (hectares)	None specified	None specified

2.0

25/07/2019
C106well

Outbuilding permit requirements

Dimensions above which a permit is required to construct an outbuilding (square metres)
None specified

XX/XX/20XX
CXXXwell
Proposed

SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as MUZ1. [MDFC] [Updated map reference]

WELLINGTON MIXED USE AREAS

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Clause 54, Clause 55 and Clause 57 requirements

17/04/2026
VC308

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
	E2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
	E2-4	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fences	A2-7 and B2-8	None specified
	E2-7	None specified

3.0 Maximum building height requirement

25/07/2019
C106well

None specified.

4.0 Exemption from notice and review

04/05/2023
C109wellPt1

All applications, except subdivision, are exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

5.0 Application requirements

25/07/2019
C106well

None specified.

6.0 Decision guidelines

25/07/2019
C106well

None specified.

7.0 Signs

25/07/2019
C106well

None specified.

XX/XX/20XX
CXXXwell
Proposed

SCHEDULE 1 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as TZ1. [MDFC] [Updated map reference]

WELLINGTON TOWNSHIPS

1.0 Neighbourhood character objectives

25/07/2019
C106well

None specified.

2.0 Clause 54, Clause 55 and Clause 57 requirements

17/04/2026
VC308

	Standard	Requirement
Minimum street setback	A2-1	None specified
	B2-1	None specified
	E2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
	E2-4	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fences	A2-7 and B2-8	None specified
	E2-7	None specified

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

03/05/2024
VC255

None specified.

4.0 Application requirements

03/05/2024
VC255

None specified.

5.0 Decision guidelines

03/05/2024
VC255

None specified.

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

13/07/2017
C90

Shown on the planning scheme map as**RGZ1**.

LAKE GUTHRIDGE PRECINCT - MCINTOSH DRIVE

1.0 Design objectives

XX/XX/20XX
CXXXwell
Proposed

To create a visually prominent entrance to Sale from the South Gippsland Highway~~,~~ through iconic built forms, high~~-~~quality materials and the provision of main access points. [Fixed grammar]

To contribute to the aesthetic, heritage and landscape qualities of Lake Guthridge and its environs through a responsive built form that ~~utilising~~ utilises ~~the~~ views~~,~~ and makes~~the~~ use of high~~-~~quality materials. [Fixed grammar]

To support use and development which creates an active lake frontage along McIntosh Drive for pedestrians and recreational users.

2.0 Requirements of Clause 54, Clause 55 and Clause 57

17/04/2026
VC308

	Standard	Requirement
Minimum street setback	A2-1	The front wall setback from McIntosh Drive must be at least 3 metres. Side street setback requirements specified in the table to Standard A2-1 continue to apply.
	B2-1	The front wall setback from McIntosh Drive must be at least 3 metres. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
	E2-1	None specified
Site coverage	A2-5	None specified
	B2-5	None specified
	E2-4	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fences	A2-7 and B2-8	A front fence within 3 metres of a street should not exceed 1 metre and must have at least 50% transparency.
	E2-7	None specified

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

03/05/2024
VC255

A building used as a dwelling, small second dwelling or a residential building must not exceed a height of 15.53 metres Australian Height Datum (AHD).

4.0 Application requirements

XX/XX/20XX
CXXXwell
Proposed

The following application requirements apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing:
  - How the built form addresses the interface with the Lake Gutheridge environs and provides an active street frontage to McIntosh Drive.

- How the built form addresses the interface with the South Gippsland Highway (York Street South) and provides an active frontage to that street.
- How access/egress points to the site from the South Gippsland Highway will avoid conflict with pedestrian traffic. [Fixed spelling]
- How proposed vehicular access points from McIntosh Drive will avoid conflict with pedestrians and recreational uses.

- An application for non-residential development must be accompanied by a neighbourhood and site description and a design response.
- Plans submitted with the application must show measurements relating to height in Australian Height Datum (AHD).
- Decision guidelines ~~Other details as required by the responsible authority.~~[Practitioner's guide] [Removed unclear application requirements]

5.0

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the built form addresses the interface with the Lake Guthridge environs and provides active frontages to both McIntosh Drive and South Gippsland Highway (York Street South).
- The effect of the proposed use on the amenity of the area~~, in particular,~~
- W~~w~~hether the use or development will enhance or detract from the visual and landscape qualities of the adjoining public open space. [Practitioner's guide] [Split this decision guideline into two]
- The potential impact on the amenity of existing adjoining buildings.
- ~~The desired outcomes for this area as specified in the background document *Sale, Wurruk & Longford Structure Plan (2010)*or any relevant superseding document.~~ [Practitioner's guide] [Clarified decision guidelines]
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off-street car parking.
- Whether the built form responds appropriately to the local historic and aesthetic significance defined within the Lake Guthridge Landscape Precinct. ~~as described in the Heritage Citation for the*Sale Lake Guthridge Landscape Area Precinct*.~~ [Practitioner's guide] [Clarified decision guidelines]
- Whether the design, height, setbacks and appearance of buildings appropriately respond to adjoining properties and surrounding context of the Lake Guthridge environs and South Gippsland Highway as a prominent entrance point to Sale.
- The effect of traffic likely to be generated on roads.
- Whether the proposed use and development supports active transport and complements recreational opportunities in the surrounding area. ~~Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the background document*Healthy by Design: A planners' guide to environments for active living*(National Heart Foundation of Australia, 2004).~~ [Practitioner's guide] [Clarified decision guidelines]

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

25/07/2019
C106well

Shown on the planning scheme map as **GRZ1**.

WELLINGTON GENERAL RESIDENTIAL AREA

1.0 Neighbourhood character objectives

25/07/2019
C106well

None specified.

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

03/05/2024
VC255

Is the construction or extension of a dwelling, small second dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

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

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

03/05/2024
VC255

None specified.

5.0 Application requirements

03/05/2024
VC255

None specified.

6.0 Decision guidelines

03/05/2024
VC255

None specified.

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

25/07/2019
C106well

Shown on the planning scheme map as**NRZ1**.

RESIDENTIAL DEVELOPMENT SOUTH OF STEVENS STREET, SALE

1.0 Neighbourhood character objectives

25/07/2019
C106well

None specified.

2.0 Minimum subdivision area

23/12/2020
GC172

None specified

3.0 Requirements of Clause 54 and Clause 55

08/09/2025
VC282

	Standard	Requirement
Minimum street setback	A2-1	Walls of buildings are set back from the front street 5 metres. Side street setback requirements specified in the table to Standard A2-1 continue to apply.
	B2-1	Walls of buildings are set back from the front street 5 metres. Side street setback requirements specified in the table to Standard B2-1 continue to apply.
Site coverage	A2-5	None specified
	B2-5	None specified
Private open space	A3-2	None specified
	B3-5	None specified
Front fence height	A2-7 and B2-8	1 metre

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

03/05/2024
VC255

None specified

5.0 Application requirements

03/05/2024
VC255

None specified.

6.0 Decision guidelines

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The impact of the development on the environment, landscape values and character of Stevens Street and the ~~Ramsar wetlands~~Gippsland Lakes. [Practitioner's guide] [Clarified this by listing the name of the Ramsar listed wetland]
- The height of buildings to ensure that they retain an inconspicuous profile and do not dominate the landscape.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level building forms that follow the natural slope of the land and reduce the need for site excavation or filling.

INDUSTRIAL ZONES

33

19/01/2006
VC37

SCHEDULE 1 TO CLAUSE 33.01 INDUSTRIAL 1 ZONE

25/07/2019
C106well

Maximum leasable floor area requirements

1.0

25/07/2019
C106well

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

SCHEDULE 1 TO CLAUSE 33.03 INDUSTRIAL 3 ZONE

25/07/2019
C106well

Maximum leasable floor area requirements

1.0

25/07/2019
C106well

Land	Maximum leasable floor area for Office (square metres)
None specified	None specified

COMMERCIAL ZONES

34

15/07/2013
VC100

SCHEDULE 1 TO CLAUSE 34.01 COMMERCIAL 1 ZONE

25/07/2019
C106well

Maximum leasable floor area requirements

1.0

25/07/2019
C106well

Land	Maximum leasable floor area for Office (square metres)	Maximum leasable floor area for Shop (other than Restricted retail premises) (square metres)
None specified	None specified	None specified

RURAL ZONES

35

19/01/2006
VC37

SCHEDULE 1 TO CLAUSE 35.03 RURAL LIVING ZONE

25/07/2019
C106well

Shown on the planning scheme map as**RLZ1.**

1.0

Subdivision and other requirements [MDFC] [Added prescribed text to table]

XX/XX/20XX
CXXXwell
Proposed

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	0.8 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	0.4 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

SCHEDULE 2 TO CLAUSE 35.03 RURAL LIVING ZONE

25/07/2019
C106well

Shown on the planning scheme map as**RLZ2.**

1.0

Subdivision and other requirements [MDFC] [Added prescribed text to table]

XX/XX/20XX
CXXXwell
Proposed

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	2.0 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	0.4 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

SCHEDULE 4 TO CLAUSE 35.03 RURAL LIVING ZONE

25/07/2019
C106well

Shown on the planning scheme map as**RLZ4.**

1.0

Subdivision and other requirements [MDFC] [Added prescribed text to table]

XX/XX/20XX
CXXXwell
Proposed

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	4.0 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	0.4 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

SCHEDULE 5 TO CLAUSE 35.03 RURAL LIVING ZONE

25/07/2019
C106well

Shown on the planning scheme map as**RLZ5.**

1.0

Subdivision and other requirements [MDFC] [Added prescribed text to table]

XX/XX/20XX
CXXXwell
Proposed

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	0.6 hectares
Minimum area for which no permit is required to use land for a Dwelling (hectares)	All land	0.4 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for Agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	None specified	None specified
Minimum setback from a boundary (metres)	None specified	None specified
Minimum setback from a dwelling not in the same ownership (metres)	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

XX/XX/20XX CXXXwell Proposed

SCHEDULE 1 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as**RCZ1.**

CONSERVATION VALUES

To ensure land use or development occurs in a manner which does not adversely impact the habitats, biodiversity and landscapes along the coastline and the Gippsland Lakes. ~~on the important environmental characteristics of an area.~~[Practitioner's guide] [Clarified which values are being conserved]

1.0

Subdivision and other requirements [MDFC] [Added prescribed text to table, moved requirements for 'all other land' to new schedule]

XX/XX/20XX CXXXwell Proposed

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	~~Land included in Schedule 1 to the Environmental Significance Overlay - Coastal and Gippsland Lakes Environs.~~All land	100 hectares
	~~All other land.~~	~~40 hectares~~
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land where the ground level is to be altered by more than 250mm
Earthworks which increase the discharge of saline groundwater	None specified

XX/XX/20XX CXXXwell Proposed

SCHEDULE 2 TO CLAUSE 35.06 RURAL CONSERVATION ZONE

Shown on the planning scheme map as**RCZ2.**

CONSERVATION VALUES

To protect the environmental and significant landscape values of areas between settlements along ~~the~~ Ninety Mile Beach ~~"between settlements area" including~~ and on the Lake Reeve Islands from inappropriate land use and development. [Practitioner's guide] [Clarified wording]

To ensure the existing uncleared land in areas between settlements along ~~of the~~ Ninety Mile Beach ~~"between settlements area" is~~are retained as ~~a~~ habitat~~s~~ for ~~a range of~~ fauna ~~and continues to provide a~~while serving as a natural corridor between the ocean and Lake Reeve. [Practitioner's guide] [Clarified wording]

1.0

XX/XX/20XX CXXXwell Proposed

Subdivision and other requirements [MDFC] [Added prescribed text to table, moved requirements for 'all other land' to new schedule]

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	~~Land included in Schedule 1 to the Environmental Significance Overlay - Coastal and Gippsland Lakes Environs.~~All land	100 hectares
	~~All other land.~~	~~40 hectares~~
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land where the ground level is to be altered by more than 250mm
Earthworks which increase the discharge of saline groundwater	None specified

XX/XX/20XX CXXXwell Proposed

SCHEDULE 3 TO CLAUSE 35.06 RURAL CONSERVATION ZONE [Created new schedule for RCZ1 and RCZ2 land that share the same requirements]

Shown on the planning scheme map as **RCZ3.**

CONSERVATION VALUES

To ensure land use or development occurs in a manner which does not adversely impact the habitats, biodiversity and landscapes of identified areas

1.0

XX/XX/20XX CXXXwell Proposed

Subdivision and other requirements

	Land	Area/Dimensions/Number
Minimum subdivision area (hectares)	All land	40 hectares
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres).	None specified	None specified
Minimum setback from a waterway, wetlands or designated flood plain (metres)	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land where the ground level is to be altered by more than 250mm
Earthworks which increase the discharge of saline groundwater	None specified

XX/XX/20XX CXXXwell Proposed

SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

Shown on the planning scheme map as FZ1. [MDFC] [Added number to map reference]

1.0 Subdivision and other requirements

XX/XX/20XX CXXXwell Proposed

	Land	Area/dimensions/distance
Minimum subdivision area (hectares)	~~1. All land in the Macalister Irrigation District as defined by Southern Rural Water~~ All land [Moved requirements for all other land to another schedule]	40~~25~~ hectares
	~~2. All other land.~~	~~40 hectares~~
Minimum area for which no permit is required to use land for a dwelling (hectares)	~~1. All land in the Macalister Irrigation District as defined by Southern Rural Water~~All land [Moved requirements for all other land to another schedule]	40~~25~~ hectares
	~~2. All other land~~	~~40 hectares~~
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	~~None specified~~All land [MDFC] [Inserted description of land where a requirement applies]	150 square metres
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	~~None specified~~All land [MDFC] [Inserted description of land where a requirement applies]	150 square metres
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	Land adjacent to: ▪ Land zoned Transport Zone 2 ▪ Land subject to the Public Acquisition Overlay, where the Head, Transport for Victoria is the acquiring authority, and the purpose of the acquisition is for a road. [MDFC] [Clarified land description] ~~A Transport Zone 2 or land in a Public Acquisition Overlay if:~~ ~~▪ The Head, Transport for Victoria is the acquiring authority; and~~ ~~▪ The purpose of the acquisition is for a road.~~	100 metres
	Land adjacent to: ▪ Land zoned Transport Zone 3 ▪ Land subject to the Public Acquisition Overlay, where the	40 metres

	Land	Area/dimensions/distance
	Head, Transport for Victoria is not the acquiring authority, and the purpose of the acquisition is for a road. [MDFC] [Clarified land description] ~~A Transport Zone 3 or land in a Public Acquisition Overlay if:~~ ~~• The Head, Transport for Victoria is not the acquiring authority; and~~ ~~▪ The purpose of the acquisition is for a road.~~	
	Land adjacent to ~~A~~any other road [MDFC] [Clarified land description]	20 metres
Minimum setback from a boundary (metres).	~~Any other boundary~~All land [MDFC] [Clarified land description]	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	~~Any dwelling not in the same ownership~~All land [MDFC] [Clarified land description]	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres) [MDFC] [Added prescribed text to table]	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land ~~in the Macalister Irrigation District as defined by Southern Rural Water~~ [Moved requirements for all other land to another schedule]
Earthworks which increase the discharge of saline groundwater	None specified

XX/XX/20XX CXXXwell Proposed

SCHEDULE 2 TO CLAUSE 35.07 FARMING ZONE [Created a new schedule for FZ land that is not in the MID]

Shown on the planning scheme map as **FZ2.**

1.0

XX/XX/20XX CXXXwell Proposed

Subdivision and other requirements

	Land	Area/dimensions/distance
Minimum subdivision area (hectares)	All land	25 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	All land	25 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	All land	150 square metres
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	All land	150 square metres
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	Land adjacent to: ▪ Land zoned Transport Zone 2 ▪ Land subject to the Public Acquisition Overlay, where the Head, Transport for Victoria s the acquiring authority, and the purpose of the acquisition is for a road.	100 metres
	Land adjacent to: ▪ Land zoned Transport Zone 3 ▪ Land subject to the Public Acquisition Overlay, where the Head, Transport for Victoria is not the acquiring authority, and the purpose of the acquisition is for a road.	40 metres
	Land adjacent to any other road	20 metres
Minimum setback from a boundary (metres).	All land	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	All land	100 metres
Minimum setback from a waterway, wetlands or	None specified	None specified

	Land	Area/dimensions/distance
designated flood plain (metres)		

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

XX/XX/20XX CXXXwell Proposed

SCHEDULE 1 TO CLAUSE 35.08 RURAL ACTIVITY ZONE

Shown on the planning scheme map as **RAZ1.** [MDFC] [Added number to map reference]

Purpose

None specified.

1.0 Subdivision and other requirements

XX/XX/20XX CXXXwell Proposed

	Land	Area/Dimensions/Distance
Minimum subdivision area (hectares)	All land	40 hectares
Minimum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified
Maximum floor area for which no permit is required to construct an out-building associated with an existing dwelling (square metres)	None specified	None specified
Maximum area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	All land:	
	-From a Transport Zone 2 or land in a Public Acquisition Overlay if: ▪ The Head, Transport for Victoria is the acquiring authority; and ▪ The purpose of the acquisition is for a road.	100 metres
	-From a Transport Zone 3 or land in a Public Acquisition Overlay if: ▪ The Head, Transport for Victoria is not the acquiring authority; and ▪ The purpose of the acquisition is for a road.	40 metres
	-Any other road.	20 metres
Minimum setback from a boundary (metres).	All land	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	All land	100 metres
Minimum setback from a waterway, wetlands or designated flood plain (metres) [MDFC] [Added prescribed text to table]	None specified	None specified

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	None specified
Earthworks which increase the discharge of saline groundwater	None specified

PUBLIC LAND ZONES

36

19/01/2006
VC37

SCHEDULE TO CLAUSE 36.01 PUBLIC USE ZONE

25/07/2019
C106well

1.0

25/07/2019
C106well

Permit exemptions and conditions

Public land	Use or development	Conditions
None specified	None specified	None specified

2.0

25/07/2019
C106well

Advertising sign requirements

Land	Sign Category
None specified	None specified

SCHEDULE TO CLAUSE 36.02 PUBLIC PARK AND RECREATION ZONE

25/07/2019
C106well

1.0

25/07/2019
C106well

Permit exemptions and conditions

Public land	Use or development	Conditions
None specified	None specified	None specified

2.0

25/07/2019
C106well

Sign requirements

Land	Sign Category
None specified	None specified

3.0

25/07/2019
C106well

Use and development of land specified in an Incorporated Plan

None specified.

SCHEDULE 1 TO CLAUSE 36.03 PUBLIC CONSERVATION AND RESOURCE ZONE

25/07/2019
C106well

1.0

25/07/2019
C106well

Permit exemptions and conditions

Public land	Use or development	Conditions
None specified		

2.0

25/07/2019
C106well

Sign requirements

Land	Sign Category
None specified	

3.0

25/07/2019
C106well

Use and development of land specified in an Incorporated Plan

None specified.

SPECIAL PURPOSE ZONES

37

19/01/2006
VC37

SCHEDULE 1 TO CLAUSE 37.01 SPECIAL USE ZONE

02/11/2017
C98

Shown on the planning scheme map as**SUZ1.**

WEST SALE AIRPORT

Purpose

- To provide for the safe and efficient operation of the West Sale Airport.
- To provide for the development of aeronautical industries and activities.
- To provide for educational facilities appropriate to the site.
- To ensure existing and future activities on the site will not adversely impact areas specified as having significant flora and fauna values.

1.0 Table of uses

XX/XX/20XX
CXXXwell
Proposed

Section 1 - Permit not required

Use	Condition
~~**Apiculture**~~ [MDFC] [Removed uses exempted from a permit from Clause 62.01]	~~Must meet the requirements of the apiary Code of Practice, May 1997.~~
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Education centre	
Industry (other than Automated collection point)	Must involve aeronautical activities.
~~**Mineral exploration**~~ [MDFC] [Removed uses exempted from a permit from Clause 62.01]	
~~**Mining**~~ [MDFC] [Removed uses exempted from a permit from Clause 62.01]	~~Must meet the requirements of Clause 52.08-2.~~
~~**Search for stone**~~ [MDFC] [Removed uses exempted from a permit from Clause 62.01]	~~Must not be costeaning or bulk sampling.~~
Transport terminal	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
~~**Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)**~~ [MDFC] [Removed uses exempted from a permit from Clause 62.01]	
Place of assembly (other than Drive-in theatre)	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Drive-in theatre
Hospital

2.0 Use of land

XX/XX/20XX C[XXX]well Proposed

All use of land must not adversely ~~effect~~ affect the operation of the West Sale Airport. [Fixed spelling]

Permit requirement [Added subheadings to ensure consistency]

The West Sale Airport should be operated in accordance with the background document West Sale Airport Master Plan Update 2017 (or any superseding documents), and the background document West Sale Aerodrome Public Management Agreement, June 2003 (or any superseding documents).

3.0 Subdivision

25/07/2019 C106well

None specified.

4.0 Buildings and works

25/07/2019 C106well

A permit is not required to construct a building or construct or carry out works:

- associated with the extension of the east-west runway undertaken in accordance with the adopted background document West Sale Airport Masterplan Update 2017 (or any superseding document).

The following requirements apply to construct a building or carry our works:

- Development of land must be in accordance with the background document West Sale Airport Master Plan Update 2017 (or any superseding documents) and the West Sale Aerodrome Public Management Agreement, June 2003 (or any superseding documents).

5.0 Signs

25/07/2019 C106well

Sign requirements are at Clause 52.05. All land located within West Sale Airport is in Category 1.

XX/XX/20XX CXXXwell Proposed

SCHEDULE 2 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as**SUZ2.**

FULHAM PRISON

Purpose

To encourage the development of a prison~~, to an international best practice standard.~~ [Practitioner's guide] [Clarified purpose]

To ensure that development or use of the prison occurs with ~~minimum negative~~minimal impact on surrounding land uses. [Improved wording]

To encourage a form of development that will enhance the visual quality of the surrounding area.

To provide for prison industries, prisoner education, recreation, visitor, and health service facilities and any other facility necessary for the operation of ~~an international best practice~~a prison. [Practitioner's guide] [Clarified purpose]

1.0 Table of uses

XX/XX/20XX CXXXwell Proposed

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Corrective institution	Must be in accordance with the Prison Development Plan, proposed Fulham Prison, Hopkins Road, Fulham, September 1995
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective Institution) **Industry (other than Automated collection point)** **~~Mineral, stone, or soil extraction (other than Mineral exploration, Mining, and Search for stone)~~** [MDFC] [Removed uses exempted from a permit from Clause 62.01] **~~Any use in Section 1 - if the condition is not met~~Corrective institution – if the condition is not met** [Practitioner's Guide] [Clarified land use requirements]	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Nil

2.0 Use of land

XX/XX/20XX CXXXwell Proposed

~~All land use must be in accordance with the purpose of the zone.~~None specified [Practitioner's Guide] [Clarified land use requirements]

3.0 Subdivision

25/07/2019 C106well

None specified.

4.0

XX/XX/20XX
CXXXwell
Proposed

Buildings and works

The following requirements apply to construct a building or carry out works: [MDFC] [Inserted prescribed wording]

- All buildings and works must comply with the approved Prison Development Plan. A planning permit is required where any proposed development does not comply with the approved Prison Development Plan.

5.0

25/07/2019
C106well

Signs

None specified.

SCHEDULE 3 TO CLAUSE 37.01 SPECIAL USE ZONE

25/07/2019
C106well

Shown on the planning scheme map as**SUZ3.**

LAKE GUTHRIDGE PRECINCT

Purpose

To provide for the ongoing use of the land for recreation and hospitality.

To maintain and encourage a form of development that will be consistent with and where appropriate improve the visual and landscape quality of the Lake Guthridge precinct.

To minimise adverse impacts on Lake Guthridge and its environs as an important public area providing a range of leisure, recreational and tourist pursuits catering for the needs of both the local and regional community.

1.0 Table of uses

XX/XX/20XX
CXXXwell
Proposed

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Restricted recreation facility	Must be generally in accordance with the purpose of the zone.
Place of assembly (other than Amusement Parlour, Carnival, Cinema, Circus, Drive-in theatre and Nightclub)	
Shop	Must not be more than 50 square meters in area. Must be associated with leisure or recreation related activities carried out on the land.
Any use in Section 1 if the condition is not met	
Any other use not in Section 1 or 3 [MDFC] [Aligned land use table to MDFC prescribed wording]	

Section 3 - Prohibited

Use
Amusement Parlour
~~**Carnival**~~ [MDFC] [Removed uses exempted from a permit from Clause 62.01]
Cinema
~~**Circus**~~ [MDFC] [Removed uses exempted from a permit from Clause 62.01]
Drive-in theatre
Industry (other than Automated collection point)
Leisure and recreation (other than Informal outdoor recreation and Restricted recreation facility)
Nightclub

Use
~~Any other use not in Section 1 or 2~~ [MDFC] [Aligned land use table to MDFC prescribed wording]

2.0

XX/XX/20XX CXXXwell Proposed

Use of land

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- ~~For any new use that requires a planning permit, a~~Accurate plans showing the overall development of the site must be prepared to the satisfaction of the responsible authority. The plans must indicate: [Clarified application requirements]
  - The purpose of the use and the types of activities which will be carried out.
  - The likely effects, if any, on nearby land.

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Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: [MDFC] [Inserted prescribed wording and reinstated removed decision guidelines from below]

- The nature of the proposed use and its effect to the amenity of the surrounding area.
- The degree to which the area will remain as public accessible space.
- The requirements of relative regulatory authorities with regard to:
  - Patron numbers
  - Hours of operation
  - Licensed areas
  - Gaming machines
  - Availability of and connection to services.

3.0

XX/XX/20XX CXXXwell Proposed

Subdivision

~~Subdivision is prohibited.~~The following requirements apply to subdivide land:

• Land must not be subdivided [MDFC] [Aligned section with MDFC wording]

4.0

XX/XX/20XX CXXXwell Proposed

Buildings and works

Permit requirement

A permit is not required to construct a building or construct or carry out works if it is associated with a Section 1 use as included in clause 1.0 of this schedule. ~~A permit is required to construct a building or carry out works associated with a use identified in Section 2 of the table of uses contained within this schedule.~~ [MDFC] [Aligned section with MDFC wording]

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [MDFC] [Inserted prescribed wording]

- ~~For any proposed development that that requires a planning permit, a~~Accurate plans which ~~showing~~ show the overall development of the site must be prepared ~~to the satisfaction of the responsible authority~~. The plans must indicate: [MDFC] [Clarified application requirement and listing]
  - The location of building and works.
  - Elevation drawings showing the colour and materials of all buildings and works.
  - A landscape layout which includes the description of vegetation to be planted, the surfaces be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
  - Driveway and parking areas.
  - The drainage discharge plan.

~~Other details, as required by the responsible authority.~~ [Practitioner's guide] [Removed redundant application requirement]

Decision guidelines [Added sub-heading]

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: [MDFC] [Inserted prescribed wording and reinstated removed decision guidelines from below]

- The degree to which the area will remain as public accessible space.
- The suitability of building design, siting, building setbacks, type of proposed external building materials and landscaping.
- Whether the development will enhance or detract from the visual and landscape qualities of the Lake Guthridge precinct.

5.0 Signs

XX/XX/20XX CXXXwell Proposed

None specified.

~~6.0~~

~~**Decision guidelines**~~ [MDFC] [Moved decision guidelines to above]

~~Before deciding on an application to use land, construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:~~

- ~~The purpose of the zone.~~
- ~~The nature of the proposed use and its effect to the amenity of the surrounding area.~~
- ~~The degree to which the area will remain as public accessible space.~~
- ~~The suitability of building design, siting, building setbacks, type of proposed external building materials and landscaping.~~
- ~~Whether the development will enhance or detract from the visual and landscape qualities of the Lake Guthridge precinct.~~
- ~~The requirements of relative regulatory authorities with regard to:~~
- ~~Patron numbers;~~
- ~~Hours of operation;~~
- ~~Licensed areas;~~
- ~~Gaming machines;~~
- ~~Availability of and connection to services.~~

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XX/XX/20XX CXXXwell Proposed

SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as**SUZ4.**

FIREBRACE ROAD, HEYFIELD - TRANSITION ZONE

Purpose

~~To implement the Municipal Planning Strategy and Planning Policy Framework.~~ [Practitioner's Guide] [Removed purpose duplicated from head provision]

To implement the long-term transition of this site from an industrial area to a predominantly residential area without compromising industrial operations from 75 to 96 Firebrace Road. ~~To implement the long term transition of this area from Industrial 1 Zone to predominantly residential, while not compromising all industrial operations operating from 63 – 97 Firebrace Road (see map 1) in the short to medium term.~~ [Practitioner's Guide] [Clarified this purpose and deleted reference to removed map]

To provide for light industries and other appropriate uses, which do not affect the safety and amenity of adjacent, sensitive land uses.

To allow dwellings and caretakers houses to establish within this zone on land outside the threshold distance of all industrial operations operating from ~~63~~ 75 – 97 Firebrace Road ~~(see map 1).~~ [Updated address]

1.0 Table of uses

XX/XX/20XX CXXXwell Proposed

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Boat and caravan storage	
Convenience shop	
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals
Home based business **Informal outdoor recreation** **Minor utility installation**	
Racing dog husbandry	Must be no more than 2 animals
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 7563 – 97 Firebrace Road ~~(see map 1)~~ [MDFC] [Removed reference to deleted map] [Updated address]
Animal husbandry (other than Animal training, Domestic animal husbandry, and Racing dog husbandry) [Practitioner's Guide] [Clarified land use requirements]	
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence

Use	Condition
	At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from ~~63~~ 75 – 97 Firebrace Road ~~(see map 1)~~ [MDFC] [Removed reference to deleted map] [Updated address]
Dependent person's unit	Must be the only dependent person's unit on the lot Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from ~~63~~ 75 – 97 Firebrace Road ~~(see map 1)~~ [MDFC] [Removed reference to deleted map] [Updated address]
Domestic animal husbandry (other than Domestic animal boarding) - if the Section 1 condition is not met	Must be no more than 5 animals
Education centre	Must not be a primary or secondary school
Industry (other than Materials recycling and Transfer station) **Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)**	
Office	The leasable floor area must not exceed 200 square metres
Place of Assembly (other than Amusement Parlour, Carnival, Circus and Nightclub)	
Racing dog husbandry **- if Section 1 condition is not met** [Practitioner's Guide] [Clarified land use requirements]	Must be no more than 5 animals
Retail premises (other than Shop) [Practitioner's Guide] [Clarified land use requirements]	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than Ffuel depot, ~~and Mmilk depot~~ and Boat and caravan storage) [Practitioner's Guide] [Clarified land use requirements]	The leasable floor area must not exceed 200 square metres
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Animal training
Amusement parlour
Nightclub
Cinema based entertainment facility
Domestic animal boarding
Fuel depot
Hospital
Intensive animal production

Use
Materials recycling and Transfer Station (other than Automated collection point)
Major sports and recreation facility
Milk depot
Motor racing track
Shop (other than Convenience shop)
Service station
~~**Use in Section 2 when a condition is not met**~~ [MDFC] [Removed text not prescribed]

2.0

XX/XX/20XX CXXXwell Proposed

Use of land

Permit requirements [Inserted subheading for consistency]

The following requirements apply to the use of land: [MDFC] [Inserted prescribed text and clarified listing]

- A non-residential use must not adversely affect the amenity of the surrounding sensitive land uses, including through the:
  - Transport of materials, goods or commodities to or from the land.
  - Appearance of any stored goods or materials.
  - Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

~~Application requirements~~

A residential use must not adversely affect the operations of the surrounding non-residential land uses and must consider:

- The siting and orientation of the activity relative to any non-residential activity.
- The design and materials of the building to assist in mitigating the effect of emissions from non-residential activities.

Application requirements [MDFC] [Moved application requirement heading to appropriate location]]

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

~~An application to use land for any use listed in Section 2 must be accompanied by the following information, as appropriate:~~

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a ~~Works Approval or Waste Discharge Licence~~Development License or Operating License is required from the Environment Protection Authority. [Updated name of the license as requested by the EPA]
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000*is required, a licence under the *Dangerous Goods Act 1985*is required, or a fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000*is exceeded.
- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and despatch.

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- Light spill or glare.

Decision guidelines [MDFC] [Inserted prescribed wording and reinstated removed decision guidelines from below]

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the use supports the transition of the area.
- The industries operating from 75 to 97 Firebrace Road.
- The amenity of sensitive uses in the short to medium term.
- The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The ability of the use to be appropriately serviced.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.0 Subdivision

XX/XX/20XX CXXXwell Proposed

Permit requirements [Added subheadings to ensure consistency]

The following requirements apply to the use of land: [MDFC] [Inserted prescribed wording]

- Lots created by subdivision must not be less than 2,000 square metres in size. ~~The minimum lot size is 2000 square metres.~~ [Practitioner's Guide] [Clarified requirement]
-
- Each lot must be connected to reticulated supply of water, electricity, reticulated sewerage and a drainage system.
- Each lot must have access to a road constructed to the requirements of the responsible authority.

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Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application for subdivision must demonstrate that the lot size and configuration has had regard to the land use requirements and the purpose of the zone.
- An application must include a drainage plan to the satisfaction of the Responsible Authority and relevant Catchment Management Authority. [Turned into list]

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Decision guidelines [MDFC] [Inserted prescribed wording and reinstated removed decision guidelines from below]

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the subdivision supports the transition of the area.
- The industries operating from 75 to 97 Firebrace Road.
- The ability to provide building setbacks and landscaping.
- The ability of subdivided lots to be appropriately serviced.
- The effect of traffic to be generated on roads.

- The connectivity with adjoining existing and future areas.

4.0 Buildings and works

XX/XX/20XX CXXXwell Proposed

~~A permit is required to construct a building or construct or carry out works.~~

Application requirements [Added sub-heading to be consistent with above]

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Site Analysis, which must show: [Practitioner's guide] [Split requirement into list for clarity]
  - ~~t~~The boundaries and dimensions of the site. ~~,~~
  - ~~r~~Relevant ground levels.
  - ~~,~~ ~~t~~The location and cross section of adjoining roads.
  - ~~,~~ ~~t~~The location of any existing vegetation, drainage lines, water features, retarding basins and flood ways, sites of biological, heritage or archaeological significance, sites that are potentially contaminated and any other relevant features. ~~;~~
- A plan, drawn to scale, showing; [Added continuity]
  - That the proposal ~~H~~is responsive to the features ~~indentified~~ identified in the Site Analysis.
  - That the proposal h~~H~~as regard to the purpose of the zone and adjoining uses.
  - That the proposal c~~C~~ontains details of required buffer treatment where mitigation measures are necessary to protect the amenity and surrounding properties and the safety of the public.
  - The location, height and purpose of existing and proposed buildings and works.
  - Driveway, access, parking areas and any loading areas, including a Parking and Access management plan.
  - Elevations of all buildings indicating materials, finishes and colours. ~~;~~
  - Details of existing and proposed landscaping, along with a Vegetation Management Plan to explain how the existing and proposed landscaping will be maintained. ~~;~~
  - The location of e~~E~~xternal storage areas, if any. [Clarified requirement]
- ~~The~~ A drainage discharge plan. [Clarified that the drainage plan is its own requirement]
- A Sustainability Management Plan which outlines sustainable building and design techniques proposed. The plan must provide for but is not limited to energy use and efficiency, waste management, water conservation and reuse.
- ~~Other details as required by the responsible authority.~~ [Practitioner's guide] [Removed redundant requirement]

Decision guidelines [MDFC] [Inserted prescribed wording and reinstated removed decision guidelines from below]

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development supports the transition of the area.
- The industries operating from 75 to 97 Firebrace Road.
- The amenity of sensitive activities in the short to medium term.
- The provision of building setbacks and landscaping.
- The ability of the development to be appropriately serviced.
- The effect of traffic to be generated on roads.
- The interface and connectivity with adjoining existing and future areas.

- The storage of rubbish and materials for recycling.

5.0 XX/XX/20XX CXXXwell Proposed

Signs

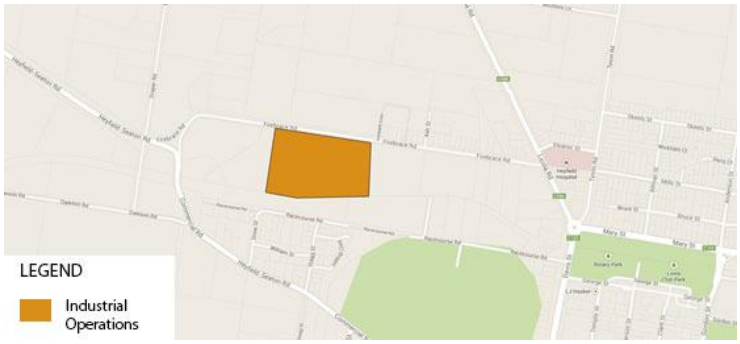
None specified.

6.0

~~Decision guidelines~~ [MDFC] [Moved decision guidelines to above]

~~Before deciding on an application to use or subdivide land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must be satisfied that the plan has regard to the following information:~~

- ~~Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.~~
- ~~SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).~~
- ~~The applicable State Protection Policy or relevant guidelines of the Environment Protection Authority.~~
- ~~The purpose of the zone.~~
- ~~The longer term vision for Firebrace Road (as set out in 21.04 – Settlement) and whether the development supports the transition of this area, while protecting both all industrial operations operating from 63 – 97 Firebrace Road (see map 1) and the amenity of sensitive activities in the short to medium term.~~
- ~~The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.~~
- ~~The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off site effects, having regard to any comments or directions of the referral authorities.~~
- ~~The provision of building setbacks and landscaping.~~
- ~~The ability of the activity to be appropriately serviced.~~
- ~~The effect of traffic to be generated on roads.~~
- ~~The interim use of those parts of the land not required for the proposed use.~~
- ~~The interface and connectivity with adjoining existing and future areas.~~
- ~~The storage of rubbish and materials for recycling.~~



[Removed map as the address of industrial operations is already stated in the schedule]

XX/XX/20XX CXXXwell Proposed

SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE

Shown on the planning scheme map as**SUZ5.**

FIREBRACE ROAD, HEYFIELD - GROUP ACCOMMODATION AREA

Purpose

~~To implement the Municipal Planning Strategy.~~ [Practitioner's Guide] [Removed purpose duplicated from head provision]

To implement the long-term transition of this site from an industrial area to a predominantly residential and tourism area without compromising industrial operations from 75 to 96 Firebrace Road. ~~To implement the long term transition of this area from Industrial 1 Zone to predominantly residential and tourism, while not compromising all industrial operations operating from 63-97 Firebrace Road (see map 1) in the short to medium term.~~ [Practitioner's Guide] [Clarified this purpose and deleted reference to removed map]

To provide land for workers' accommodation to primarily support nearby industry

To protect nearby industrial activities from ~~any adverse impact due to~~the encroachment of new accommodation use~~s or development,~~ by requiring suitable setbacks, landscape buffers, building location and design. [Rephrased for clarity]

To provide direct links to the adjacent Rail Trail.

To provide a high level of amenity through a well landscaped setback from the adjoining Industrial 1 Zone.

1.0 Table of uses

XX/XX/20XX CXXXwell Proposed

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than ~~Dependent person's unit~~Small second dwelling, Caretaker's house and Group accommodation) [Practitioner's Guide] [Clarified land use requirements]	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from ~~63~~75-97 Firebrace Road ~~(see map 1)~~ [MDFC] [Remove reference to deleted map] [Updated address]
Caretaker's house	Must be within 50 metres measured from the eastern boundary of the zone, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from ~~63~~75-97 Firebrace Road ~~(see map 1)~~ [MDFC] [Remove reference to deleted map] [Updated address]
~~**Convenience shop**~~ [Practitioner's Guide] [Removed this since there are no conditions and all other uses not in section 1 or 3 are presumed to be section 2]	
~~**Dependent person's unit**~~**Small second dwelling** [Updated land use term]	Must be the only dependent person's unit on the lot Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from ~~63~~75-97 Firebrace Road ~~(see map 1)~~ [MDFC] [Remove reference to deleted map] [Updated address]

Use	Condition
Group accommodation	Must be used in conjunction with Timber Production, Timber Yard, Agriculture, Rural Industry, or Winery, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from ~~63~~75-97 Firebrace Road ~~(see map 1).~~ [MDFC] [Remove reference to deleted map] [Updated address] Must be no more than 6 dwellings, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from ~~63~~75-97 Firebrace Road ~~(see map 1)~~ [MDFC] [Remove reference to deleted map] [Updated address] Must be within 50 metres measured from the eastern boundary of the zone, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from ~~63~~75-97 Firebrace Road ~~(see map 1).~~ [MDFC] [Remove reference to deleted map] [Updated address]
Place of assembly (other than Amusement parlour, Carnival, Circus and Nightclub) **Leisure and recreation (other than Informal outdoor recreation and Motor racing track)** **Utility installation (including Minor utility installation)** **~~Any use in Section 1 when a condition is not met~~** [MDFC] [Removed text not prescribed]	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Agriculture
Amusement parlour
Industry (other than Automated collection point)
Motor racing track
Nightclub
Warehouse
~~Any use in Section 2 when a condition is not met~~ [MDFC] [Removed text not prescribed]

2.0

XX/XX/20XX CXXXwell Proposed

Use of land

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- ~~An application to use land for any use listed in Section 2 must be accompanied by the following information, as appropriate:~~[MDFC] [Removed repetition]
- Details of t~~T~~he purpose of the use.
- Details of h~~H~~ow land not required for immediate use is to be maintained.
- Details of the likely effects, if any, on the neighbourhood, including noise levels and traffic (including the hours of delivery and dispatch). [MDFC] [Fixed listing]~~:~~

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- ~~Noise levels.~~
- ~~Traffic, including the hours of delivery and dispatch.~~

Decision guidelines [MDFC] [Inserted prescribed wording and reinstated removed decision guidelines from below]

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the use supports the transition of the area.
- The industries operating from 75 to 97 Firebrace Road.
- The amenity of sensitive uses in the short to medium term.
- The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The ability of the use to be appropriately serviced.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.

3.0 Subdivision

XX/XX/20XX CXXXwell Proposed

Permit requirements [Added subheadings to ensure consistency]

The following requirements apply to the use of land: [MDFC] [Inserted prescribed wording and turned requirements to list]

- Each lot must be connected to reticulated supply of water, electricity, reticulated sewerage and a drainage system.
- Each lot must have access to a road constructed to the requirements of the Responsible Authority.

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Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application for subdivision must demonstrate that that the lot size and configuration has regard to the land use requirements and the purpose of the zone.
- An application must include a drainage plan to the satisfaction of the Responsible Authority and relevant Catchment Management Authority.

Decision guidelines [MDFC] [Inserted prescribed wording and reinstated removed decision guidelines from below]

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the subdivision supports the transition of the area.
- The industries operating from 75 to 97 Firebrace Road.
- The ability to provide building setbacks and landscaping.
- The ability of subdivided lots to be appropriately serviced.
- The effect of traffic to be generated on roads.

- The connectivity with adjoining existing and future areas

4.0 XX/XX/20XX CXXXwell Proposed

Buildings and works [MDFC] [Removed because permit requirement is already specified by head provision]

~~A permit is required to construct a building or construct or carry out works.~~

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

~~An application to construct a building or construct or carry out works must include:~~ [MDFC] [Removed redundant sentence]

- A Site Analysis, which must show: [Practitioner's guide] [Split requirement into list for clarity]
  - ~~t~~The boundaries and dimensions of the site~~,~~
  - R~~r~~elevant ground levels~~,~~
  - ~~t~~The location and cross section of adjoining roads~~,~~
  - ~~t~~The location of any existing vegetation, drainage lines, water features, retarding basins and flood ways, sites of biological, heritage or archaeological significance, sites that are potentially contaminated and any other relevant features.
- A plan, drawn to scale, which:
  - Is responsive to the features i~~n~~dentified in the Site Analysis. [Correct spelling]
  - Has regard to ~~the purpose of the zone and~~ adjoining uses. [Practitioner's guide] [Removed redundant requirement]
  - Contains details of required buffer treatment where measures are necessary to protect the amenity and surrounding properties and the safety of the public.
  - Includes the location, height and purpose of existing and proposed buildings and works.
  - Shows driveway, access, parking areas and any loading areas, including a Parking and Access management plan.
  - Includes elevations of all buildings indicating materials, finishes and colours;
  - Details of the existing and proposed landscaping, along with a Vegetation Management Plan to explain how the existing and proposed landscaping will be maintained.
  - Shows the location of any external storage areas. [Clarified requirement]
- ~~Includes the~~A drainage discharge plan. [Relisted as standalone requirement]
- A Sustainability Management Plan which outlines the sustainable building and design techniques proposed. The plan must provide for but is not limited to energy use and efficiency, waste management, water conservation and reuse.
- ~~Other details as required by the Responsible Authority.~~ [Practitioner's guide] [Removed redundant requirement]

5.0 XX/XX/20XX CXXXwell Proposed

Signs

None specified.

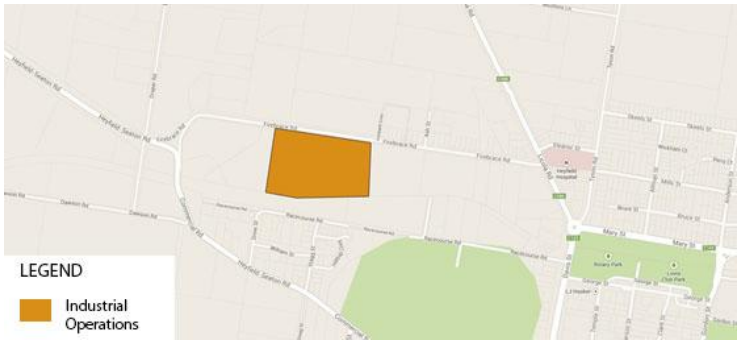
6.0

~~Decision guidelines~~ [MDFC] [Moved decision guidelines to above]

~~Before deciding on an application to use or subdivide land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must be satisfied that the plan has regard to the following information:~~

- ~~Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.~~
- ~~SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2010).~~
- ~~The applicable State Protection Policy or relevant guidelines of the Environment Protection Authority.~~
- ~~The purpose of the zone.~~
- ~~The longer term vision for Firebrace Road (as set out in Clause 21.04 – Settlement) and whether the development supports the transition of this area, while protecting all industrial operations operating from 63–97 Firebrace Road (see map 1) and the amenity of sensitive activities in the short to medium term.~~
- ~~The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.~~
- ~~The provision of building setbacks and landscaping.~~
- ~~The ability of the activity to be appropriately serviced.~~
- ~~The effect of traffic likely to be generated on roads.~~
- ~~The interim use of those parts of the land not required for the proposed use.~~
- ~~The interface and connectivity with adjoining existing and future areas.~~
- ~~The storage of rubbish and materials for recycling.~~

[Removed map as the address of industrial operations is already stated in the schedule]



SCHEDULE 6 TO CLAUSE 37.01 SPECIAL USE ZONE

25/07/2019
C106well

Shown on the planning scheme map as**SUZ6.**

SALE GREYHOUND RACING FACILITY

Purpose

To provide for the use and development of land for a greyhound race course and related facilities.

To facilitate a range of additional entertainment, recreational, commercial and community pursuits in order to enable its usage throughout the year.

To ensure that the combination of uses, their hours of operation and the form of any development do not prejudice the amenity of surrounding areas.

To ensure the land is fully integrated with the surrounding existing and proposed future residential areas.

1.0 Table of uses

XX/XX/20XX
CXXXwell
Proposed

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Informal outdoor recreation **Minor utility installation**	
Race course	Must be in accordance with an approved Development Plan.
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Animal training	
Caretaker's house	Must be in accordance with an approved Development Plan
Car park	Must be in accordance with an approved Development Plan
Food and drink premises	Must be in accordance with an approved Development Plan
Gambling premises	Must be in accordance with an approved Development Plan
Industry (other than Automated collection point)	
Leisure and recreation (other than Informal outdoor recreation, Motor racing track and Race course)	Must be generally in accordance with the purpose of the zone
Market	
Place of assembly (other than Carnival and Circus) [MDFC] [Excluded uses exempt from a permit]	Must be in accordance with an approved Development Plan
Racing dog ~~keeping~~ husbandry [Updated land use term]	Must be in accordance with an approved Development Plan Must be in association with the Race course

Use	Condition
Residential hotel	Must be in accordance with an approved Development Plan
Store	Must only be goods, machinery and vehicles which are used in association with the management and maintenance of the race course and its facilities
Shop	Must not be more than 50 square metres in area Must be associated with leisure or recreation related activities carried out on the land
Utility installation (other than Minor utility installation)	
Veterinary centre	Must be in accordance with an approved Development Plan Must be in association with the Race course
Any other use not in Section 1 or 3	

Section 3 - Prohibited

Use
Accommodation (other than Caretaker's house and Residential hotel)
Agriculture (other than Racing dog keeping and Animal training)
Motor racing track
Retail premises (other than Food and drink premises, Gambling premises, Market and Shop)
Warehouse (other than Store)
~~**Any use in Section 1 or 2 if a condition is not met**~~ [MDFC] [Removed text not prescribed]

2.0

XX/XX/20XX CXXXwell Proposed

Use of land

Permit requirements [Added subheadings to ensure consistency]

Any use approved for the land must not adversely affect the operation of the Sale Greyhound Racing Course.

The land use must not compromise the land use and development directions set out in ~~be used in general accordance with an~~any approved Development Plan. [Removed to clarify requirement and remove reference to outdated documents]

Any use of the land must comply with any applicable State Environment Protection Policy and guidelines of the Environment Protection Authority. ~~including but not limited to:~~ [Practitioner's guide] [Removed to clarify requirement and remove reference to outdated documents]

~~Noise from Industry in Regional Victoria (NIRV)~~

- ~~State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).~~

A use must not adversely affect the amenity of the surrounding existing and proposed future sensitive land uses, including through:

- Traffic and car parking generated by the use.
- Noise and light spill generated by the use.
- Any events and functions held on the land.
- The transport of materials or goods to or from the land.
- The appearance of any buildings, works or materials.

Application requirements [Fixed position of sub-heading]

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

~~**Application requirements**~~

- ~~For any new use that requires a planning permit, accurate plans and supporting text must be prepared to the satisfaction of the responsible authority. The plans and text must indicate:~~ [MDFC] [Removed redundant sentence]
- Details about t~~T~~he purpose of the use and the location and types of activities which will be carried out.
- ~~*~~ An amenity impact response assessment to the satisfaction of the responsible authority and the Environment Protection Authority which~~:~~:~~h:~~
  - ~~-~~ ~~G~~Gives evidence that the requirements set out in the State Environment Protection Policy and guidelines from the Environment Protection Authority are met. This includes but is not limited to the ~~including but not limited to:~~
    - ~~*~~ ~~Noise from Industry in Regional Victoria (NIRV),~~
    - ~~*~~ ~~State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).~~
    - *Noise Limit and Assessment: Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Publication 1826.5, Environment Protection Authority, September 2025). [Updated the guidelines] [MDFC] [Removed redundant listing]
    - Determines if an increased amenity impact is generated than was accounted for in the approved Development Plan. [MDFC] [Clarified application requirement through listing]
  - ~~-~~ Where relevant, details the required mitigation measures necessary to protect the amenity of existing and potential future sensitive land uses.
  - ~~*~~ ~~Other details, as deemed necessary by the responsible authority.~~ [Practitioner's guide] [Removed redundant requirement]

Decision guidelines [MDFC] [Inserted prescribed wording and reinstated removed decision guidelines from below]

The following decision guidelines apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The nature of the proposed use and its short- and long-term effect on the amenity of surrounding current and proposed sensitive uses, including the impact of hours of operation.
- Any increase in traffic generation including car movements, pedestrians, cyclists and vehicles used for deliveries, waste removal, emergency services and public transport.
- The frequency and duration of any proposed event.
- The requirements of any other regulatory authority with regard to:
  - Patron number
  - Licensed area
  - Gaming machines
  - Availability and connection to services.

3.0 **Subdivision**

25/07/2019
C106well

None specified.

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Buildings and works

4.0

XX/XX/20XX CXXXwell Proposed

Permit requirements [Added subheadings to ensure consistency]

A permit is required to construct any buildings or carry out any works.

The location and siting of all buildings and works must be in general accordance with the approved Development Plan.

The location, siting and acoustic treatment of greyhound facilities should be in accordance with the Greyhound Facilities Code of Practice.

Application requirements [Added sub-heading to ensure consistency]

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

~~Accurate plans/ text must be prepared to the satisfaction of the responsible authority and where appropriate must include:~~ [MDFC] [Removed redundant sentence]

- An analysis, which must show:
  - the relevant ground levels and site dimensions; and
  - the extent to which the proposed buildings and works are in accordance with the approved Development Plan.
- The plans, drawn to scale, must include:
  - The location, height and purpose of existing and proposed buildings and works.
  - Elevational drawings showing the colour and materials of all buildings and works.
  - Driveway, access, carparking and loading areas. ~~-~~
  - External storage and waste treatment areas.
- ~~-~~An amenity impact response assessment to the satisfaction of the responsible authority and the Environment Protection Authority which ~~:~~
- ~~-~~g~~G~~ives evidence that the requirements set out in the State Environment Protection Policy and guidelines from the Environment Protection ~~Auhtority~~ Authority are met. This ~~including~~ includes but is not limited to ~~the:~~ [Spelling]
- ~~-~~ ~~Noise from Industry in Regional Victoria (NIRV).~~ [Removed outdated documents]
- ~~-~~ ~~State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).~~ [Removed outdated documents]
- *Noise Limit and Assessment: Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues'* (Publication 1826.5, Environment Protection Authority, September 2025). [Updated the guidelines] [MDFC] [Removed redundant listing]
- Determines if an increased amenity impact is generated than was accounted for in the approved Development Plan.
- Where relevant, details the required mitigation measures necessary to protect the amenity of existing and potential future sensitive land uses.
- ~~-~~ ~~Other details, as deemed necessary by the responsible authority.~~ [Practitioner's guide] [Removed redundant requirement]

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Signs

5.0

XX/XX/20XX CXXXwell Proposed

None specified.

6.0

Decision guidelines [MDFC] [Moved decision guidelines to above]

Before deciding on an application to use, subdivide the land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The approved Development Plan.
- Structure plans, policy, strategy or guidelines adopted by the responsible authority that relate to the subject site.
- The relevant State Environment Protection Policy and guidelines of the Environment Protection Authority including but not limited to;
- Noise from Industry in Regional Victoria (NIRV),
- State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).
- The Greyhound Facilities Code of Practice.
- Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the Healthy by Design Guidelines.
- The nature of the proposed use and its short and long term effect on the amenity of surrounding current and proposed sensitive uses, including the impact of hours of operation.
- The interface with surrounding existing and proposed future residential areas which should have regard to:
- frontage and presentation to Maffra Sale Road;
- landscape buffer treatment; and
- integration of the site with surrounding existing and proposed future residential areas.
- The suitability of building design, siting, building setbacks, type of proposed external building materials and external illumination of buildings.
- Any increase in traffic generation including car movements, pedestrians, cyclists and vehicles used for deliveries, waste removal, emergency services and public transport.
- The provision of car parking.
- The frequency and duration of any proposed event.
- The storage of rubbish and materials for recycling.
- The requirements of any other regulatory authority with regard to:
- patron numbers;
- hours of operation;
- licensed area;
- gaming machines; or
- availability and connection to services.

Notes: Refer to the Municipal Planning Strategy and the Planning Policy Framework, for strategies and policies which may affect the use and development of the land.

Other requirements may also apply.

XX/XX/20XX CXXXwell Proposed

SCHEDULE 1 TO CLAUSE 37.02 COMPREHENSIVE DEVELOPMENT ZONE

Shown on the planning scheme map as **CDZ1**.

SALE GOLF CLUB REDEVELOPMENT COMPREHENSIVE DEVELOPMENT PLAN

The *Sale Golf Club Redevelopment Comprehensive Development Plan 2006* comprises the *Sale Golf Club Re-Development Concept Masterplan* (Thomson Perrett, Revised 23 March 2006) and the *Sale Golf Club Re-Development Landscape Strategy Plan* (Thomson Perrett, Revised 15 June 2006).

Land

The existing Sale Golf Club, Longford-Rosedale Road, Longford, comprising Certificates of Title Vol. 8557 Fol. 616, Vol. 8617 Fol. 424, Vol. 8537 Fol. 607, Vol. 9522 Fol. 870 and Vol. 7880 Fol. 119, and land to the west of the existing golf course comprising part of Certificates of Title Vol. 9021 Fol. 067 and Vol. 9485 Fol. 976.

Purpose

~~To establish an integrated, fully serviced, recreational, tourism and residential use and development focused on a high quality golf course generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.~~ [MDFC] [Reduced number of purposes to 5]

To provide for golf facilities and associated tourism, accommodation and resort development.

~~To ensure development is compatible with the landscape character of the area.~~

~~To ensure use and development has regard to natural values of the land and nearby land or natural processes.~~ To ensure use and development have regard to the natural values of the land, the landscape character of the area, and nearby natural processes. [MDFC] [Reduced number of purposes to 5]

To ensure that use and development has regard to the cultural heritage values of the land.

To ensure use and development has regard to the amenity of adjacent properties and the surrounding area.

~~To ensure that the land is developed in an orderly manner.~~ [MDFC] [Reduced number of purposes to 5]

1.0 Table of uses

XX/XX/20XX CXXXwell Proposed

Section 1 - Permit not required

Use	Condition
Agriculture (other than Animal training, Apiculture, Aquaculture, Crop raising, Domestic animal husbandry, Intensive animal production and Racing dog husbandry)	
~~**Apiculture**~~ [MDFC] [Removed uses listed in Clause 62.01]	~~Must meet the requirements of *the Apiary Code of Practice, May 1997*~~
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
Car park	Must be generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*
~~**Carnival**~~ [MDFC] [Removed uses listed in Clause 62.01]	~~Must meet the requirements of *A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997*~~
~~**Circus**~~ [MDFC] [Removed uses listed in Clause 62.01]	~~Must meet the requirements of *A 'Good Neighbour' Code of Practice for a Circus or Carnival, October 1997*~~

Use	Condition
Convenience shop	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
~~**Dependent person's unit**~~**Small second dwelling** [Updated land use term]	Must be the only dependent person's unit on the lot
Dwelling (other than Bed and breakfast)	Must be the only dwelling on the lot Must be generally in accordance with the*Sale Golf Club Redevelopment Comprehensive Development Plan 2006*
Food and drink premises (other than Hotel and ~~Tavern~~Bar) [Updated land use term]	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Group accommodation	Must be generally located on the site nominated as "Resort" on the*Sale Golf Club Redevelopment Comprehensive Development Plan 2006*
Home based business	
Informal outdoor recreation	
~~**Mineral exploration**~~ [MDFC] [Removed uses listed in Clause 62.01]	
~~**Mining**~~ [MDFC] [Removed uses listed in Clause 62.01]	~~Must meet the requirements of Clause 52.08-2~~
Minor utility installation	
Motel	Must be generally located on the site nominated as "Resort" on the*Sale Golf Club Redevelopment Comprehensive Development Plan 2006*
~~**Natural systems**~~ [MDFC] [Removed uses listed in Clause 62.01]	
Office (other than Medical centre) [Practitioner's guide] [Clarified land use requirements]	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Outdoor recreation facility (other than Paintball games facility, Amusement park and Zoo)	Must be generally in accordance with the*Sale Golf Club Redevelopment Comprehensive Development Plan 2006*
Place of assembly (other than Amusement parlour, Carnival, Cinema, Circus, Drive-in theatre, Nightclub, Place of worship and Restricted place of assembly)	Must be associated with leisure and recreation or accommodation facilities of the Sale Golf Club Redevelopment
Road	
~~**Search for stone**~~ [MDFC] [Removed uses listed in Clause 62.01]	~~Must not be costeaning or bulk sampling~~
Telecommunications facility	Buildings and works must meet the requirements of Clause 52.19
Tramway	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

Section 2 - Permit required

Use	Condition
Accommodation (other than Corrective institution, Dwelling, Group accommodation, ~~and~~ Motel and Small second dwelling) [Practitioner's guide] [Clarified land use requirements]	
Bed and breakfast	
Child care centre	
Display home centre [Updated land use term]	
Hotel	
Medical centre	
~~**Mineral, stone, or soil extraction (other than Extractive industry, Mineral exploration, Mining, and Search for stone)**~~ [MDFC] [Removed uses listed in Clause 62.01]	
Minor sports and recreation facility (other than Outdoor recreation facility and Informal outdoor recreation) [Practitioner's guide] [Clarified land use requirements]	
Restricted place of assembly	
Rural industry (other than Abattoir and Sawmill)	
Service industry (other than Panel beating)	
Store	
~~**Tavern**~~**Bar** [Updated land use term]	
Utility installation (other than minor utility installation and Telecommunications facility)	
Any other use not in Section 1 or 3	
Any use in Section 1 if the condition is not met	

Section 3 - Prohibited

Use
Abattoir
Amusement parlour
Corrective institution
Domestic animal husbandry
Extractive industry
Industry (other than Automated collection point, Rural industry and Service industry)
Intensive animal production
Motor racing track
Paintball games facility
Panel beating
Racing dog husbandry
Retail premises (other than Convenience shop and Food and drink premises)

Use
Saleyard
Sawmill
Transport terminal
Warehouse (other than Store)

2.0

XX/XX/20XX CXXXwell Proposed

Use of land

Permit requirement [Added subheadings to ensure consistency]

Use of land must be generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.

Application requirements [MDFC] [Repositioned sub-heading]

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- ~~**Application requirements**~~
- Details about ~~An application to use land must be accompanied by the following information, as appropriate:~~ [MDFC] [Removed redundant sentence]
- t~~Th~~he purpose of the use and the types of activities which will be carried out.
- Details about t~~T~~he likely effects, if any, on adjoining land including noise levels, traffic, the hours of delivery and dispatch of goods and materials, hours of operation and light spill, solar access and glare.
- Details about the m~~M~~aintenance of areas not required for immediate use.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006.* [MDFC] [Fixed listing]

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Exemption from notice and appeal

An application for the use of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the*Sale Golf Club Redevelopment Comprehensive Development Plan 2006.*

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the*Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The protection of cultural heritage values, including the*Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006).*
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- ~~The*Guidelines for the Protection of Water Quality*(NEPRC, 2001) and the*Urban Stormwater Best Practice Environmental Management Guidelines*(CSIRO, 1999).~~The effect of the use on stormwater quality [Practitioner's guide] [Removed outdated guidelines]

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Subdivision

Permit requirements

The following requirements apply to the subdivision of land: [MDFC] [Added prescribed text]

- A subdivision must be generally in accordance with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006*.
- Subdivision must not create more than 300 residential lots. ~~Not more than 300 residential lots shall be created.~~ [Practitioner's guide] [Clarified requirements]
-
- Subdivision should occur in stages. ~~Subdivision may occur in stages.~~ [Practitioner's guide] [Clarified requirements]
- ~~No public open space requirement will be required under either Section 18 of the *Subdivision Act 1988* or Clause 53.01 of the planning scheme.~~ [MDFC] [Moved this requirement to Clause 53.01]
-
- The owner of the land to be subdivided may, and must if the responsible authority so requires, enter into an agreement under Section 173 of the Act to provide for:
  - design guidelines in relation to the use and development of the land;
  - the provision of infrastructure or services required for any use or development of the land; and
  - native vegetation management measures. ~~to ensure 'net gain' under the background document *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment, 2002).~~ [Practitioner's guide] [Removed outdated guidelines]

A notation must be placed on any planning permit issued for the creation of residential lots on the land, stating:

This land is identified as subject to aircraft noise associated with the operation of RAAF Base East Sale.

Application requirements [MDFC] [Repositioned sub-heading]

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

~~Application requirements~~

~~An application to subdivide land must be accompanied by the following information, as appropriate:~~ [MDFC] [Removed repetition]

- A plan drawn to scale which shows
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - Relevant ground levels.
  - Subdivision layout, including roads, reserves and any areas of common property.
  - Staging of subdivision.
- An Environmental Management Plan for the proposed subdivision or stage addressing potential impacts on the site and on adjoining areas in terms of:
  - Vegetation and habitat.
  - Groundwater and drainage.
  - Soil disturbance, erosion and sedimentation.
  - Public safety.
  - Turf management.
  - Any sites of archaeological significance.

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- A detailed Landscape Plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area. The Landscape Plan must be generally in accordance with the *Sale Golf Club Re-Development Landscape Strategy Plan 2006.*
- Details of the provision of utility services, including sewerage, water supply and drainage.
- Details of the provision of at least one playground within the overall subdivision.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006.*
- The potential extent of flooding on the land, which must be established by ground level survey to AHD. The floor levels of future buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level.

Exemption from notice and appeal

An application for the subdivision of land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with the*Sale Golf Club Redevelopment Comprehensive Development Plan 2006.*

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the*Sale Golf Club Redevelopment Comprehensive Development Plan 2006.*
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The protection of cultural heritage values, including*the Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006)*.
- The availability and provision of utility services, including sewerage, water, drainage, electricity and telecommunications.
- ~~The*Guidelines for the Protection of Water Quality*(NEPRC, 2001) and the*Urban Stormwater Best Practice Environmental Management Guidelines*(CSIRO, 1999).~~The effect of the subdivision on stormwater quality. [Practitioner's guide] [Removed outdated guidelines]

4.0 Buildings and works

XX/XX/20XX CXXXwell Proposed

Permit requirements

A permit is not required for the construction or extension of one dwelling on a residential lot of at least 300 square metres within the zone provided that the dwelling is connected to a reticulated sewerage system and a reticulated potable water supply, and the systems are provided~~is~~ in accordance with any design guidelines approved by the responsible authority. ~~The development of a dwelling must be in accordance with any housing design guidelines approved by the responsible authority.~~ [Practitioner's guide] [Clarified permit exemption and removed duplication of Cl 54/55 provisions]

The following requirements apply to construct a building or construct or carry out works: [MDFC] [Added prescribed text]

- The floor levels of future buildings must be constructed at least 300 millimetres above the applicable 100-year ARI flood level.

- The collection and discharge of drainage waters ~~shall~~ must be to the satisfaction of the responsible authority. [Practitioner's guide] [Clarified requirements]

- Any works within the bed or banks of Boggy Creek, which is a declared waterway, will require the approval of the West Gippsland Catchment Management Authority ~~under Bylaw No. 1~~. [Practitioner's guide] [Clarified requirements]

• Any development for a use, which will produce wastewater or effluent, must be provided with reticulated sewerage to the satisfaction of the responsible authority.

• The construction or extension of a dwelling on a lot of less than 300 square metres must meet the requirements of Clause 54. The construction of two or more dwellings on a lot must meet the requirements of Clause 55.

Application requirements [MDFC] [Repositioned sub-heading]

The following application requirements apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

~~Application requirements~~

~~An application to construct a building or construct or carry out works must be accompanied by the following information, as appropriate:~~ [MDFC] [Removed redundant sentence]

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- A plan drawn to scale which shows:
  - The boundaries and dimensions of the site.
  - Adjoining roads.
  - The location, height and purpose of buildings and works on adjoining land.
  - Relevant ground levels.
  - The layout of existing and proposed uses.
  - Proposed landscape areas.
  - All external storage and waste treatment areas.
  - Areas not required for immediate use.
  - All driveways, vehicle parking and loading areas.
- Scaled elevation drawings to identify the colour and materials of all buildings and works.
- An Environmental Management Plan that addresses the impacts of the buildings and works on the site and on adjoining areas in terms of:
  - Vegetation and habitat.
  - Groundwater and drainage.
  - Soil disturbance, erosion and sedimentation.
  - Public safety.
  - Turf management.
  - Any sites of archaeological significance.
- A detailed Landscape Plan which includes the description of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering, maintaining and monitoring the landscape area. The Landscape Plan must be generally in accordance with the *Sale Golf Club Re-Development Landscape Strategy Plan 2006.*
- Details of the provision of utility services, including sewerage, water and drainage.
- Details of consistency with the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006* and any design guidelines approved by the responsible authority.

Exemption from notice and appeal

An application to construct a building or construct or carry out works is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act if it is generally in accordance with *the Sale Golf Club Redevelopment Comprehensive Development Plan 2006.*

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 37.02, in addition to those specified in Clause 37.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The contents and intent of the *Sale Golf Club Redevelopment Comprehensive Development Plan 2006.*
- Any design guidelines approved by the responsible authority.
- Any Environmental Management Plan for the land approved by the responsible authority.
- The protection and enhancement of the natural environment and the character of the area including the retention of vegetation and faunal habitat and the need to plant vegetation along waterways, gullies, ridgelines and property boundaries.
- The availability and provision of utility services, including sewerage (to buildings requiring wastewater disposal), water, drainage, electricity and telecommunications.
- The protection of cultural heritage values, including *the Sale Golf Club Redevelopment Cultural Heritage Assessment prepared by Tardis Enterprises (Feb. 2006)*.
- ~~The *Guidelines for the Protection of Water Quality* (NEPRC, 2001) and the *Urban Stormwater Best Practice Environmental Management Guidelines* (CSIRO, 1999).~~ The effect of the buildings or works on stormwater quality. [Practitioner's guide] [Removed outdated guidelines]

5.0 Signs

25/07/2019
C106well

None specified.

OVERLAYS

40

19/01/2006
VC37

This section sets out the overlays which apply in this scheme.

42 ENVIRONMENTAL AND LANDSCAPE OVERLAYS

19/01/2006
VC37

SCHEDULE 1 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

42.01-3
~~25/07/2019~~
C106well
16/08/2024
VC262

Shown on the planning scheme map as**ESO1**.

COASTAL AND GIPPSLAND LAKES ENVIRONS

1.0
25/07/2019
C106well

Statement of environmental significance

The Ninety Mile Beach and Gippsland Lakes and their environs are some of the most significant environmental, landscape, and recreational areas within the State of Victoria.

The coast and lakes systems comprise easily disturbed ecosystems susceptible to soil erosion, ground and surface water pollution, and habitat disturbance. In particular, areas which have been developed as coastal settlements and towns along the Ninety Mile Beach are beginning to cause significant environmental management problems, including loss of water and soil quality, as well as loss of native vegetation.

There are 11,200 subdivided lots along the Ninety Mile Beach between Paradise Beach and the Honeysuckles, east of Seaspray. These lots occur both on the sand dunes of the Ninety Mile Beach and on the adjacent sandy soils. None of these lots ~~is~~ are connected to reticulated water or sewerage systems. Investigations have revealed evidence of groundwater contamination at Loch Sport. Development has been encouraged to occur within the township areas of Paradise Beach, Golden Beach and at the Honeysuckles. [Grammar]

There are significant environmental issues in this area, including water quality, landscape, protection of primary and secondary sand dunes, flooding, protection of vegetation habitat, impacts on neighbouring wetlands and coastal parks. Coastal and estuarine systems are vulnerable to human development.

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Proposed

Environmental objective to be achieved

- ~~To ensure that the development of land is compatible with the environmentally sensitive coastal area, including the Gippsland Lakes.~~
- ~~To conserve and enhance the environmental quality of the coastal area.~~
- ~~To protect and enhance the natural beauty of the coastal landscape.~~
- ~~To protect and enhance the visual amenity and landscape of the coastal area.~~
- ~~To minimise the risk of erosion, pollution, and destruction by fire.~~
- ~~To minimise the impact of human activities on the ecological values of the coastal and lakes environments.~~To protect and enhance the sensitive environment and landscape of coastal areas and the Gippsland Lakes by minimising environmental risks and impacts of human activities while enhancing the natural beauty and visual amenity of these areas. [MDFC] [Reduced number of objectives to 1]

3.0
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Proposed

Permit requirement

A permit is not required for any building with a height of less than 4.5 metres (not including a television or radio antenna, chimney, or flue pipe) in association with:

- Informal outdoor recreation.
- Minor utility installation.
- The following agricultural activities:
  - Fencing and gates.
  - Ploughing and similar activities, except within 20 metres of a lake, wetland, or waterway.
  - Dams.
  - Windmills and solar units.
  - Outbuildings less than 100 square metres gross floor area.
- River or lake shore management works by a public authority.
- Any works or actions by a municipality or public authority which are necessary to control flooding, fight fires, abate fire risk, or preserve public safety.

A permit is not required for buildings or works undertaken by, or on behalf of, the Department of ~~Environment, Land, Water and Planning~~Energy, Environment and Climate Action on coastal Crown Land under relevant legislation. [Updated department name]

A permit is not required for buildings and works undertaken by, or on behalf of, Parks Victoria in relation to its obligation under relevant legislation.

4.0 Application requirements

25/07/2019 C106well

None specified.

5.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: [Practitioner's guide] [Rewrite requirements as decision guidelines]

- ~~Incorporates stormwater systems which prevent high nutrient and sediment concentration entering waterways, wetlands and groundwater.~~ Whether stormwater systems, which prevent high nutrient and sediment concentration entering waterways, wetlands and groundwater are incorporated.
- ~~Avoids the discharge of wastes unless it can be demonstrated that the wastes can be assimilated without detrimental effect to the receiving environment.~~ Whether any waste that is discharged can be assimilated without detrimental effect to waterways.
- ~~Avoids and/or controls waste discharges to areas of high conservation significance.~~ Whether waste will be discharged to areas of high conservation significance.
- ~~Complements the scale, height, colour, materials, and finishes of buildings with the coastal environment and any identified local settlement character, with the intent of minimising any visual impact, including visual impact as seen from the water.~~ Whether the height, colour, materials and finish of buildings complement the coastal environment and any identified local settlement character.
- The visual impact of development, including visual impact as seen from water.
- ~~Minimises ground surface disturbance.~~ The level of ground surface disturbance.
- ~~Minimises the impact of construction (including construction of roads) within prominent areas such as hillsides, promontories, ridge lines and headlands.~~ The impact of construction, including the construction of roads, within prominent areas such as hillsides, promontories, ridgelines and headlands.
- ~~Avoids the construction (including construction of roads) and works in fragile or unstable areas, including land subject to inundation and land adjoining coastal or lake foreshore boundaries.~~ Whether construction, including the construction of roads, will occur in any fragile or unstable areas, including land subject to inundation and land adjoining coastal or lake foreshore boundaries.
- ~~Protects sensitive coastal and foreshore vegetation, in particular heath lands and dune vegetation, from clearing, pollution, grazing, and trampling.~~ The protection of sensitive coastal and foreshore vegetation, in particular heathlands and dune vegetation, from clearing, pollution, grazing, and trampling.
- ~~Emphasises the use of indigenous species in revegetation programs.~~ The use of indigenous species in revegetation programs.
- ~~Takes into account coastal processes for all construction and development on the coast.~~ The effect of coastal processes on all construction and development on the coast.
- ~~Takes into account possible sea and water level rises when planning the siting and design of buildings and works.~~ A possible rise in sea and water levels when planning the siting and design of buildings and works.
- ~~Avoids development with any associated wastewater within 100 metres of a waterway, wetland, coastal foreshore boundary or lake foreshore boundary.~~ Whether a development that produces any wastewater is situated in proximity to a waterway, wetland, coastal foreshore boundary or lake foreshore boundary.
- ~~Enables the built form of commercial and community facilities to reflect the individual character of the settlement within which it is to be developed.~~ [Practitioner's guide] [Removed duplicate]
- ~~Ensures that the scale, height and materials of buildings complements the coastal environment and local township character.~~ [Practitioner's guide] [Removed duplicate]
- ~~Includes provision for the retention of vegetation and fauna habitat, the need to revegetate riparian buffers along waterways, gullies, ridge lines, property boundaries and recharge areas, as well as site management measures to minimise the occurrence of salinity, erosion, groundwater and surface water problems for applications for agricultural use or development.~~ The extent to which:
  - Vegetation and fauna habitat is retained.

- Riparian buffers along waterways, gullies, ridgelines, property boundaries and recharge areas are revegetated.
- The occurrence of salinity, erosion, groundwater and surface water problems that may emerge as a result of agricultural use or development are managed.

SCHEDULE 2 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

25/07/2019 C106well

Shown on the planning scheme map as **ESO2**.

WETLANDS

1.0 Statement of environmental significance

25/07/2019 C106well

Wetlands:

- Are one of the most productive and diverse biological systems on earth.
- Are particularly rich habitats supporting many rare species, including species of birds protected under national and international treaties and agreements.
- Are a valuable resource for recreational activities.
- Have an ability to assimilate and recycle nutrients and pollutants.
- Can act as flood control basins and for water storage.
- Have a role in local and regional water balance, including recharge and discharge of groundwater.

2.0 Environmental objective to be achieved

XX/XX/20XX CXXXwell Proposed

~~To protect and enhance the ecological, habitat, aesthetic, scientific, floristic, faunal, cultural, educational, and recreation values of wetlands through the control of development.~~

~~To implement obligations under international, national, State, or other agreements to protect and enhance plant and animal species and habitats.~~ To protect and enhance the ecological, habitat, aesthetic, scientific, floristic, faunal, cultural, educational, and recreation values of wetlands through the control of development and the implementation of International, National, State and other agreements. [MDFC] [Reduced number of objectives to 1]

3.0 Permit requirement

XX/XX/20XX CXXXwell Proposed

A permit is not required for:

- Emergency works or access by a public authority or municipal council.
- Repair or maintenance of a farm structure.
- Fencing for the exclusion of stock, or protection of the wetland.
- Works for the protection or restoration of a wetland.
- Buildings or works undertaken by, or on behalf of, the Department of ~~Environment, Land, Water and Planning~~Energy, Environment and Climate Action on coastal Crown land under relevant legislation. [Updated department name]
- Buildings and works undertaken by, or on behalf of, Parks Victoria in relation to its obligation under relevant legislation.

4.0 Application requirements

25/07/2019 C106well

None specified.

5.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~Before deciding on an application the responsible authority must consider:~~ [MDFC] [Removed duplicate information]
- The integrity and long-term ecological and hydrological functioning of the wetland and areas surrounding the wetland.

- The contribution of the proposal towards the ecological restoration of the wetland, or the potential for the proposal to reduce the capability for ecological restoration of the wetland.
- The benefit of requiring an agreement with the owner of the land under the *Planning and Environment Act* 1987, *Wildlife Act* 1975, *Conservation, Forests and Lands Act* 1987, or any other Act, to further protect or enhance the wetland and its flora and fauna.
- The benefit of a condition requiring:
- The retention or planting of a buffer strip of native vegetation within a specified distance of the wetland.
- The fencing of the wetland to exclude stock or vermin.
- The need for, or existence of, an appropriate land management plan and whether the proposed development is in accordance with such a plan.
- For an application to subdivide land, consider the intended development of the land and its likely effects on the wetland and if acceptable, the need to impose conditions on lot sizes, lot boundaries, road network, open space, building envelopes or effluent disposal sites to ensure better protection of the wetland.
- ~~The views of the Department of Environment, Land, Water and Planning~~. [MDFC] [Moved referral requirement to schedule to Clause 66.04]

SCHEDULE 3 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **ESO3**.

URBAN AND CONSTRUCTION BUFFER

1.0 Statement of environmental significance

25/07/2019
C106well

The Gippsland coalfields are an important resource of National and State importance due to their use as the primary energy source for the electricity generating industry in Victoria. The brown coal also has the potential for other alternative fuel and product sources.

The protection of that resource from fire and encroachment of capital intensive development which could hinder its utilisation, together with protecting existing and future urban and other sensitive and significant areas from open cut mining and associated activities, are important planning considerations.

2.0 Environmental objective to be achieved

XX/XX/20XX
CXXXwell
Proposed

~~To ensure that development and land management in the Gippsland Coalfields provides mutual protection of urban amenity and coal resource development and the continued social and economic productive use of land.~~

~~To provide for development which is compatible within a buffer area and for services ancillary to coal open cut operations.~~

~~To reduce impacts associated with coal mining such as earth subsidence, emission of noise, dust, fire hazard and visual intrusion, waste discharge, movement of earth, and dust.~~ To ensure that land use and development provide mutual protection of urban amenity, health and safety, and coal resource development while facilitating the productive use of land, including uses ancillary to coal open cut operations. [MDFC] [Reduced number of objectives to 1]

3.0 Permit requirement

XX/XX/20XX
CXXXwell
Proposed

A permit is not required to construct the following buildings, or to construct or carry out the following works:

- Works associated with crop raising.
- Buildings or works normally associated with farming or forestry (other than a dwelling).
- Maintenance or rehabilitation of existing works under the control of public authority.
- A building or works which is/are a modification necessary to comply with a direction or licence under the *Dangerous Goods Act 1985*, or a Waste Discharge Licence, Works Approval, or Pollution Abatement Notice under the *Environment Protection Act ~~1970~~2017*. [Updated legislation]

4.0 Application requirements

25/07/2019
C106well

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: ~~An application to construct a building, or construct or carry out works must be accompanied by the following information, as appropriate:~~ [MDFC] [Added MDFC wording]

- A plan to scale which shows:
- The boundaries and dimensions of the site.
- Adjoining roads.
- The location, height and purpose of buildings and works on adjoining land.
- Relevant ground levels.
- The layout of existing and proposed buildings and works.
- All driveway, car parking and loading areas.
- Proposed landscape areas.
- All external storage and waste treatment areas.
- Areas not required for immediate use.

- Elevation drawings to scale showing the colour and materials of all buildings and works.
- Construction details of all drainage works, driveways, vehicle parking and loading areas.
- A landscape layout which includes the descriptions of vegetation to be planted, the surfaces to be constructed, site works specification and method of preparing, draining, watering and maintaining the landscape area.
- A fire management plan for any proposed development within 1000 metres of land over which a mining licence applies.

5.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: ~~Before deciding on an application, the responsible authority must consider, as appropriate:~~[MDFC] [Inserted prescribed wording]

- Protection of an urban area from the adverse impacts of coal development.
- Protection of coal areas from the adverse impacts of encroachment of urban development.
- Protection of coal development from fire.
- Establishment of a character in the buffer area of low density, high amenity land use and development.
- Whether the use:
- Is compatible with both the adjacent urban and coal related uses of land.
- Provides an opportunity for improvement in the visual amenity of areas surrounding urban settlements, and protection from the visual effects of coal resource development on the landscape.
- Is productive within the constraints required from mutual protection, separation and compatibility of adjacent uses.
- Maintains the integrity of the buffer area and discourages any incremental or future pressure for urban or coal related development in the future.

Buildings and works

- The movement of pedestrians and cyclists, and vehicles providing for supplies, waste removal, emergency services, and public transport.
- The provision of car parking.
- The streetscape, including the conservation of buildings, the design of verandahs, access from the street front, protecting active frontages to pedestrian areas, the treatment of the fronts and backs of buildings and their appurtenances, including outdoor advertising structures, illumination of buildings or their immediate spaces and landscaping of land adjoining a road.
- Defining responsibility for the maintenance of buildings, landscaping and paved areas.
- The availability of, and connection to, services.
- Any natural or cultural values on, or near, the land.
- Interface with non-industrial areas.
- Outdoor storage, lighting, and storm water discharge.
- The designs of buildings to provide for solar access.
- If an industrial or warehouse development, the effect on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The maintenance of buildings and works.

Subdivision

- The effect the subdivision will have on the potential of the area to accommodate the uses, which will maintain or enhance its competitive strengths.

- Any natural or cultural values on or near the land.
- The interface with adjoining zones, especially the relationship with residential areas.
- The drainage of the land.
- The availability of and connection to services.
- The effect of traffic to be generated on roads.
- The responsible authority must notify and consider the views of any Mining Licence holder who may be affected.

~~Referral of applications~~

~~Applications of the kind listed below must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause:~~

- ~~To subdivide land which creates a lot with an area less than 20 hectares.~~
- ~~To develop land for:~~
- ~~Accommodation if the total number of people to be accommodated exceeds 100, or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building.~~
- ~~Cemetery~~
- ~~Education centre~~
- ~~Exhibition centre~~
- ~~Function centre~~
- ~~Golf course~~
- ~~Hospital~~
- ~~Industry (other than Rural industry)~~
- ~~Major sports and recreation facility~~
- ~~Office with a floor area exceeding 2,000 square metres~~
- ~~Shop with a floor area exceeding 2,000 square metres~~
- ~~Timber plantation~~ [MDFC] [Removed content not aligned with MDFC]

~~Exemption from notice and appeal~~

~~An application is exempt from the notice requirements of Section 52(1)(a), (b), and (d), the decision requirements of section 64(1), (2), and (3) and the appeal rights of Section 82(1) of the *Planning and Environment Act 1987*. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or Business 5 Zone, land used for a hospital or school or land in a Public Acquisition Overlay to be acquired for a hospital or school.~~ [MDFC] [Removed content not aligned with MDFC]

SCHEDULE 4 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **ESO4**.

LAKE GUTHRIDGE AND ENVIRONS

1.0 Statement of environmental significance

XX/XX/20XX
CXXXwell
Proposed

Lake Guthridge and its surrounds provide a prominent place within Sale with high environmental, recreation and landscape qualities.

The area is a public space dedicated to the enjoyment of every resident living within Sale and its surrounding area. It provides a range of passive and active recreational pursuits catering for the needs of both the local and regional community. Pedestrian access towards and throughout this area and the provision of adequate public amenities including seating is a priority in this site. [MDFC] [Added information omitted from consolidating of objectives below]

The environs are also home to a variety of flora and fauna that are an integral part of the high environmental quality and educational value of this landscape. Use and development may threaten habitats within the site and compromise the visual and landscape quality of the lake and its surroundings. [MDFC] [Added information omitted from consolidation of objectives below]

2.0 Environmental objective to be achieved

XX/XX/20XX
CXXXwell
Proposed

~~To maintain and enhance Lake Guthridge and its environs as an important public open space area providing a range of passive and active recreational pursuits catering for the needs of both the local and regional community.~~

~~To maintain, and where appropriate, improve the visual and landscape quality of Lake Guthridge and its environs.~~

~~To protect and preserve the flora and fauna of Lake Guthridge and its environs, being an integral part of the high environment quality and educational value of this landscape.~~

~~To restrict the area from use, development, or works for private purposes given that this area is primarily for the enjoyment of every resident living within the City of Sale, and its surrounding area.~~

~~To facilitate safe, easy pedestrian access throughout this area and provide adequate public amenities including seating areas for use by residents and visitors to the Lake and its environs~~ To maintain and enhance Lake Guthridge and its environs as an important, accessible and high-amenity public open space, which also serves as an important habitat for flora and fauna. [MDFC] [Reduced number of objectives to 1]

3.0 Permit requirement

XX/XX/20XX
CXXXwell
Proposed

None specified. ~~A permit is not required to construct buildings or to construct or carry out works associated with:~~

- ~~Apiculture~~
- ~~Carnival~~
- ~~Circus~~
- ~~Informal outdoor recreation~~
- ~~Mineral exploration~~
- ~~Mining~~
- ~~Natural systems~~
- ~~Open sports ground~~
- ~~Road~~
- ~~Search for stone~~
- ~~Any buildings or works carried out by or on behalf of a public land manager.~~ [MDFC] [Removed information duplicated from Clause 62.01]

Application requirements

4.0

25/07/2019
C106well

None specified.

Decision guidelines

5.0

XX/XX/20XX
CXXXwell
Proposed

~~Before deciding on application the responsible authority must consider:~~ The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority. [MDFC] [Inserted prescribed text]

- The degree to which the area will remain as public open space.
- The suitability of building design, siting, and type of proposed external building materials.
- The effect of the proposed use on the amenity of the area.
- Whether the use or development will enhance or detract from the visual and landscape qualities of the area.

SCHEDULE 5 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **ESO5**.

RAAF BASE SAFEGUARD AREA

1.0 Statement of environmental significance

25/07/2019
C106well

The East Sale Royal Australian Airforce Base is an important Defence Force installation and its operation needs to be protected from encroachment of sensitive activities.

2.0 Environmental objective to be achieved

25/07/2019
C106well

To strongly discourage development which may attract a significant number of occupants and/or users.

3.0 Permit requirement

25/07/2019
C106well

A permit is not required to carry out any works.

A permit is not required to remove, destroy or lop any vegetation.

4.0 Application requirements

25/07/2019
C106well

None specified.

5.0 Decision guidelines

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: ~~Before deciding on an application the responsible authority must consider:~~ [MDFC] [Inserted prescribed wording]

- ~~The views of the State Manager, Australian Property Group, Department of Administrative Services, Victoria.~~
- ~~The views of the Director General Facilities - Air Force.~~
- ~~The views of the Facilities Officer of the RAAF Base East Sale.~~[Practitioner's guide] [Moved referral requirements to schedule to Clause 66.04]
- The location of the proposed development or subdivision.
- The nature of occupation of the proposed development or subdivision.
- The building density of any proposed development

SCHEDULE 6 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

25/07/2019 C106well

Shown on the planning scheme map as **ESO6**.

CONSOLIDATION AREAS

1.0 Statement of environmental significance

25/07/2019 C106well

The natural physical features or resources of these areas should be protected by ensuring lot size is sufficient to accommodate development and any associated effluent disposal systems, taking into account the site's environmental constraints.

2.0 Environmental objective to be achieved

25/07/2019 C106well

To restrict development until the lot area is sufficient to cater for the development.

3.0 Permit requirement

25/07/2019 C106well

None specified.

4.0 Application requirements

XX/XX/20XX CXXXwell Proposed

~~None specified.~~ The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The preparation of a Subdivision Restructure Plan for the land, which demonstrates how lot sizes are sufficient to adequately provide for development and any associated effluent disposal systems. [MDFC] [Moved application requirement from decision guidelines to here]

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5.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: ~~Before deciding on application the responsible authority must consider:~~ [MDFC] [Inserted prescribed wording]

- ~~The primary purpose for which the land is zoned.~~ [MDFC] [Removed redundant guideline]
- ~~The preparation and approval of a Subdivision Restructure Plan, for the land, which demonstrates how the lot size is sufficient to adequately provide for the development.~~ [MDFC] [Moved application requirement to above]
- The provisions of the approved Subdivision Restructure Plan.
- The availability of engineering infrastructure services to the land.
- The capability of the land to treat and retain wastewater, sewage, sullage and drainage effluent generated within it.
- The layout and capacity of the surrounding road network to accommodate traffic likely to be generated by the proposal.

SCHEDULE 7 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

25/07/2019 C106well

Shown on the planning scheme map as **ESO7**.

LANDFILL BUFFER

1.0 Statement of environmental significance

25/07/2019 C106well

Buffer areas around major municipal landfill sites can be subject to adverse effects from those landfills.

2.0 Environmental objective to be achieved

25/07/2019 C106well

To limit any adverse impact on development from a nearby municipal landfill site of high local importance.

3.0 Permit requirement

25/07/2019 C106well

A permit is not required for any development other than that associated with accommodation purposes.

4.0 Application requirements

25/07/2019 C106well

None specified.

5.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

~~Before deciding on application the responsible authority must consider:~~ The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority: [MDFC] [Inserted prescribed wording]

- Whether ~~or not~~ the propose~~d~~d development can be located in a less sensitive position on the ~~land~~site, at a greater distance from the landfill ~~site~~. [Practitioner's guide] [Clarified guideline]
- The impact of the proposal on the continued operation of the landfill, and the impact of the landfill on the proposal.
- ~~The views of the Environmental Protection Authority.~~ [Practitioner's guide] [Moved referral requirement to Clause 66.04]

SCHEDULE 8 TO CLAUSE 42.01 ENVIRONMENTAL SIGNIFICANCE OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **ESO8**.

SPECIAL WATER SUPPLY CATCHMENT AREAS

1.0 Statement of environmental significance

25/07/2019
C106well

Substantial areas of rural land in the Wellington Shire are located in catchments that are used to provide water for urban, domestic, and irrigation water supply. These catchments are in a Special Water Supply Catchment Area as defined in the Catchment & Land Protection Act 1994.

The supply of quality water for a range of uses including human consumption, domestic, rural irrigation, and industrial activities depends on sound management of water supply catchments. As most water supply catchments are large and water take-off tends to occur low down in the catchments, it is particularly important that land use or development close to the take-off sources is strictly controlled.

In managing water supplies, water authorities are concerned to ensure that land and water management practices do not impair the quality of water. In particular, such practices must not lead to an increased occurrence of blue green algal blooms. It is accepted that one of the key factors leading to the development of algal blooms is excess quantities of the plant nutrients phosphorous and nitrogen. Phosphorus, in particular, plays a key role.

2.0 Environmental objective to be achieved

XX/XX/20XX
CXXXwell
Proposed

- ~~To protect water quality and quantity in catchments used for domestic and rural water supply.~~
- ~~To protect aquifer recharge areas.~~
- ~~To manage land use or development in water catchments to ensure that they do not have off-site effects which could adversely affect water quantity.~~
- ~~To minimise residential development and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points.~~
- ~~To encourage retention of natural vegetation and the establishment of new vegetation cover.~~
- ~~To encourage farm practices that minimise nutrient inputs to waterways.~~
- ~~To encourage the development of whole farm planning.~~
- ~~To encourage new development proposals which result in reduced nutrient flows.~~ To protect and enhance water quality and quantity in catchments by managing residential development and farm practices, with a focus on protecting aquifer recharge areas and reducing nutrient flows. [MDFC] [Moved application requirement from decision guidelines to here]

3.0 Permit requirement

XX/XX/20XX
CXXXwell
Proposed

A permit is not required for any building in association with:

- Informal outdoor recreation.
- Minor utility installation.
- The following agricultural activities:
- ~~Fencing and gates.~~ [MDFC] [Clarified permit requirements]
- Ploughing and similar activities, except within 100 metres of a lake, wetland, or waterway.
- ~~Dams.~~
- ~~Windmills and solar units.~~
- ~~Outbuildings less than 100 square metres gross floor area.~~
- River or lake shore management works by a public authority.
- Any works or actions by a municipality or public authority which are necessary to control flooding, fight fires, abate fire risk, or preserve public safety.

A permit is not required for a fence, dam, windmill or solar unit associated with agriculture. [MDFC] [Clarified permit requirements]

A permit is not required for an outbuilding associated with agriculture if it has a gross floor area of less than 100 square metres. [MDFC] [Clarified permit requirements]

A permit is not required for buildings or works undertaken by, or on behalf of, the Department of ~~Environment, Land, Water and Planning~~Energy, Environment and Climate Action [Updated department name] on coastal Crown Land under relevant legislation.

A permit is not required for buildings and works undertaken by, or on behalf of, Parks Victoria in relation to its obligation under relevant legislation.

4.0 Application requirements

XX/XX/20XX CXXXwell Proposed

The following application requirements apply to an application for a permit under Clause 42.01, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [MDFC] [Inserted prescribed text]

- Any application to construct a building within 100 metres of a waterway or wetland for a use which would generate effluent should include evidence that the building site is capable of containing an appropriate water treatment system by providing either a Soil Percolation Test in accordance with Appendix B of the *Code of Practice - Septic Tanks On Site Domestic Wastewater Management*, EPA Publication No. 451, March 1996 (as amended); or an approved land capability assessment including assessment of the effluent disposal system in accordance with the requirements of the "Code of Practice - Septic Tanks".

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5.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 42.01, in addition to those specified in Clause 42.01 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The likely impacts of the proposed development on water quality and quantity in the catchment.
- Whether new development proposals will lead to an increase in the amount of nutrients reaching streams, surface water bodies and groundwater.
- Whether subdivision and intensive farming activities in water supply catchments, especially in the lower areas of water supply catchments near take-off points are appropriate.
- Whether subdivision and intensive farming activities in aquifer recharge areas is appropriate.
- The retention of natural vegetation and the provision of new vegetation cover. [MDFC] [Translated objective to decision guideline that was not consolidated above]

~~Referral of applications~~

~~Any application for buildings and works and subdivision within this overlay must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.~~ [MDFC] [Removed because referral provisions are in schedule to Clause 66.04]

SCHEDULE 1 TO CLAUSE 42.02 VEGETATION PROTECTION OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as**VPO1**.

NATIVE VEGETATION PROTECTION AREAS

1.0 Statement of nature and significance of vegetation to be protected

XX/XX/20XX
CXXXwell
Proposed

All native vegetation in this area is significant and is to be protected for all or most of the following reasons:

- The vegetation includes remnant grassland or significant vegetation that is classified as depleted, rare or threatened at a bioregional level.
- The area provides habitat for rare or threatened flora or fauna species or communities as identified in the Environment Protection & Biodiversity Conservation Act 1999 or the Flora and Fauna Guarantee Act 1988.
- The vegetation has significant remnant habitat value and contributes towards a complex network of wildlife corridors.
- The vegetation makes a valuable contribution towards the sustainable management of the land and assists in preventing erosion, salinity and degradation of water quality.
- The high level of vegetation cover makes a valuable contribution to the aesthetic values and character of the area.

~~**Background documents**~~

~~*Victoria's Native Vegetation Management: A Framework For Action* (Department of Natural Resources & Environment, 2002) (as amended).~~

~~*(Draft) West Gippsland Native Vegetation Plan* (West Gippsland Catchment Management Authority & Department of Natural Resources & Environment, 2000) (as amended).~~ [MDFC] [Removed content not aligned with MDFC]

2.0 Vegetation protection objectives to be achieved

25/07/2019
C106well

- To ensure that native vegetation of high conservation value is conserved and protected by minimising the extent of vegetation loss caused by inappropriate use and development.
- To preserve existing native trees and other native vegetation where it contributes to high landscape and aesthetic values of the area.
- To ensure that new development is sensitively designed and sited in a manner which respects the environmental characteristics of the area.
- To conserve and enhance wildlife habitat and habitat corridors by minimising the extent of native vegetation loss and encouraging the regeneration and replanting of locally indigenous species through replanting.
- To reduce the risk of soil erosion, salinity, and degradation of water quality by minimising native vegetation loss.

3.0 Permit requirement

XX/XX/20XX
CXXXwell
Proposed

A permit is not required to remove, destroy or lop any native vegetation, if any of the following conditions are met: ~~A permit is required to remove, destroy or lop any native vegetation. This does not apply.~~ [MDFC] [Changed this to a permit exemption]

- The vegetation is located within a building envelope specified on an approved Plan of Subdivision or on an approved Outline Development Plan. [Rephrased to ensure continuity with the leading sentence above]
- ~~Where the vegetation is located within a building envelope specified on an approved Plan of Subdivision or on an approved Outline Development Plan.~~
- ~~If t~~The vegetation is dead and is less than 5 metres in height.

- The~~To~~ activities are conducted on public land by or on behalf of the Department of Sustainability & Environment under the relevant provisions of the *Reference Areas Act 1978*, the *Natural Parks Act 1975,* the *Fisheries Act 1995*, the *Wildfire Act 1975,* the *Land Act 1958*, the *Crown Land (Reserves) Act 1978* and the *Forests Act 1958*. [Rephrased to ensure continuity with the leading sentence above]
- ~~To~~ The application is for an action listed in the table below where it occurs on land described in the table and is subject to the conditions specified. [Rephrased to ensure continuity with the leading sentence above]

Land	Action	Condition
Land affected by the Vegetation Protection Overlay through Amendment:	Remove, destroy or lop native vegetation within 10 metres of a dwelling or farm shed.	The building must gave lawfully existed prior to the operative date of the relevant amendment (see List of Amendments following Clause 72.04).
C24 - Buckley's Island Rd & Woodside	Remove, destroy or lop the minimum extent of native vegetation necessary to maintain farm structures, utilities and infrastructure.	The structures, utilities and infrastructure must have lawfully existed prior to the operative date of the relevant amendment (see List of Amendments following Clause 72.04).
	Remove, destroy or lop native vegetation as a result of grazing by domestic livestock.	The grazing must have been lawfully established prior to the operative date of the relevant amendment (see List of Amendment following Clause 72.04). Any conditions which currently apply must be met.

[MDFC] [Corrected table formatting]

~~All applications to remove, destroy or lop any native vegetation must be accompanied by a report which provides the following information:~~ [MDFC] [Moved application requirements to application requirements section]

- ~~The purpose of the proposed removal, destruction or lopping of vegetation.~~
- ~~Demonstration that the extent of removal, destruction or lopping of vegetation cannot be avoided and has been reduced as much is reasonable and practicable.~~
- ~~A vegetation management plan that indicates waterways, drainage lines, wetlands; the total extent, species and condition of vegetation on the land; and the extent of the proposed removal, destruction or lopping of vegetation to be removed.~~
- ~~An assessment of the significance of existing vegetation corridors and their value as a refuge or habitat for resident or migratory wildlife on the land and adjoining land.~~
- ~~An assessment of soil erosion, salinity prevention, and ground stabilisation measures.~~
- ~~An assessment of watercourse protection measures.~~
- ~~An assessment of wildfire protection measures.~~
- ~~An assessment of eradication of environmental weed infestation measures, to prevent degradation of the site.~~
- ~~An assessment of the measures required for the protection of the site from domestic pets, vermin and livestock grazing.~~
- ~~An assessment of the impact of the removal, destruction or lopping of vegetation on the aesthetic values and character of the area.~~
- ~~A landscape plan that shows the extent of revegetation works proposed to be undertaken on the land or adjoining land.~~

4.0 Application requirements

XX/XX/20XX CXXXwell Proposed

~~None specified.~~ The following application requirements apply to an application for a permit under Clause 42.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [MDFC] [Moved application requirements here from above]

- All applications to remove, destroy or lop any native vegetation must be accompanied by a report which provides the following information:

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- The purpose of the proposed removal, destruction or lopping of vegetation.
- Demonstration that the extent of removal, destruction or lopping of vegetation cannot be avoided and has been reduced as much is reasonable and practicable.
- A vegetation management plan that indicates waterways, drainage lines, wetlands; the total extent, species and condition of vegetation on the land; and the extent of the proposed removal, destruction or lopping of vegetation to be removed.
- An assessment of the significance of existing vegetation corridors and their value as a refuge or habitat for resident or migratory wildlife on the land and adjoining land.
- An assessment of soil erosion, salinity prevention, and ground stabilisation measures.
- An assessment of watercourse protection measures.
- An assessment of wildfire protection measures.
- An assessment of eradication of environmental weed infestation measures, to prevent degradation of the site.
- An assessment of the measures required for the protection of the site from domestic pets, vermin and livestock grazing.
- An assessment of the impact of the removal, destruction or lopping of vegetation on the aesthetic values and character of the area.
- A landscape plan that shows the extent of revegetation works proposed to be undertaken on the land or adjoining land.

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5.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

Before deciding on an application, the responsible authority must consider, as appropriate:

- Whether there are alternatives to the removal of native vegetation, which better achieves the Overlay objectives.
- The extent to which the native vegetation sought to be removed, destroyed or lopped contributes towards the need to:
- Conserve and enhance areas of vegetation having high conservation value~~, as determined by the background documents*Victoria's Native Vegetation Management: A Framework For Action*(Department of Natural Resources and Environment, 2002) (as amended) and the*(Draft) West Gippsland Native Vegetation Plan*(West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000) (as amended) in terms of~~with regard to its physical and biological condition, rarity, variety and species. [MDFC] [Removed outdated documents]
- Conserve and enhance resident and migratory wildlife habitat and habitat corridors and the need to retain all types of vegetation including understorey vegetation, native grasses and ground litter for habitat value.
- Protect and enhance the visual amenity and landscape quality of the area.
- Minimise the risk of soil erosion, sedimentation, wildfire and degradation of water quality.
- Prevent invasion after the use and/or development from noxious and environmental weeds, vermin, domestic pets and livestock grazing.
- The need to work towards the State Government's policy of achieving a net gain in the extent and quality of native vegetation throughout Victoria.
- Whether there is a need to undertake revegetation with appropriate indigenous species of local provenance to offset any loss of environmental values resulting from the use and/or development, or to replace key non-indigenous vegetation where this is important to the aesthetic values of a particular site.

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

04/05/2023
C109wellPt1

Shown on the planning scheme map as SLO1.

NINETY MILE BEACH RURAL CONSERVATION AREAS

1.0 Statement of nature and key elements of landscape

25/07/2019
C106well

Ninety Mile Beach is the longest stretch of uninterrupted beach in the country and the second longest in the world. This unparalleled linear landscape with its combination of sandy beaches, low dunes, peninsulas, and wetlands is set against the wild seas of Bass Strait, is visually of State significance, and potentially of national significance in that context.

Ninety Mile Beach is protected by a series of official designations - National Park, Wildlife Reserve, and Coastal Park - that recognise the remarkable ecological and scenic values of this area. The landscape is characterised by large swathes of indigenous vegetation including coastal heath, mangroves, and dune grasses, and there are vast ocean views along its entirety.

Ninety Mile Beach is listed by the National Trust as regionally significant, as part of the Gippsland Lakes region. Due to its iconic landscape features and extent, Ninety Mile Beach is an international visitor destination, featuring strongly in Victoria's tourism promotion. Lake Reeve is a bird habitat of international importance that is recognised under the Ramsar Convention, and the area includes Rotamah Island, a bird observatory managed by the Royal Australian Ornithologists Union. The area is also important for its Aboriginal cultural heritage significance, the dunal systems still containing many remnants and evidence of indigenous settlements.

2.0 Landscape character objectives to be achieved

XX/XX/20XX
CXXXwell
Proposed

~~To strengthen and protect indigenous coastal vegetation and ensure that it is the dominant feature of the landscape at the coastal edge.~~

~~To protect locally significant views and vistas, including natural and unbuilt views along Ninety Mile Beach.~~

~~To ensure that development in and around existing settlements does not impact on the characteristics of the landscape, including the natural and unbuilt character along Ninety Mile Beach.~~

~~To reduce the visual impact of buildings and structures at the coastal edges of large settlements.~~

~~To minimise any increase in development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.~~

~~To avoid buildings set high on dunes or development that will be visible on the skyline.~~

~~To minimise the visual impact of signage and infrastructure adjacent to Ninety Mile Beach or in areas of high visibility.~~

~~To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.~~

~~To recognise, and protect, the landscape of the Ninety Mile Beach as a place of significant Aboriginal cultural heritage value.~~ To strengthen and protect indigenous coastal vegetation and ensure that it is the dominant feature of the landscape at the coastal edge.

To protect the natural, unbuilt and locally significant views along Ninety Mile Beach, including in areas within and around existing settlements.

To avoid buildings that are visible above dunes and coastal vegetation, and development that will be visible on the skyline when viewed from the beach, foreshore and the ocean.

To minimise the visual impact of signage and infrastructure adjacent to Ninety Mile Beach or in areas of high visibility.

To protect and recognise landscape characteristics and attributes that are consistent with the Aboriginal cultural heritage values of the area. [MDFC] [Consolidated objectives to five objectives]

3.0 Permit requirement

XX/XX/20XX CXXXwell Proposed

A permit is not required to carry out works related to a farm access track. ~~A permit is required for all buildings and works, except farm access tracks.~~ [MDFC] [Restated as permit exemption]

A permit is required to construct a fence other than timber post and wire fencing up to a height of 1.5 metres.

A permit is required to remove, destroy or lop any vegetation.

4.0 Application requirements

25/07/2019 C106well

None specified.

5.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal includes the use of indigenous vegetation in favour of exotic for all landscaping works in this area.
- ~~Whether the contrast between the landscape and the proposed development is minimised for any proposal within 500 metres of important scenic lookouts.~~ The contrast between the landscape and the proposed development where it is located within proximity to an important scenic lookout. [Practitioner's Guide] [Rephrased to be more neutral]
- The cumulative impact of developments visible from all key viewing corridors (e.g. touring routes, highways) and scenic lookouts on the natural landscape character of these views, and the availability of scenic views to the ocean, or lakes.
- ~~Whether the visual intrusion of development is minimised by utilising low scale building forms, tucked into the landscape with colours and materials that reduce contract and distant visibility.~~ The extent to which a development is visually intrusive, determined by its building form, integrated with the landscape, its colours and materials, and its distant visibility. [Practitioner's Guide] [Rephrased to be more neutral]
- Whether buildings are sited within existing settlements wherever possible. Where buildings cannot be avoided outside settlements, whether the proposed development is inappropriately located too close to a main road or key touring route.
- Whether proposed buildings or structures are set back from the coast and natural coastal landforms and the effect that has on the visibility of the development from the foreshore of the Bass Strait coast. [Practitioner's Guide] [Rephrased to be more neutral]
- Where development within the coastal strip cannot be prevented:
- Whether proposed structures are sited on the inland slope of dunes and protrude above the dune ridgeline.
- Whether proposed structures are set among existing vegetation.
- The extent to which the proposal to retains coastal vegetation.
- Whether indigenous vegetation is used to integrate the development with the landscape.
- The proposal's response to the contours and elevation of the landscape.
- The visibility of the proposal from the foreshore.
- Whether the proposal is located in a highly visible or undisturbed area. [Practitioner's Guide] [Rephrased to be more neutral]
- ~~Whether the visibility of proposed buildings or structures is minimised from the foreshore on the Bass Strait coast by setting new development back from the coast and natural coastal landforms. Where development within the coastal strip cannot be prevented, whether the proposal:~~
- ~~is sited on the inland slope of dunes (avoid buildings protruding above the dune ridgeline);~~
- ~~is set among existing vegetation, maximising the retention of coastal vegetation;~~
- ~~utilises appropriate indigenous vegetation to further integrate the development with the landscape;~~
- ~~is designed to follow the contours or step down the site and avoid visually dominant elevations;~~

- ~~minimises overlooking of the foreshore; and~~
- ~~avoids access in highly visible or undisturbed areas.~~

~~Background documents~~

~~State Overview Report,*Coastal Spaces Landscape Assessment Study*(Planisphere, 2006)~~

~~Wellington Shire Municipal Reference Document,*Coastal Spaces Landscape Assessment Study*(Planisphere, 2006).~~

~~*Siting and Design Guidelines for Structures on the Victorian Coast*(Victorian Coastal Council, 1998).~~ [MDFC]
[Removed content that does not align with the MDFC]

HERITAGE AND BUILT FORM OVERLAYS

43

19/01/2006
VC37

SCHEDULE TO CLAUSE 43.01 HERITAGE OVERLAY

25/07/2019
C106well

Application requirements

1.0

25/07/2019
C106well

None specified.

Heritage places

2.0

20/03/2023
VC229

The requirements of this overlay apply to both the heritage place and its associated land.

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	ALBERTON								
HO3	*Mareen* Banks Street, Alberton (Town Lot 5/2) **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO8	*House* Danger Street, Alberton **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO11	*Eabon Eabon* Hawdon Street, Alberton (Part CA 4/17) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO1	*House* Johnson Street (Manns Beach Road), Alberton (Part CA A/2) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO2	*House* 60 Johnson Street (Manns Beach Road), Alberton (CA 6-Section3) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO7	*House* Kirksop Street, Alberton (Town Lot 17/3) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO22	*House*	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Old Port Road, Alberton (CA 67D) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions								
HO12	*Alberton Butter Factory (former)* Russell Street, Alberton (Lot 4/17) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO6	*House* Streleski Street, Alberton (Town lots 1 & 2/3) **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO5	*Store & residence* Turnbull Street, Alberton (Town lot 19/2)	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions								
HO9	*House* Turnbull Street, Alberton (Town lot Part CA 1/7) **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO10	*Victoria Hotel* 53 Turnbull Street, Alberton (Part CA 3/9) **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO13	*Farm House* Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63)	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions								
HO14	*House* Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 63) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO15	*House* Yarram-Alberton Road (South Gippsland Highway), Alberton (Part CA 100) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO248	*Alberton Cemetery* 214 Yarram-Port Albert Road, Port Albert	No	No	Yes	Yes	Yes	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Alberton Cemetery Heritage Permit Exemptions								
	BOISDALE								
HO286	*St George's Anglican Memorial Church* 6 Boisdale-Valencia Creek Road, Boisdale	Yes	Yes	Yes - White Cedar tree (*Melia azedarach*), 1950s Camellia tree & Silver Birch (*Betula pendula*)	Yes	Yes - brick fence and gates	No	No	Not assessed
HO287	*Boisdale Uniting Church (former)* 1 Main Street, Boisdale	Yes	Yes	Yes	Yes	Yes, WC building	No	No	Not assessed
HO288	*General Store, Bakery (former) & House* 30 & 32-34 Main Street, Boisdale	Yes	Yes - oven & doors in bakery	No	Yes	No	No	No	Not assessed
HO289	*Stables, Blacksmiths & Wheelwrights and blacksmith's house (former)* 35-39 Main Street, Boisdale	Yes	No	No	Yes	Yes - fence at no. 35 Main Street	No	No	Not assessed
HO290	*Boisdale Public Hall & Memorials*	Yes	Yes - entry, stage & hall only	No	Yes	No	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	42-44 Main Street, Boisdale								
	BRIAGOLONG								
HO291	*St Patrick's Catholic Church* 1 Avon Street, Briagolong	Yes	Yes	No	Yes	No	No	No	Not assessed
HO78	*Mechanics' Institute and Collection* 9-11 Avon Street, Briagolong	-	-	-	-	-	Yes Ref No H0550	Yes	No
HO292	*ANZAC Park & Fallen Soldiers' Memorial* 23 Avon Street, Briagolong	Yes - including cleaning	No	Yes	Yes	No	No	No	Not assessed
HO293	*RSL Sub Branch Club Room* 55-57 Avon Street, Briagolong	Yes	Yes	No	Yes	Yes - Gillio's Gate	No	No	Not assessed
HO294	*Annie Whitelaw Memorial Grave* Briagolong Cemetery, 570 Boundary Road, Briagolong	Yes - including cleaning	No	No	Yes	Yes - stone & cast iron fence to the Annie Whitelaw grave	No	No	Not assessed
HO295	*Briagolong Uniting Church & Dutch Elm*	Yes	No	Yes - Dutch Elm	Yes	No	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	4 Church Street, Briagolong								
HO296	*All Saints Anglican Church Complex* 14 Church Street, Briagolong	Yes	Yes - 1908 church porch, nave & chancel	Yes - Algerian Oak, Blue Cedar	Yes	Yes -1884 church, 1908 vestry, front fence & gates	No	No	Not assessed
HO297	*Coffee Palace (former)* 39 Forbes Street, Briagolong	No	No	No	Yes	No	No	No	Not assessed
HO79	*Mount View* Gorge Road, Briagolong **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
	BUNDALAGUAH								
HO77	*Primary School No. 1107* Maffra-Sale Road, Bundalaguah **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	Yes	No	Yes	No	No	No	No
	BUSHY PARK								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO298	*Angus McMillan Memorial and Pencil Pines* Maffra-Briagolong Road (Road Reserve), Bushy Park	Yes - including cleaning	No	Yes	Yes	No	No	No	Not assessed
	CLYDEBANK								
HO54	*Clydebank Bridge Scarred Trees Bengworden Road, Clydebank* Comprises the trees and approximately 150 ha of land. **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
	COWWARR								
HO299	*Christ Church and Lock-up* 8-10 Church Street, Cowwarr	Yes	Yes	Yes - Elm	Yes	Yes - lock-up	No	No	Not assessed
HO300	*St Brigid's Catholic Church Complex* 13-19 Church Street, Cowwarr	Yes	Yes - church porch, nave & chancel	No	Yes	Yes - front fence & gates	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO67	*Homeview* Heyfield Road, Cowwarr **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO301	*Cricket Club Hotel* 18-20 Main Street, Cowwarr	No	No	No	Yes	No	No	No	Not assessed
HO302	*Cowwarr Public Hall & Memorials* 31-33 Main Street, Cowwarr	No	No	No	Yes	Yes - front fence	No	No	Not assessed
HO66	*Cowwarr Butter Factory (former)* 2730 Traralgon-Maffra Road, Cowwarr	-	-	-	-	-	Yes - Ref No H1282	No	No
	DARGO/COWA								
HO48	*Connelly's Inn (Old Hotel)* Dargo High Plains Road, Dargo **Incorporated plan**	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO107	*Grant Historic Area* McMillans Road, Dargo **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO115	*Good Hope Quartz Goldmining Precinct* Good Hope Spur Track, Grant Historic Area, Wongungarra	-	-	-	-	-	Yes - Ref No H1268	No	No
HO113	*Harrisons Cut Gold Diversion Site* Upper Dargo Road, Dargo	-	-	-	-	-	Yes - Ref No H1263	No	No
HO114	*Jungle Creek Gold Mining Diversion Sluice, Grant Historic Area,* Hibernia Road, Cowa	-	-	-	-	-	Yes - Ref No H1258	No	No
	FULHAM								
HO59	*Fulham Park* 413 Myrtlebank Road, Fulham	-	-	-	-	-	Yes - Ref No H0331	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	GLENCAIRN								
HO108	*Barkly River Bridge* Licola–Glencairn Road, Glencairn **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
	HEDLEY								
HO81	*Gelliondale Briquette Plant* Coal Pit Road (Lanes Road) and South Gippsland Highway, Hedley	-	-	-	-	-	Yes - Ref No H1058	No	No
	HEYFIELD								
HO303	*Heyfield Soldiers' Memorial and Pencil Pines* George Street, Heyfield	Yes - including cleaning	No	Yes	Yes	No	No	No	Not assessed
HO304	*St Michael's Catholic Church* 2-6 George Street, Heyfield	Yes	Yes	No	Yes	No	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO305	*Railway Hotel* 24 George Street, Heyfield	Yes	No	No	Yes	No	No	No	Not assessed
HO306	*Police Station (former)* 6 MacFarlane Street, Heyfield	No	No	No	Yes	Yes - stables	No	No	Not assessed
HO307	*Heyfield Uniting Church and Memorial* 46 Macfarlane Street, Heyfield	Yes	Yes	No	Yes	No	No	No	Not assessed
HO308	*Post Office (former)* 7 Temple Street, Heyfield	Yes	No	No	Yes	No	No	No	Not assessed
HO309	*St James Anglican Soldiers Memorial Church & Memorials* 15 Temple Street, Heyfield	Yes	Yes	No	Yes	No	No	No	Not assessed
HO310	*Heyfield Primary School & 1875 Church of England (former)* 22-40 Temple Street	Yes	No	No	Yes	Yes - school entrance gateway & arch	No	No	Not assessed
HO311	*Commercial Hotel* 66 Temple Street, Heyfield	Yes	No	No	Yes	No	No	No	Not assessed
	HIAWATHA								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO110	*Hiawatha 'A' Frame Bridge, Little Albert River crossing* Albert River Road, Hiawatha	-	-	-	-	-	Yes - Ref No H2069	No	No
	MAFFRA								
HO312	*Beet Sugar Factory Office (former) & Weighbridge* Apex Park, McMahon Drive, Maffra	Yes	Yes - c1897 building only	No	Yes	Yes - weighbridge	No	No	Not assessed
HO53	*Strathavon Nuntin* RMB 6196, Beet Road via Maffra **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO74	*Primary School No. 861* Church Street, Maffra	Yes	No	No	Yes	No	No	No	No
HO313	*St John's Anglican Church Complex* 14 Church Street, Maffra	Yes	Yes - church entry, nave, chancel, apse, organ-chamber; Lych Gate	Yes - Turkey Oak	Yes	Yes - Lych Gate; 1950s brick columbarium, fence & gates; timber & wire fence to rectory	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO314	*St Mary's Catholic Church Complex* Duke Street, Maffra	Yes	Yes - 1871 & 1893 Church; 1924 Church	Yes - Canary Island Date Palms	Yes	Yes - Callanan grave site & headstone, Bell	No	No	Not assessed
HO315	*Maffra Soldiers' Memorial* Johnson Street (road reserve), Maffra	Yes - including cleaning	No	Yes	Yes	No	No	No	Not assessed
HO316	*Macalister Hotel* 2 Johnson Street, Maffra	Yes	Yes - to c1863 fabric	No	Yes	No	No	No	Not assessed
HO317	*Commercial Bank of Australia (former)* 50 Johnson Street, Maffra	Yes	No	No	Yes	Yes - brick fence along Thomson Street	No	No	Not assessed
HO71	*National Bank of Australasia (former)* 64 Johnson Street, Maffra	-	-	-	-	-	Yes - Ref No H0399	No	No
HO72	*Court House* Johnson Street, Maffra **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	Yes	No	Yes	No	No	No	No
HO352	*Foster Building*	-	-	-	-	-	Yes - Ref No H2308	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	67-71 Johnson Street, Maffra								
HO73	*Shop* 75 Johnson Street, Maffra **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO318	*Metropolitan Hotel (former)* 95 Johnson Street, Maffra	Yes	No	No	Yes	No	No	No	Not assessed
HO319	*Maffra Hotel* 122 Johnson Street, Maffra	Yes	No	No	Yes	No	No	No	Not assessed
HO320	*Mechanics Institute, Memorial Hall Complex & Memorials* 150-158 Johnson Street & 11-15 Foster Street, Maffra	Yes	Yes - RSL room of the 1922 Great War Peace Memorial Hall only	No	Yes	No	No	No	Not assessed
HO321	*Young's Arcade* 160 Johnson Street, Maffra	Yes	No	No	Yes	No	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO75	*Boisdale* 494 Maffra-Briagolong Road, Maffra Includes the homestead, garden, outbuildings and water tower **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO322	*St Andrew's Uniting Church* 7 Pearson Street, Maffra	Yes	Yes - nave & tower	No	Yes	Yes - fence	No	No	Not assessed
HO76	*Mewburn Park* Tinamba Road (Traralgon Maffra Road), Maffra Includes the stables **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
	NEWRY								
HO80	*Mechanics' Institute*	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Boisdale-Newry Road, Newry								
	PALMERSTON/PORT ALBERT								
HO24	*House* 6 Albany Street (CA 4/1), Palmerston **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO25	*House* 2-4 Brisbane Street, Palmerston **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO26	*House* 15 Denison Street (CA 8/5), Palmerston **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO30	*Police Station & Immigration Barracks (former)* 6 Denison Street and 5 Colville Street (CA 3, 4/4), Palmerston	-	-	-	-	-	Yes - Ref No H0498	No	No
HO28	*House* 22 Fitzroy Street (CA 6/8), Palmerston **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO23	*Tarrawonga* 70 Port Albert-Tarraville Road (CA 79A), Palmerston **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
	PORT ALBERT								
HO34	Port Albert Heritage Precinct	No	No	Yes - Norfolk Island Pines	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Port Albert Heritage Precinct Permit Exemptions								
HO285	*Port Albert Maritime Museum (former Bank of Victoria)* Tarraville Road, Port Albert	-	-	-	-	-	Yes - Ref No H1210	No	No
HO32	*Footings of former Powder Magazine* (off) Bay Street, near East Street, Port Albert **Incorporated plan** Port Albert Heritage Precinct Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO35	*Old Port foreshore reserve* (south of) Old Port Road, Port Albert **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO119	*Roberts' drapers shop (former), residence & tree* 63-65 Tarraville Road, Port Albert **Incorporated plan** Port Albert Heritage Precinct Permit Exemptions	No	No	Yes - Cordyline	Yes	No	No	No	No
HO135	*Ship Inn Hotel (former) & tree* 73 Tarraville Road, Port Albert **Incorporated plan** Port Albert Heritage Precinct Permit Exemptions	No	No	Yes - Cordyline	Yes	No	No	No	No
HO174	*Port Albert Mechanics' Institute* 20 Victoria Street, Port Albert **Incorporated plan** Port Albert Heritage Precinct Permit Exemptions	No	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO116	*Turnbull Orr and Co Bond Store and Office (former)* 41-43 Wharf Street, Port Albert	-	-	-	-	-	Yes - Ref No H1779	No	No
	ROSEDALE								
HO58	*St Mark's Anglican Church* 55-61 Albert Street, Rosedale	-	-	-	-	-	Yes - Ref No H0599	No	No
HO323	*Rosedale Shire Offices (former) and English Elms* 1-3 Cansick Street, Rosedale	Yes	No	Yes - English Elms	Yes	No	No	No	Not assessed
HO324	*McCarthy House* 10 Lyons Street, Rosedale	Yes	No	No	Yes	No	No	No	Not assessed
HO111	*Railway bridge over Latrobe River & floodplain* Dandenong-Sale (Main Gippsland) Railway, Rosedale	No	No	No	Yes	No	No	No	No
HO325	*Lyons Street Beautification Trees and Memorial Reserve*	Yes - including cleaning	No	Yes	Yes	No	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Lyons Street (median strip), Rosedale								
HO60	*Rosedale Hotel* 29-31 Lyons Street, Rosedale	-	-	-	-	-	Yes - Ref No H0645	No	No
HO57	*Primary School (1871 building)* Prince Street, Rosedale	Yes	No	Yes	Yes	No	No	No	No
HO62	*Mechanics' Institute* Prince Street, Rosedale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO64	*Masonic Hall* Prince Street, Rosedale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO65	*Old Post Office* Prince Street, Rosedale	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions								
HO326	*Exchange Hotel (former)* 2-10 Prince Street, Rosedale	Yes	No	No	Yes	No	No	No	Not assessed
HO327	*Bank of Australasia (former)* 25-27 Prince Street, Rosedale	Yes	No	No	Yes	No	No	No	Not assessed
HO69	Nambrok Princes Highway, Rosedale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO328	*St Rose of Lima Catholic Church* 4-6 Queen Street, Rosedale	Yes	Yes - church nave, chancel & porch	No	Yes	No	No	No	Not assessed
HO329	*Presbyterian Manse (former) & Cork Oak* 44 Queen St, Rosedale	Yes	No	Yes - Cork Oak	Yes	No	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO330	*St Andrews Uniting Church* 48-52 Queen St, Rosedale	Yes	Yes - porch, nave & chancel	No	Yes	No	No	No	Not assessed
HO63	*Ridge Station* 29 Rosedale-Heyfield Road, Rosedale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO70	*Holey Plain* Rosedale-Longford Road, Rosedale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO82	*Rosedale Railway Station complex* 26 Willung Road, Rosedale	-	-	-	-	-	Yes - Ref No H1589	No	No
	SALE								
HO86	*Sale Town Centre Precinct*	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Sale town centre heritage precinct permit exemptions								
HO121	Sale Victoria Park Precinct **Incorporated plan** Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – street trees & Victoria Park only	Yes	No	No	No	No
HO122	*Sale St Mary's Precinct* **Incorporated plan** Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – street trees only	Yes	No	No	No	No
HO123	*Sale Lake Guthridge Landscape Precinct* **Incorporated plan** Sale residential heritage precinct permit	No	No	Yes – streets & public reserves only	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	exemptions (amended September 2015)								
HO124	*Sale Esso Executive Housing Precinct* **Incorporated plan** Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	Yes	No	No	No	No
HO125	*Sale Railway Precinct* **Incorporated plan** Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	Yes	No	No	No	No
HO126	*Sale State Bank Houses Precinct* **Incorporated plan** Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO128	*Sale Stawell & Market Streets Precinct* **Incorporated plan** Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	Yes – street trees only	Yes	No	No	No	No
HO129	*Sale Thomson Street Precinct* **Incorporated plan** Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	Yes	No	No	No	No
HO131	*Sale Netherlands Rural Area Precinct* **Incorporated plan** Sale Rural Heritage Precinct Permit Exemptions	No	No	No	Yes	No	No	No	No
HO97	*Sale Cemetery* Back Maffra Road & Cemetery Road, Sale	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO199	*Myrtlebank School (former)* Lot 1 LP 84352, Back Maffra Road, Sale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO242	*House & front fence* 7 Barkly Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	Yes – front fence	No	No	No
HO120	*House & front fence* 15 Barkly Street **Incorporated plan** Sale residential heritage precinct permit exemptions (amended September 2015)	No	No	No	Yes	Yes – front fence	No	No	No
HO186	*House* 18 Codrington Street, Sale	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions								
HO99	*Bishopscourt* 4 Cranswick Crescent, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO154	*House* 5 Cunninghame Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO160	*House (Medical Clinic)* 36 Cunninghame Street, Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO153	*Pipe crossing* Cunninghame Street, Sale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO96	*Remnant trees* Cunninghame Street, Sale	No	No	Yes	Yes	No	No	No	No
HO100	*St Paul's Anglican Cathedral* 149 Cunninghame Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	No	No	No	No
HO127	*House & front fence* 167-69 Cunninghame Street, Sale	Yes	No	No	Yes	Yes – front fence	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Sale residential heritage precincts permit exemptions (amended September 2015)								
HO207	*House & tree* 175-77 Cunninghame Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	No	No	Yes – Caucasian Fir tree	Yes	No	No	No	No
HO144	*Municipal Pound (former)* 14 Dargo Street, Sale. **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO138	*Drying Barn* 50-54 Dargo Street (CA 14), Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (rural areas) Permit Exemptions								
HO87	*Bon Accord* 153-155 Dawson Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO237	*Peppercorn trees* Desailly Street, Sale	No	No	Yes	Yes	No	No	No	No
HO141	*Elm Trees* Corner of Desailly & McMillan Streets, Sale	No	No	Yes	Yes	No	No	No	No
HO249	*House & front fence* 29 Desailly Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	Yes – front fence	No	No	No
HO250	*Presbyterian Manse*	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	30-40 Desailly Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions								
HO181	*House & front fence* 185 Desailly Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	Yes – front fence	No	No	No
HO182	*House & front fence* 190 Desailly Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	Yes – front fence	No	No	No
HO187	*The Minters* 207 Desailly Street, Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO227	*St Helen's Private Hospital (former)* 37-39 Elgin Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO247	*Stables* 67-69 Elgin Street (rear of), Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO233	*House & front fence* 80 Elgin Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	Yes – front fence	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO176	*Gay Nor* 11 Fitzroy Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	Yes – front fence & garage	No	No	No
HO175	*House* 47 Fitzroy Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO238	*House & front fence* 146-148 Fitzroy Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	Yes – front fence	No	No	No
HO146	*House* 3 Foster Street, Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO104	*St Mary's Catholic Cathedral, former Convent, organ, and Primary School* 47-57 Foster Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	No	No	No	No
HO251	*House (Diocesan Centre Office)* 63-65 Foster Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	No	No	No	No
HO143	*Former ESSO BHPP Offices (Wellington Shire Council Offices)* 66 -70 Foster Street, Sale	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO83	*Sale Court House* 79-87 Foster Street, Sale	-	-	-	-	-	Yes - Ref No H1484	No	No
HO252	*Borough of Sale Municipal Offices (former)* 128-30 Foster Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	Yes	Yes - Schinus molle	Yes	No	No	No	No
HO253	*House* 169 Foster Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	No	No	No	No
HO220	*House* 215 Foster St (corner of Foster & Palmerston Streets), Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places(township areas) Permit Exemptions								
HO45	Grassdale 8 Grassdale Road, Sale	-	-	-	-	-	Yes - Ref No H0261	No	No
HO216	*House* 22 Guthridge Parade, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO218	*House* 52 Guthridge Parade, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes - Peppercorns	Yes	No	No	No	No
HO222	*Moneenroe* 124-128 Guthridge Parade, Sale **Incorporated plan**	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO91	*Fitzpatrick House* 143-138 Guthridge Parade, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO223	*Plane Tree, Sale Hospital* 143-71 Guthridge Parade, Sale	No	No	Yes	Yes	No	No	No	No
HO224	*The Cottage* 146-50 Guthridge Parade, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO231	*Sunnyside* 216 Guthridge Parade, Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO225	*Blairgowrie House* 26 Inglis Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO235	*House* 86-88 Lansdowne Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO236	*House* 91 Lansdowne Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO195	*Former Woollen Mills (Nylex Factory)* 31-47 McGhee Street, Sale	No	No	No	Yes	No	No	No	No
HO155	*St Patrick's College Footbridge* Macalister Street, Sale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO156	*House* 2 Macalister Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	Yes	No	No	No	No
HO157	*House* 6-8 Macalister Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO158	*House* 10-12 Macalister Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO101	*Victoria Hall* 47-49 Macalister Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No
HO254	*City of Sale Municipal Offices, Hall & Gallery (former)* 82-84 Macalister Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	Yes	No	Yes	Yes	No	No	No
HO85	*Criterion Hotel*	-	-	-	-	-	Yes - Ref No H0215	Yes	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	90-94 Macalister Street, Sale								
HO102	*Victoria Park* 101-103 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	No	No	Yes	Yes	No	No	No	No
HO255	*House* 120 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	No	No	No	No
HO84	*Primary School No. 545* 123-35 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit	Yes	Yes	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	exemptions (amended September 2015)								
HO256	*House & front fence* 143 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	Yes - front fence	No	No	No
HO257	*House & tree* 152 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - Magnolia grandiflora	Yes	No	No	No	No
HO258	House & tree 154 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit	Yes	No	Yes - Magnolia grandiflora	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	exemptions (amended September 2015)								
HO259	*House* 155 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	Yes - garage	No	No	No
HO260	*House & tree* 156 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - Oak in front yard	Yes	No	No	No	No
HO261	Oak tree 158 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit	No	No	Yes - Oak in front yard	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	exemptions (amended September 2015)								
HO262	*House & hedge* 159 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - hedge	Yes	No	No	No	No
HO263	*House & tree* 162-64 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes - mature Elms	Yes	No	No	No	No
HO264	*House* 186 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	exemptions (amended September 2015)								
HO265	*House* 190 Macalister Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	Yes - front fence	No	No	No
HO92	*Gables* 118-120 Macarthur Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO208	*House* 123 Macarthur Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO209	*House* 125 Macarthur Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO210	*House* 133 Macarthur Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO211	*House* 135 Macarthur Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO212	*Leslie House* 152-56 Macarthur Street, Sale	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions								
HO229	*House* 190-92 Macarthur Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO232	*House* 209 Macarthur Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO284	*Pine Tree* Maffra-Sale Road, Sale	No	No	Yes	Yes	No	No	No	No
HO198	*Woondella Park* ~~1460 Maffra-Sale Road, Sale~~2 Homestead Street, Sale [Updated address]	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions								
HO197	*Myrtledowns* 1500 Maffra-Sale Road, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO196	*Sale Showgrounds* Part CA 92, Maffra-Sale Road, Sale **Incorporated plan** Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	No	No	Yes	Yes	No	No	No	No
HO214	*House* 11 Market Street, Sale	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions								
HO266	*Annie Pain Memorial Kindergarten Hall* 61-63 Market Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	Yes	No	Yes	No	No	No	No
HO213	*House* 18 Marley Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO267	*House & front fence* 45 Marley Street, Sale **Incorporated plan** Sale residential heritage precincts permit	Yes	No	No	Yes	Yes - front fence	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	exemptions (amended September 2015)								
HO281	*Delbridge Hall* 64-68 Marley Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	Yes	No	Yes	No	No	No	No
HO268	*House, garden & front fence* 90-94 Marley Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes	Yes	Yes - front fence	No	No	No
HO221	*House* 13 Palmerston Street, Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO88	*Charles and Elizabeth Ayres Memorial Nurses Home* 36-48 Palmerston Street, Sale	Yes	No	No	Yes	No	No	No	No
HO228	*House* 51 Palmerston Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO234	*House* 83-85 Palmerston Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO137	*Redgate Reserve* CA 7A, Park Street, Sale	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions								
HO226	*House* 88 Patten Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO269	*Diocese of Sale Bishop's Office & front fence* 8-10 Pearson Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	No	Yes	Yes - front fence	No	No	No
HO103	*St Patrick's College* 29-41 Pearson Street, Sale **Incorporated plan** Sale residential heritage precincts permit	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	exemptions (amended September 2015)								
HO179	*House* 155 Pearson Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO180	*House & Trees* 166 Pearson Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes - Pomegranate, Pear & Oak trees	Yes	No	No	No	No
HO200	*Pooley's Bridge* Pooley's Road, Sale	No	No	No	Yes	No	No	No	No
HO106	*King George V Jubilee Avenue* Princes Highway, Sale	No	No	Yes	Yes	No	No	No	No
HO147	*Bridges & Road Alignment* Princes Highway, Sale	No	No	No	Yes	No	No	No	No
HO139	*Boat Shed*	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Part CA 23E, Punt Lane, Sale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions								
HO190	*House* 1 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO191	*House* 5 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO192	*Brick Works (former)* 7 Raglan Street, Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO189	*House* 8 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO188	*House* 22 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO193	*Maralinga* 31 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	Yes	No	No	No	No
HO194	*Lyndhurst*	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	67-69 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions								
HO245	*House* 100 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO246	*House* 105-07 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO243	*House* 150 Raglan Street, Sale **Incorporated plan**	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO239	*House* 174 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO241	*House, front fence & trees* 197 Raglan Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	Yes	Yes - front fence	No	No	No
HO98	*St Anne's and Gippsland Grammar School* 52-66 Raymond Street, Sale	Yes	No	No	Yes	No	No	No	No
HO90	*Sale High School (former)* 63-67 Raymond Street, Sale	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO270	*Beaurepaire Tyre Service Pty Ltd (former)* 80-88 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No
HO271	Bank of Australasia (former) 104-08 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No
HO272	*AMP Society offices (1930 – former)* 118-24 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO273	*Commercial Bank (former)* 123-25 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No
HO274	*St Columba's church complex & Login Reserve* 131-71 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	Yes	Yes	No	No	No	No
HO275	*Shop* 142 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO276	AMP Society building (1919 – former) 164-66 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No
HO277	*Star Hotel* 173-85 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No
HO89	*Cobb & Co Stables* 199 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions	Yes	No	No	Yes	No	No	No	No
HO278	*Miss Paton's Arcade (former)*	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	229-239 Raymond Street, Sale **Incorporated plan** Sale town centre heritage precinct permit exemptions								
HO167	*House* 456 Raymond Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO169	Hawthorne Dairy & House 462-64 Raymond Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO172	*House* 478 Raymond Street, Sale	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions								
HO166	*House* 479-81 Raymond Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO283	*House (Lochee)* 483 Raymond Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	Yes - garage	No	No	No
HO170	*House* 493 Raymond Street, Sale **Incorporated plan**	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
HO171	House 499-501 Raymond Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO185	Latrobe Hotel (former) 511 Raymond Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO184	House 517 Raymond Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO183	*House, outbuildings & well* 525-27 Raymond Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	Yes - stables & dairy	No	No	No
HO219	Benacre 1-3 Rebecca Drive, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	Yes	No	No	No	No
HO145	*HM Prison Sale (former)* 13-15 Reeve Street, Sale	No	No	No	Yes	No	No	No	No
HO159	House 39 Reeve Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO177	*House*	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	138 Reeve Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions								
HO61	*Latrobe River Swing Bridge* Swing Bridge Drive, Sale and Longford	-	-	-	-	-	Yes - Ref No H1438	No	No
HO133	*Thomson River Jetty* South Gippsland Highway, Sale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO134	*Robinson Park Trees* CA 18C, 23F, & 23G, South Gippsland Highway, Sale	No	No	Yes	Yes	No	No	No	No
HO136	*Sale Canal* CA 3 & 18A, South Gippsland Highway & Canal Road, Sale	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (rural areas) Permit Exemptions								
HO163	*House* 38 Stawell Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO164	*House* 40-42 Stawell Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO165	*House* 44 Stawell Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO168	*House* 77 Stawell Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO279	*House, garden & front fence* 154-56 Stawell Street, Sale **Incorporated plan** Sale residential heritage precincts permit exemptions (amended September 2015)	Yes	No	Yes	Yes	Yes - front fence	No	No	No
HO95	*Powder Magazine (former)* 37-45 Stephenson Street, Sale **Incorporated plan** Sale Rural Heritage Precincts Permit Exemptions	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO132	*Latrobe Wharf, Swan Hotel, & Victoria Hotel Site* Swing Bridge Drive, Sale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO161	*House* 46 Thomson Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO280	*House* 62 Thompson Street, Sale **Incorporated plan** Sale Residential Heritage Precincts Permit Exemptions	No	Yes	No	Yes	No	No	No	No
HO178	*Teray* 122 Thomson Street, Sale	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Incorporated plan Individual Heritage Places (township areas) Permit Exemptions								
HO152	*Sale Waterworks Pumping Station and Treatment Plant* Part CA 42D, Waterworks Road, Sale	No	No	No	Yes	No	No	No	No
HO215	Post Box Corner York & Macalister Streets, Sale	No	No	No	Yes	No	No	No	No
HO140	*House* 8 York Street, Sale **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO142	*House* 57-59 York Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO93	*Mechanics' Institute Group* 125-141 York Street, Sale	Yes	No	No	Yes	No	No	No	No
HO201	*Milk Dairy* 178 York Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO202	*Shop* 184 York Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO203	*Fire Station (former)* 203-07 York Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO204	*Baptist Church*	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	209-13 York Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions								
HO205	Gentofte 222-30 York Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO206	Laurie 304-06 York Street, Sale **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO94	*Our Lady of Sion Convent* 341-49 York Street, Sale **Incorporated plan**	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (township areas) Permit Exemptions								
	SALE/WURRUK								
HO149	*Wurruk Primary School No. 2518* 15-19 Fisk Street, Wurruk	No	No	No	Yes	No	No	No	No
HO150	Tom's Cottage 10-12 Otway Street, Wurruk **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	No	No	No	Yes	No	No	No	No
HO148	*House* 2 (Part CA 3) Riverview Road (Princes Highway), Wurruk **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO68	Kilmany Park 1613 Settlement Road, 148A, 148B, 148C, 148D, 148E and 148F Reid Drive, and part Arnup Drive, Wurruk	Yes	Yes, Mansion and Meat house only	Yes, mature exotic trees	Yes	Yes, Meat house, 3 underground water tanks, Men's quarters, stables, school, Sloyd Room, Recreation Centre, McClelland Memorial Gate posts and plaque.	No	No	Not assessed
HO151	Oak Tree Settlement Road & Reid Drive, Wurruk **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	No	No	Yes	Yes	No	No	No	No
	STRATFORD & PERRY BRIDGE								
HO353	*Avon River Rail Bridge* Avon River, Stratford	-	-	-	-	-	Yes - Ref No H2389	No	No
HO50	*Stratford Post Office, Court House (former) & Council Chambers (former)* 64-66 Tyers Street (Princes Highway), Stratford	Yes	No	No	Yes	Yes - the fence section under the porch on the south elevation	No	No	No
HO52	*Wesleyan Methodist Church (former)*	Yes	No	Yes	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	14 Hobson Street, Stratford								
HO331	*Mechanics Institute and Boer Memorial Plaque* 17 Hobson St, Stratford	Yes	Yes - original fabric of entry hall, hall & stage & Boer memorial plaque	No	Yes	No	No	No	Not assessed
HO332	*Holy Trinity Anglican Church, Hall, Rectory & Memorials* Lot 8 (LP215327) & 28 McFarlane Street, Stratford	Yes	Yes, church	No	Yes	No	No	No	Not assessed
HO333	*St Patricks Catholic Church* 2 Merrick Street, Stratford	Yes	Yes	No	Yes	No	No	No	Not assessed
HO55	*Knob Reserve* Old Redbank Road, Stratford **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	Yes	Yes	No	No	No	No
HO334	*Stratford Railway Station and Crane*	Yes	No	No	Yes	Yes - crane	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Railway Reserve Road & McFarlane Street, Stratford								
HO56	*Ramahyuck Cemetery Reserve* Ramahyuck Road, Perry Bridge, via Stratford	Yes	No	Yes	Yes	No	No	No	Yes
HO46	*Strathfieldsaye* 324 Strathfieldsaye Road, Perry Bridge, via Stratford	-	-	-	-	-	Yes - Ref No H0262	No	No
HO335	*Stratford Soldiers' Park and Soldiers' Memorial* Tyers Street, Stratford	Yes - including cleaning	No	Yes	Yes	Yes	No	No	Not assessed
HO336	*Bakery (former), Shop and Residence* 20 Tyers Street, Stratford	Yes	No	No	Yes	No	No	No	Not assessed
HO337	*Carter's Corner and Residence* 23 Tyers Street, Stratford	Yes	No	No	Yes	Yes - large timber hipped roof building attached to the SW corner of the house	No	No	Not assessed
HO338	*State Savings Bank (former)* 58 Tyers ~~Road~~Street, Stratford [Corrected address mistake]	Yes	No	No	Yes	Yes - front fence	No	No	Not assessed
	TARRAVILLE								

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO37	*House* Bridge Street, Tarraville (CA 2/4) **Incorporated plan** Individual Heritage Places (township areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO41	*Farm House* Loughnan Street, Tarraville (Lot E of Block 13) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO18	*Woodcot Park* Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 29)	-	-	-	-	-	Yes - Ref No H0649	-	-
HO19	*Farm house* Tannery Road (Manns Beach Road), Myrtle Point (CA 30) **Incorporated plan**	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Individual Heritage Places (rural areas) Permit Exemptions								
HO21	*House* Tannery Road (Manns Beach Road), Myrtle Point/Tarraville (CA 105 D&E) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO36	*Christ Anglican Church* Tyers Street, Tarraville (CA 3-6/1)	-	-	-	-	-	Yes - Ref No H0999	No	No
HO39	*Residence* Stawell Street, Tarraville	-	-	-	-	-	Yes - Ref No H2272	No	No
HO42	*Green Hills* Ray's Road, Tarraville (Lot 18a) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO40	*House (former Commercial Hotel)* 20 Reeve Street, Tarraville (Section 1) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO44	*Farm complex* Shaws Road, Tarraville (CA 7) **Incorporated plan** Individual Heritage Places (rural areas) Permit Exemptions	Yes	No	No	Yes	No	No	No	No
HO38	*State School* Stewart Street, Robertsons Beach Road, and McCrae Street, Tarraville (CA 9-10/6)	Yes	No	No	Yes	No	No	No	No
	TINAMBA								
HO339	*St Matthews Anglican Memorial Church, Memorials & Trees*	Yes	Yes	Yes - those planted in 1985	Yes	No	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	11 Tinamba-Seaton Road, Tinamba								
	YARRAM								
HO340	*St Mary's Catholic Church and Presbytery* 5 Buckley Street, Yarram	Yes	Yes - church	No	Yes	No	No	No	Not assessed
HO341	*Mechanics Institute* 2-4 Church Road, Yarram	Yes	Yes - hall only	No	Yes	No	No	No	Not assessed
HO342	*Yarram Soldiers' Memorials* Commercial Road (road reserve), Yarram	Yes - including cleaning	No	No	Yes	Yes - fence	No	No	Not assessed
HO33	*Court House* 170 Commercial Road, Yarram	-	-	-	-	-	Yes - Ref No H1491	No	No
HO343	*Holy Trinity Anglican Memorial Church & Memorials* 95-99 Commercial Road, Yarram	Yes	Yes - church nave, chancel, narthex, south porch	No	Yes	No	No	No	Not assessed
HO344	*St Andrews Uniting Church and Hall* 109-113 Commercial Road	Yes	Yes, church tower & bell, nave & chancel	No	Yes	No	No	No	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
HO345	*Ventnor house and former surgery, and Palms* 135 Commercial Road, Yarram	Yes	No	Yes - 5 Canary Island Date Palms	Yes	No	No	No	Not assessed
HO346	*Regent Theatre* 208-212 Commercial Road, Yarram	Yes	Yes	No	Yes	No	No	No	Not assessed
HO347	*Yarram Post Office* 216 Commercial Road, Yarram	Yes	No	No	Yes	No	No	No	Not assessed
HO348	*Stockwell's Building* 275-281 Commercial Road, Yarram	Yes	No	No	Yes	No	No	No	Not assessed
HO349	*Yarram Club Hotel* 287 Commercial Road, Yarram	Yes	No	No	Yes	No	No	No	Not assessed
HO350	*Union Bank of Australia (former)* 290-292 Commercial Road, Yarram	Yes	No	No	Yes	No	No	No	Not assessed
HO27	*Yarram Butter Factory* Commercial Road (South Gippsland Highway), Yarram	Yes	Yes	No	Yes	No	No	Yes	Not assessed

PS map ref	Heritage place	External paint controls apply?	Internal alteration controls apply?	Tree controls apply?	Solar energy system controls apply?	Outbuildings or fences not exempt under Clause 43.01-4	Included on the Victorian Heritage Register under the Heritage Act 2017?	Prohibited uses permitted?	Aboriginal heritage place?
	Statement of Significance: Yarram Butter Factory								
HO43	*Hawthorn Bank* Pound Road, Yarram	-	-	-	-	-	Yes - Ref No H0256	-	-
HO351	*Federal Coffee Palace (former)* *303-305 Commercial Road, Yarram*	Yes	No	No	Yes	No	No	No	Not assessed
	OTHER								
HO112	*Morning Star Gold Battery Site* Morning Star Creek (Donnelly Creek Goldfields), Yangoura	-	-	-	-	-	Yes - Ref No H1265	No	No
HO117	*Goodwood Sawmill* Mullungdung State Forest, South Gippsland Highway, Darriman	-	-	-	-	-	Yes - Ref No H2011	No	No
HO118	*Vallejo Gantner Hut* Mount Howitt Walking Track, Howitt Plains	-	-	-	-	-	Yes - Ref No H0046	No	No

25/07/2019
C106well

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1.**

INDUSTRIAL AREAS

1.0 Design objectives

25/07/2019
C106well

To provide well planned industrial estates which are suitable for a wide range of industry users.

To encourage quality development within the industrial zones which results in a neat appearance whilst also providing for the practical and efficient use of the land and is compatible with its surrounds.

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed text]

~~Applications for buildings or works should comply with the following performance criteria and techniques:~~ [MDFC] [Removed text that duplicated the above]

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Site layout and landscaping of industrial areas

- The location of lots and roads, and site size and layout should have regard to the needs of a variety of industry types and to any nearby sensitive uses.
- Landscaping of nature strips and lot frontages with trees should be provided. [Practitioner's Guide] [Clarified requirement and changed dot point use to be consistent]

~~The landscaping of nature strips and lot frontages with trees should be encouraged.~~

Building envelope

Landscaping

- Land within 5 metres of a road, a residential zone, or another sensitive use should be predominantly landscaped.
- Landscaping at the front of lots should involve the planting of trees, whilst landscaping near residential or sensitive uses should achieve a screening effect.

Setbacks

- Front walls of building should be setback from street frontages as follows:

Adjacent development context	Setback provisions
No development, or development setback less than 8 metres.	6 metres
Development setback 8 metres or more.	8 metres

- Where adjacent development has different setbacks, development should be setback the average of the minimum setbacks set out in the table.
- Buildings should be setback at least 6 metres from a side street.
- The building height should not exceed its front setback distance.
- Buildings should be at least 25 metres from a water course and 10 metres from a residential zone.

Acoustics

- Building design and layout should incorporate techniques to reduce noise emissions to acceptable standards, when the associated use may have adverse off-site noise impacts.

Car parking and access

- Driveway crossovers should be fully constructed with a weather proof pavement.

- Car parks should be located towards the front of the site, so as to encourage their use.
- All driveway and car park areas within the building's front setback area and adjacent to a Category 1 or 2 road should be paved with a weatherproof pavement.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain into the site.

Variations to the above criteria and techniques should demonstrate that an equivalent or better design outcome can be achieved for both the site and it's surrounds.

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

3.0 Subdivision

04/05/2023
C109wellPt1

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

XX/XX/20XX
CXXXwell
Proposed 1

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [MDFC] [Inserted prescribed wording]

- A site analysis should be submitted with each application which graphically explains how the proposed development will relate to its immediate surrounds.

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6.0 Decision guidelines

25/07/2019
C106well

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The effect that the building and works may have on nearby land and uses.
- The design of buildings, including solar access.
- The need to provide for industrial related activities.
- The provision of infrastructure both to and on the site.

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO2.**

BUSINESS / INDUSTRY DISPLAY AREA

1.0 Design objectives

25/07/2019
C106well

To ensure that land is developed in an orderly manner having regard to vehicle, movement, car parking, and the appearance of buildings and works.

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

A planning permit is not required for the following minor buildings and works:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
- the alteration does not include the installation of an external roller shutter.
- at least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

~~Applications for buildings or works should comply with the following criteria and techniques:~~

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

Building envelope

Landscaping

- Land within 5 metres of a road should be predominantly landscaped.

Setbacks

- Front walls of any building should be setback from street frontages as follows:

Adjacent development context	Setback provisions
No development	8 metres
Development setback greater than 8 metres	9 metres
Development setback between 6 and 8 metres	7 metres
Development setback 6 metres or less	6 metres

- Where adjacent development has different setbacks, development should be setback the average of the minimum frontage setbacks, set out in the table.
- Buildings must be setback at least 5 metres from a residential zone.
- Buildings do not need to be setback from side streets.

Acoustics

- Building design and layout should incorporate techniques to reduce noise emissions to acceptable standards, when the associated use may have adverse off-site noise impacts.

Car parking and access

- Driveway crossovers should be fully constructed with a weather proof pavement.
- Carparks should be located towards the front of the site, so as to encourage their use.
- All driveway and carpark areas within the building's front setback area, or in another prominent location, and adjacent to a Category 1 or 2 road should be paved with a weatherproof pavement.

- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain into the site.

Storage areas

- Materials stored on the site should not be directly visible from road or residential areas.

Variations to the above criteria and techniques should demonstrate that an equivalent or better design outcome can be achieved for both the site and its surrounds.

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

3.0 Subdivision

04/05/2023
C109wellPt1

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

XX/XX/20XX
CXXXwell
Proposed

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [MDFC] [Inserted prescribed wording]

• A site analysis should be submitted with each application which graphically explains how the proposed development will relate to its immediate surrounds.

6.0 Decision guidelines

04/05/2023
C109wellPt1

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition, to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the appearance of the building and its surrounds will make a positive contribution to the streetscape.
- The effect that the building may have on nearby land and uses.
- The need to provide for business display areas, in appropriate site locations.
- The need to ensure development or works are completed and maintained to a standard appropriate to the site's prominent location.
- To need to ensure the safety and efficiency of adjacent high volume roads.

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO3.**

COASTAL TOWNS

1.0 Design objectives

25/07/2019
C106well

To ensure development does not detract from the natural and built character of coastal towns.

To provide an opportunity to consider the effect of the height of buildings on their surrounds.

2.0 Buildings and works

25/07/2019
C106well

A permit is not required to construct a building or construct or carry out works with a building height less than 7.5 metres.

A permit is not required for a television or radio antenna, chimney or flue pipe.

3.0 Subdivision

25/07/2019
C106well

None specified.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

None specified.

6.0 Decision guidelines

25/07/2019
C106well

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The privacy of existing dwellings and private outdoor spaces.
- The impact on the streetscape, views to and from waterways and the natural character of the area.
- Overshadowing of neighbouring private or public open spaces or windows to habitable rooms.

SCHEDULE 4 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019 C106well

Shown on the planning scheme map as **DDO4.**

RAAF - BUILDING HEIGHT

1.0 Design objectives

XX/XX/20XX CXXXwell Proposed

To ensure that building height does not adversely ~~e~~affect the operations of the East Sale Royal Australian Air Force Base. [Grammar]

2.0 Buildings and works

25/07/2019 C106well

A permit is not required to carry out any works.

3.0 Subdivision

XX/XX/20XX CXXXwell Proposed

~~None specified.~~No permit is required to subdivide land [Provided permit exemption for subdivision given that subdivision has nothing to do with the schedule's objectives]

4.0 Signs

25/07/2019 C106well

None specified.

5.0 Application requirements

25/07/2019 C106well

None specified.

6.0 Decision guideline~~s~~ [Grammar]

XX/XX/20XX CXXXwell Proposed

Before deciding on an application the responsible authority must consider:

- ~~The comments of the Facilities Officer of the East Sale RAAF Base.~~
- ~~The comments of the Director General Facilities - Air Force.~~ [MDFC] [Moved referral requirements to schedule to Clause 66.04]
- The location, mass and height of the proposed development.

SCHEDULE 5 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO5.**

RAAF - BUILDING HEIGHT ABOVE 7.5 METRES

1.0 Design objectives

XX/XX/20XX
CXXXwell
Proposed

To ensure that building height does not adversely ~~effect~~ affect the operation of the East Sale Royal Australian Air Force Base. [Grammar]

2.0 Buildings and works

25/07/2019
C106well

A permit is not required to carry out any works.

A permit is not required for any building less than 7.5 metres in building height.

3.0 Subdivision

XX/XX/20XX
CXXXwell
Proposed

~~None specified.~~No permit is required to subdivide land [Provided permit exemption for subdivision given that subdivision has nothing to do with the schedule's objectives]

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

None specified.

6.0 Decision guideline~~s~~ [Grammar]

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The comments of the Facilities Officer of the East Sale RAAF Base.~~
- ~~The comments of the Director General Facilities - Air Force.~~ [MDFC] [Moved referral requirements to schedule to Clause 66.04]
- The location, mass, and height of the proposed development.

SCHEDULE 6 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as**DDO6.**

RAAF - BUILDING HEIGHT ABOVE 15 METRES

1.0 Design objectives

XX/XX/20XX
CXXXwell
Proposed

To ensure that building height does not adversely ~~effect~~affect the operation of the East Sale Royal Australian Air Force Base. [Grammar]

2.0 Buildings and works

25/07/2019
C106well

A permit is not required to carry out any works.

A permit is not required for any building less than 15 metres in building height.

3.0 Subdivision

XX/XX/20XX
CXXXwell
Proposed

~~None specified.~~ No permit is required to subdivide land. [Provided permit exemption for subdivision given that subdivision has nothing to do with the schedule's objectives]

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

None specified.

6.0 Decision guideline~~s~~ [Grammar]

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The comments of the Facilities Officer of the East Sale RAAF Base.~~
- ~~The comments of the Director General Facilities - Air Force.~~ [MDFC] [Moved referral requirements to schedule to Clause 66.04]
- The location, mass and height of the proposed development.

SCHEDULE 7 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019 C106well

Shown on the planning scheme map as **DDO7.**

NINETY MILE BEACH, LOW DENSITY AREA

1.0 Design objectives

25/07/2019 C106well

To provide for low density residential development which is sensitive to the coastal environs of the Ninety Mile Beach area.

To ensure that development is carried out on lots of a size and layout which enable the effective on-site disposal of sewage, household effluent, and drainage. [Grammar]

2.0 Buildings and works

XX/XX/20XX CXXXwell Proposed

~~A dwelling may be permitted in the following circumstances:~~

- ~~The land must be vacant and have comprised a tenement as shown on the tenement maps forming part of this schedule.~~
- ~~More than one dwelling per tenement may be permitted at a rate of one dwelling per two adjoining lots, provided the treatment of all wastewater can be achieved within the land's boundaries to the satisfaction of the responsible authority.~~

~~Each lot abutting an area of Crown Land and containing a habitable building may be required to be fenced to the requirements of the responsible authority. Access to the area of Crown Land from each building site must be limited to one point for pedestrian access only.~~

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- A dwelling or additional dwelling must only be built on a land within a tenement, as shown on the tenement maps in this schedule.
- An additional dwelling on a suitable lot should only be provided at a rate of one dwelling per two adjoining lots, providing that the treatment of all wastewater can be achieved within the land's boundaries to the satisfaction of the responsible authority.
- A lot abutting an area of Crown Land and containing a habitable building should provide a fence against the Crown Land.
- Access to Crown Land must not exceed one point per lot and must be used by pedestrians only. [Practitioner's guide] [Clarified requirements]

3.0 Subdivision

XX/XX/20XX CXXXwell Proposed

A permit to subdivide land must meet the following requirements: [MDFC] [Clarified requirements]

- The number of lots created by a subdivision must be less than the number of existing lots comprising the parcel of land to be subdivided. [Changed to dot point]

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4.0 Signs

25/07/2019 C106well

None specified.

5.0 Application requirements

25/07/2019 C106well

None specified.

6.0 Decision guidelines

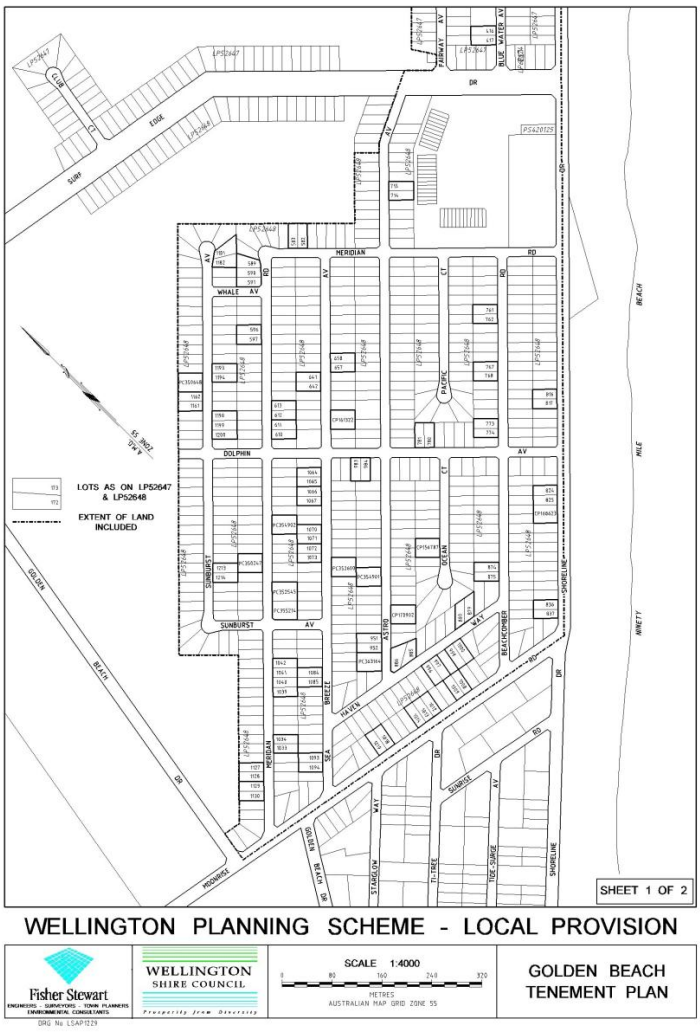
25/07/2019 C106well

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

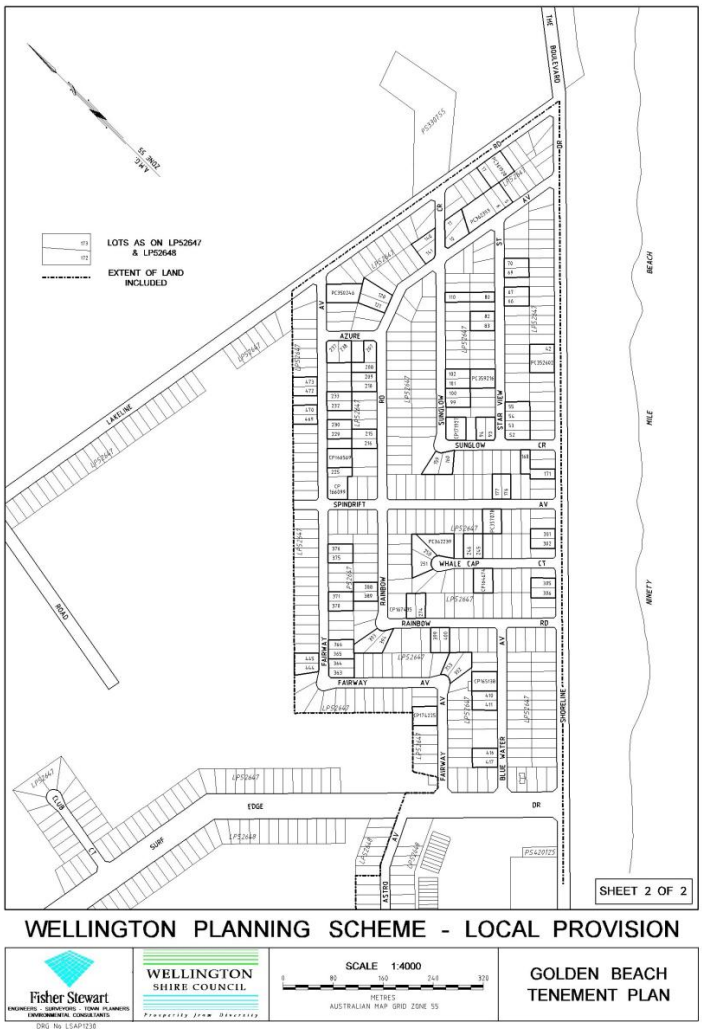
- The extent of any vegetation proposed to be cleared.

- The likely stability of the soil after removal of the vegetation.
- The desirability of appropriately replacing destroyed or removed vegetation.
- The likely impact of the proposed development on the natural beauty or importance of the area.

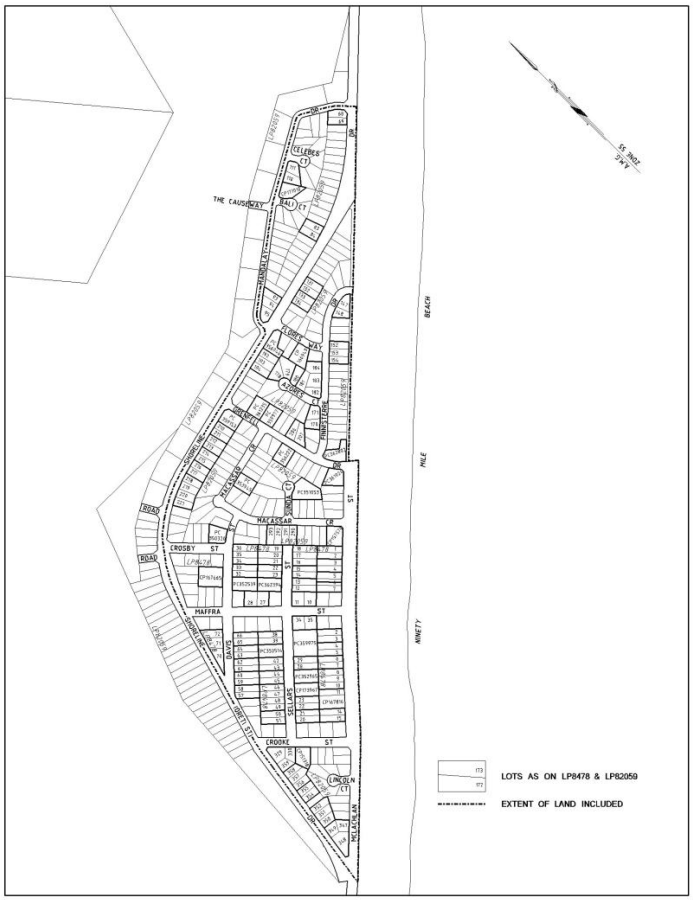
Map 1 to the Schedule to Clause 43.02



Map 2 to the Schedule to Clause 43.02



Map 3 to the Schedule to Clause 43.02



WELLINGTON PLANNING SCHEME - LOCAL PROVISION

Fisher Stewart
ENGINEERS - SURVEYORS - TOWN PLANNERS
ENVIRONMENTAL CONSULTANTS

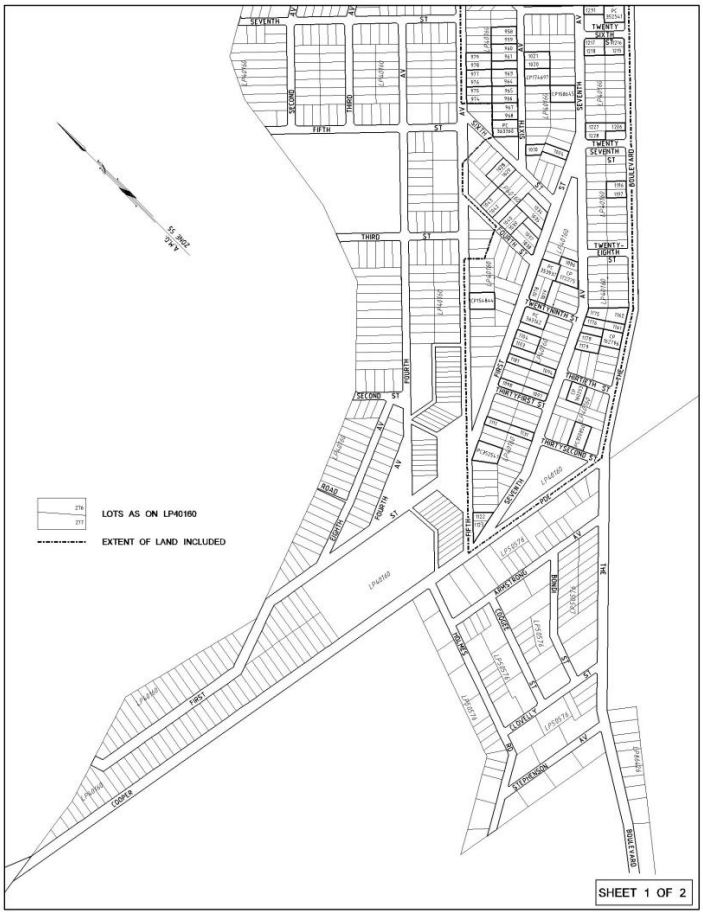
WELLINGTON SHIRE COUNCIL
Prosperity from Diversity

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METRES
AUSTRALIAN MAP GRID ZONE 55

HONEYSUCKLES TENEMENT MAP

DRG No LSAP1228

Map 4 to the Schedule to Clause 43.02



WELLINGTON PLANNING SCHEME - LOCAL PROVISION

Fisher Stewart
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ENVIRONMENTAL CONSULTANTS

WELLINGTON SHIRE COUNCIL
Prosperity from Diversity

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AUSTRALIAN MAP GRID ZONE 55

PARADISE BEACH
TENEMENT PLAN

DRG No LSAP1231

Map 5 to the Schedule to Clause 43.02



SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

04/05/2023
C109wellPt1

Shown on the planning scheme map as DDO8.

HEYFIELD SAWMILL SENSITIVE ENVIRONS

1.0 Design objectives

XX/XX/20XX
CXXXwell
Proposed

To encourage well-designed residential development at a density of one dwelling per lot in order to protect industrial operations on Firebrace Road and Weir Road as specified on map 1.

To incorporate appropriate siting, design, construction or other characteristics that will mitigate potentially adverse off-site effects from the nearby industrial operations as specified on map 1; thereby providing a reasonable standard of amenity for future residents and occupants. [Spelling- 'map1']

To encourage well-designed, residential development in close proximity to industrial operations.

To manage the impacts from nearby industrial activities by incorporating design and construction responses into new ~~(~~or substantially altered~~)~~ residential development. [Grammar]

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

A permit is not required to: construct buildings and carry out works in any of the following circumstances:

- ~~They~~ Construct buildings and carry out works ~~are located~~ outside the threshold distance to nearby industrial operations as specified ~~(as specified~~ in Clause 53.10~~)~~. [Clarified wording]
- Construct buildings or carry out works ~~They are located~~ within the threshold distance to nearby industry as specified ~~(as specified~~ in Clause 53.10~~), but involve any of the following~~ where the proposal is: [Clarified wording]
  - An extension to an existing dwelling where no further habitable rooms are being added and provided it is the only dwelling on the land~~; or~~ [Clarified wording]
  - ~~Construction of~~An outbuilding(s) associated with a dwelling provided it is the only dwelling on the land~~; or~~. [Clarified wording]
  - An e~~E~~xtension to an existing ~~dependent persons unit~~small second dwelling where no further habitable rooms are being added and provided it is the only dependent persons unit on the land. [Updated land use term] [Clarified wording]

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

Number of dwellings

No more than one dwelling, excluding a ~~dependent person's unit~~small second dwelling, may be constructed on a lot. This requirement cannot be varied with a permit. [Updated land use term]

~~Dependent person's unit~~Small second dwelling [Updated land use term]

A planning permit is required to construct a ~~dependent person's unit.~~small second dwelling. [Updated land use term]

No more than one ~~dependant person's unit~~small second dwelling may be constructed on a lot. This requirement cannot be varied with a permit. [Updated land use term]

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Subdivision

3.0

04/05/2023
C109wellPt1

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

Signs

4.0

25/07/2019
C106well

None specified.

Application requirements

5.0

04/05/2023
C109wellPt1

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [MDFC] [Inserted prescribed wording]

- An ~~application must be accompanied by an~~ acoustic report ~~prepared to the satisfaction of the responsible authority. The report~~that must include the following: [MDFC] [Removed redundant text and clarified listing]
  - The current noise environment surrounding the property and how this may impact development of the site.
  - The design response to the off-site effects from the industrial operations on Firebrace Road and Weir Road as specified on map 1 to avoid or mitigate the potentially adverse off-site noise effects on the development. Consideration should be given to:
    - The layout and siting of buildings.
    - The choice of construction material.
    - Location of private open space.
    - Design and use of barriers (for example fences and landscaping) on the lot.
- The report will include recommendations as to how off-site noise effects may be mitigated on the residential property.

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Decision guidelines

6.0

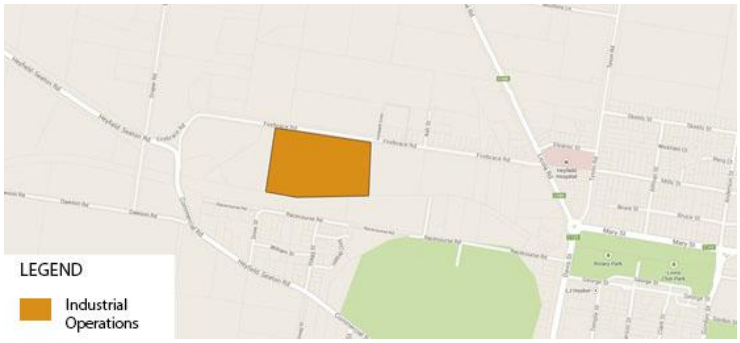
XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~The development has regard to:~~ [MDFC] Removed redundant wording]

- The design response to the potentially adverse off-site noise effects from the existing and new industrial operations on Firebrace Road and Weir Road as specified on map 1.
- Whether the development provides reasonable standards of amenity for future residents and occupants.

Map 1 to Schedule 8 to Clause 43.02



SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO9.**

PORT ALBERT AND PALMERSTON

1.0 Design objectives

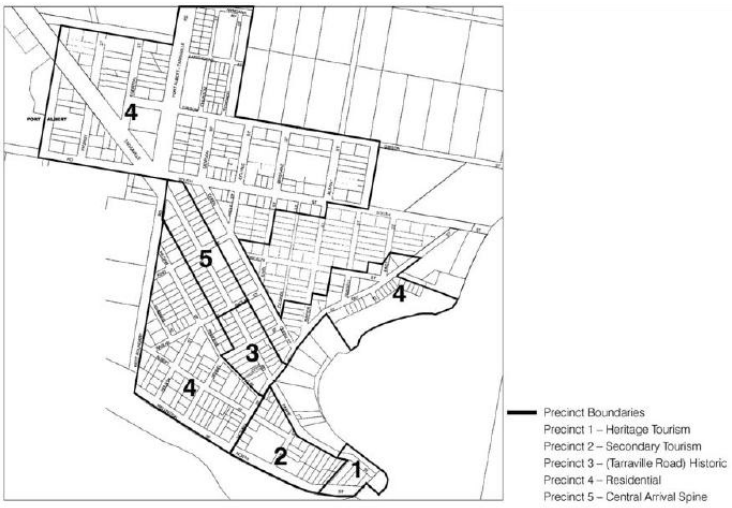
XX/XX/20XX
CXXXwell
Proposed

To ensure ~~existing and future~~that development ~~located within the Precincts shown on Map 1 (Precinct Boundary Map) below~~ does not detract from the natural and built character of Port Albert. [Practitioner's guide] [Improved clarity]

To provide an opportunity to consider the effect of the design of buildings on their surrounds.

~~To enable the township of Port Albert/Palmerston to evolve in a manner generally consistent with the precinct objectives contained within the background document *Port Albert and Palmerston Urban Design Guidelines* (2007).~~ [Practitioner's guide] [Removed redundant objective]

~~Map 1 to Schedule 9 to Clause 43.02~~ [MDFC] [Moved map below for clarity]



2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

A permit is not required for:~~to construct buildings and carry out works in any of the following circumstances~~: [Practitioner's guide] [Clarified permit requirements]

- ~~For a~~A chimney or flue pipe.
- ~~For an~~An outbuilding ancillary to a dwelling that:
  - Is less than 3 metres high.
  - Has a floor area less than 50 square metres.
  - Is located behind the front setback of the dwelling.
  - Is not within 2 metres of a side boundary.
- ~~For a~~An alteration or extension to an existing dwelling provided that:
  - The floor area of the alteration or extension is not more than 100 square metres.
  - It is located behind the front setback of the dwelling.

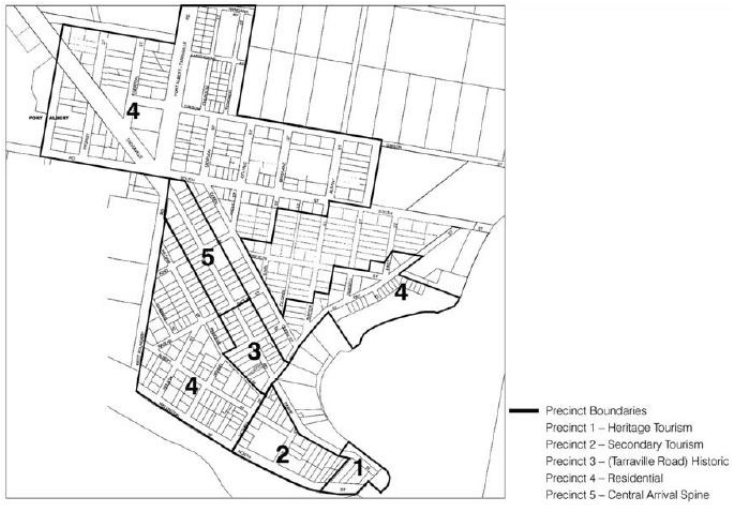
- It is not within 2 metres of a side boundary.

- ~~For~~ Heritage Places in the Port Albert Heritage Precinct identified in the Schedule to Clause 43.01, any development for which no planning permit is required in accordance with Clause 5.0 of the *Port Albert Heritage Precinct Permit Exemptions Incorporated Plan*.

- ~~For b~~Buildings and works within the Precinct Boundary Map if the following criteria are met:
  [Practitioner's guide] [Clarified application requirements]

Precinct	Building Setback	Maximum Height
1. Heritage Tourism	~~Zero lot lines to Wharf Street~~ A 4 ~~-~~metre setback~~s~~ to North Street is provided	The building height is less than 9 metres above ground level
2. Secondary Tourism	The s~~S~~etback distance~~s are to be equivalent~~is equal to adjoining developments, or A 6 ~~-~~metre setback~~s~~ to North Street is provided	The building height is less than 9 metres above ground level
3. (Tarraville Road) Historic	~~Commercial buildings and works should have zero lot lines to Tarraville Road~~ The s~~S~~etback distance~~s~~ is equal to adjoining developments ~~should have regard to the setback of adjacent and nearby buildings~~	The building height is less than 2 storeys
4. Residential	~~Setbacks should have regard to the setbacks of adjacent buildings~~The setback distance is equal to adjoining developments, or ~~Setbacks should be a minimum of 6 metres if adjoining vacant land~~ A front setback of at least 6 metres is provided if a lot adjoins vacant land.	The building height is less than 2 storeys~~.~~. This exemption does not apply if the land is next to land that has the heritage overlay applied.
5. Central Arrival Spine	~~Setbacks should have regard to the setbacks of adjacent buildings~~The setback distance is equal to adjoining developments, or ~~Setbacks should be a minimum of 6 metres if adjoining vacant land~~ A front setback of at least 6 metres is provided if a lot adjoins vacant land.	The building height is less than 2 storeys

Map 1 to Schedule 9 to Clause 43.02



[MDFC] [Moved map from above]

3.0 Subdivision

04/05/2023 C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019 C106well

None specified.

5.0 Application requirements

25/07/2019 C106well

None specified.

6.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The guidelines for each particular Precinct contained within the background document *Port Albert and Palmerston Urban Design Guidelines* (2007).~~ [Practitioner's guide] [Removed decision guideline as they cannot refer to unincorporated documents]

Precinct 1

The building height in relation to the height of the Port Albert Hotel

The setback distances of adjacent buildings.

The impact of off-street car parking provision on street frontages and whether there is room for car parking to be located at the rear and side of the site.

The design and provision of verandahs, eaves and windows in relation to surrounding heritage buildings.

Whether the design, materials and finish of new buildings or works respond to the built form and character of existing heritage buildings.

Whether existing heritage buildings remain visually dominant.

The integrity and distinct nature of the buildings within Stockyard Point.

The key sight lines and views to Stockyard Point from the town and water.

The scale and built form of existing heritage buildings.

For buildings within the western portion of the precinct, whether buildings are oriented towards the bay.

The provision of passive surveillance to any adjoining public areas.

Precinct 2

The building height in relation to the height of the Port Albert Hotel.

The setback distances of adjacent buildings.

The design and provision of verandahs, eaves and windows in relation to surrounding heritage buildings.

Whether the design, materials and finish of new buildings or works respond to the built form and character of existing heritage buildings.

The existing uniformity of scale of the area.

For buildings within the western portion of the precinct, whether buildings are oriented towards the bay.

The provision of passive surveillance to any adjoining public areas.

The impact of off-street car parking provision on street frontages and whether there is room for car parking to be located at the rear and side of the site.

Precinct 3

The role of the precinct as a commercial area and the main entrance into Port Albert.

Whether the design, materials and finish of new buildings or works respond to the built form and character of the commercial precinct.

Significant pedestrian routes.

The compactness of the retail core.

The impact of off-street car parking provision on street frontages and whether there is room for car parking to be located at the rear and side of the site.

The provision of weather protection.

Precinct 4

The contemporary interpretation of the existing traditional building design within the precinct.

The setback distances of adjacent buildings.

The impact of off-street car parking provision on street frontages and whether there is room for car parking to be located at the rear and side of the site.

The location of proposed garages, sheds and outbuildings.

Precinct 5

Whether development responds to the precinct's role as the main entrance into Port Albert.

The setback distances of adjacent buildings.

The existing built form and colour scheme of the surrounding urban area.

[Port Albert and Palmerston Urban Design Guidelines] [Implemented performance-based guidelines and objectives for each precinct from this background document]

~~Background documents~~

~~*Port Albert and Palmerston Urban Design Guidelines* (2007)~~ [MDFC] [Removed content not aligned with MDFC]

XX/XX/20XX
CXXXwell
Proposed

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10.**

INNER EMERGENCY SERVICE FLIGHT PATH AREA ~~DDO10~~ [Practitioner's Guide] [Gave this overlay a unique name]

1.0 Design objectives

25/07/2019
C106well

To ensure that new development does not encroach on the flight path areas associated with the Yarram Recreation Reserve helicopter landing site.

To ensure that the new development avoids creating a hazard to aircraft in the vicinity of the Yarram Recreation Reserve helicopter landing site and to facilitate safe emergency medical service helicopter operations.

2.0 Buildings and works

04/05/2023
C109wellPt1

A permit is required to construct a fence.

Notes: The Yarram Recreation Reserve helicopter landing site is at an elevation of 23.1 metres above the Australian Height Datum.

For the purpose of this clause, building and works include radio masts, television antennae and flagpoles and any construction equipment associated with the buildings and works.

Exemption from notice and review

An application for subdivision or building and works in the Industrial 1 Zone is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required to subdivide land.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

XX/XX/20XX
CXXXwell
Proposed

None specified.

~~An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.~~ [MDFC] [Moved referral requirement to schedule to Clause 66.04]

6.0 Decision guidelines

04/05/2023
C109wellPt1

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings and works will have an impact on the flight paths associated with the Yarram Recreation Reserve helicopter landing site.

XX/XX/20XX CXXXwell Proposed

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11.**

OUTER EMERGENCY SERVICE FLIGHT PATH AREA ~~DDO11~~ [Practitioner's Guide] [Gave this overlay a unique name]

1.0 Design objectives

25/07/2019 C106well

To ensure that new development does not encroach on the flight path areas associated with the Yarram Recreation Reserve helicopter landing site.

To ensure that the new development avoids creating a hazard to aircraft in the vicinity of the Yarram Recreation Reserve helicopter landing site and to facilitate safe emergency medical service helicopter operations.

2.0 Buildings and works

04/05/2023 C109wellPt1

A permit is not required to construct a building or to construct or carry out works except for:

- Buildings and works with a finished height greater than 35.1 meters above the Australian Height Datum.
- The construction of a fence with a finished height greater than 35.1 meters above the Australian Height Datum.

Notes: The Yarram Recreation Reserve helicopter landing site is at an elevation of 23.1 metres above the Australian Height Datum.

For the purpose of this clause, building and works include radio masts, television antennae and flagpoles and any construction equipment associated with the buildings and works.

Exemption from notice and review

An application in the Industrial 1 Zone or Commercial 1 Zone is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

3.0 Subdivision

04/05/2023 C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019 C106well

None specified.

5.0 Application requirements

XX/XX/20XX CXXXwell Proposed

None specified.

~~Referral of applications~~

~~An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.~~ [MDFC] [Moved referral requirement to schedule to Clause 66.04]

6.0 Decision guidelines

04/05/2023 C109wellPt1

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings and works will have an impact on the flight paths associated with the Yarram Recreation Reserve helicopter landing site.

SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO12.**

COBAINS ROAD HOMEMAKERS CENTRE & BULKY GOODS RETAILING

1.0 Design objectives

25/07/2019
C106well

To provide land north of Cobains Road and east of the Princes Highway substantially for the development of a homemakers and bulky goods retailing centre and their associated uses.

To recognise that the land is situated at a major entrance to the town and that the design and development of the built form should enhance the visual quality and amenity of the gateway.

To provide appropriate design and buffer treatments between the land and the adjoining future residential land use to the east.

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

The following buildings and works requirements apply to an application to construct a building or construct or carry out works. [Practitioner's Guide, MDFC] [Clarified requirements]

Landscape and setback

A setback of 5 metres from a road ~~shall~~ should be set aside for landscaping. [Practitioner's Guide] [Clarified requirements]

A setback of 5 metres from a current or proposed sensitive use ~~shall~~ should be set aside for landscaping. [Practitioner's Guide] [Clarified requirements]

Landscaping at the front of lots should involve the planting of trees.

Sympathetic landscaping and screening with the planting of trees is required for the rear of lots facing the future residential area.

Car parking ~~shall~~ should not be provided in the landscape setback. [Practitioner's Guide] [Clarified requirements]

Car park areas ~~shall~~ should be landscaped to diminish the visual extent and impact of car parking on the highway. [Practitioner's Guide] [Clarified requirements]

Site Layout

Loading and service functions ~~will~~ should be sited to the rear of premises and appropriately screened to address visual and acoustic considerations. [Practitioner's Guide] [Clarified requirements]

Safe, segregated pedestrian routes ~~shall~~ should be provided around and between sites. [Practitioner's Guide] [Clarified requirements]

Car parking ~~shall~~ should be provided to the front of the site to encourage their use. [Practitioner's Guide] [Clarified requirements]

Buildings

New buildings should complement and be visually integrated to surrounding existing buildings. ~~Contemporary and creative architecture is encouraged in the design of form, style and finishes with the intent of assembling one or more buildings that visually integrate and complement each other.~~ [Practitioner's Guide] [Clarified requirements]

Buildings should be designed to promote the integrated development of a homemaker and bulky goods retail centre.

Exemption from Notice and Review

An application for buildings and works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

3.0 Subdivision

04/05/2023
C109wellPt1

Exemption from Notice and Review

An application for subdivision is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

4.0 Signs

25/07/2019
C106well

Apart from a sign identifying the bulky goods retail site, signage shall be confined to simple, clear business identification signs on premises.

Other than a sign for the homemaker or bulky goods retailing centre, no other signs will be permitted in the landscape setback.

5.0 Application requirements

25/07/2019
C106well

None specified.

6.0 Decision guidelines

25/07/2019
C106well

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the development supports the establishment of a dedicated homemaker/bulky goods retail centre in an integrated manner.
- Whether the appearance of the building and its surrounds will make a positive contribution to the streetscape.
- The effect on amenity that the building may have on nearby land uses and the future residential area to the east.
- The need to provide for business display areas, in appropriate site locations.
- The need to ensure development or works are completed and maintained to a standard appropriate to the site's prominent location.
- To need to ensure the safety and efficiency of adjacent high volume roads.

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO13.**

GOLDEN BEACH/PARADISE BEACH

1.0 Design objectives

04/05/2023
C109wellPt1

To protect and enhance the coastal township character of Golden Beach/Paradise Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To minimise the extent of earthworks.

To ensure that fencing maintains the open nature of development.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- The difference between finished ground level and natural ground level as a result of excavation or filling ~~must~~ does not exceed one metre and is ~~must be properly~~ battered or retained. [Practitioner's Guide] [Clarified requirements]
- Buildings with frontage to Shoreline Drive are setback at least 10 metres from the frontage.
- The side boundary setback distance is 1 metre or greater. ~~Side boundary setbacks are a minimum of 1 metre.~~ [Practitioner's Guide] [Clarified requirements]
- The proposed building is ~~A~~an outbuilding that is 50 square metres or less and is associated with a dwelling ~~of 50 square metres or less~~. [Practitioner's Guide] [Clarified requirements]

A permit is required for a fence other than:

- A post and wire fence.
- Side fencing that is located behind the front building setback.
- Rear boundary fencing.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

~~Design Standards~~

~~Any permit issued in respect of the construction of buildings or works or construction of a fence:~~

- ~~Must respond to the design objectives in Clause 1.0.~~
- ~~Must have regard to the following design standards:~~ [MDFC] [Removed wording that does not align with the MDFC]

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.
- Vehicular access on steep slopes should be minimised.
- Batters on steep slopes should be stabilised by vegetation.

Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

Fencing

- Fencing should be designed to maintain the open nature of development.

3.0 Subdivision

04/05/2023 C109wellPt1

A permit is not required for subdivision.

4.0 Signs

04/05/2023 C109wellPt1

None specified.

5.0 Application requirements

XX/XX/20XX CXXXwell Proposed

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority: [MDFC] [Added prescribed text]

~~An application for buildings and works must include the following information where relevant and to the satisfaction of the Responsible Authority:~~ [MDFC] [Removed repetition]

- Information about t~~T~~he location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- Information about t~~T~~he location type and size of any indigenous trees or mature native vegetation to be removed.
- Information about t~~T~~he location, dimensions and depth of any proposed excavations or fill.
- Information about t~~T~~he location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

Decision guidelines

6.0

XX/XX/20XX C3XXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~In relation to buildings and works (including fences):~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]

- ~~The design objectives and design standards of this schedule.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~The background document *Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- The effect of the proposed fencing on the movement of wildlife.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

~~Background documents~~

~~*Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines*(March 2007).~~ [MDFC] [Removed content not aligned with the MDFC]

SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO14.**

THE HONEYSUCKLES

1.0 Design objectives

04/05/2023
C109wellPt1

To protect and enhance the coastal township character of The Honeysuckles.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To ensure that fencing maintains the open nature of development.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- Buildings with frontage to Shoreline Drive are setback at least 10 metres from the frontage.
- The s~~S~~ide boundary setback~~s~~ distance is ~~are a minimum of~~ 1 metre or greater. [Practitioner's Guide] [Clarified requirements]
- ~~•~~ The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling. ~~An outbuilding associated with a dwelling of 50 square metres or less.~~ [Practitioner's Guide] [Clarified requirements]

A permit is required for a fence other than:

- A post and wire fence.
- Side fencing that is located behind the front building setback.
- Rear boundary fencing.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

~~Design standards~~

~~Any permit issued in respect of the construction of buildings or works or construction of a fence:~~

- ~~Must respond to the design objectives in Clause 1.0~~
- ~~Must have regard to the following design standards:~~ [MDFC] [Removed wording that does not align with the MDFC]

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

Fencing

- Fencing should be designed to maintain the open nature of development.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

6.0 Decision guidelines

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The design objectives and design standards of this schedule.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~The background document *The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.

- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- The effect of the proposed fencing on the movement of wildlife.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

~~Background documents~~

~~*The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).~~ [MDFC] [Removed content not aligned with the MDFC]

SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO15.**

SEASPRAY

1.0 Design objectives

04/05/2023
C109wellPt1

To protect and enhance the coastal township character of Seaspray.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The side boundary setbacks distance is 1 metre or greater. ~~Side boundary setbacks are a minimum of 1 metre.~~ [Practitioner's Guide] [Clarified requirements]
- The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling. ~~An outbuilding associated with a dwelling of 50 square metres or less.~~ [Practitioner's Guide] [Clarified requirements]

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

~~**Requirements**~~

~~Any permit issued in respect of the construction of buildings or works or construction of a fence:~~

- ~~Must respond to the design objectives in Clause 1.0~~
- ~~Must have regard to the following design standards:~~ [MDFC] [Removed wording that does not align with the MDFC]

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.
- ~~New buildings within the Loch Sport Town Centre Business Zone should be sited to take advantage of access and proximity to Lake Street.~~ [Removed requirement not related to the area affected by this schedule]

Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.
- Vehicular access on steep slopes should be minimised.
- Batters on steep slopes should be stabilised by vegetation.

Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Development on steep slopes should include indigenous plant revegetation to ensure that batters are stabilised.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drown to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

6.0 Decision guidelines

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~In relation to buildings and works:~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]

- ~~The design objectives and design standards of this schedule.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~The background document *Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.

- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

~~Background documents~~

~~*Seaspray Urban Design Framework – Coastal Towns Design Framework, Volume 3 Design Guidelines*~~(~~March 2007).~~ [MDFC] [Removed content not aligned with the MDFC]

SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO16.**

WOODSIDE BEACH

1.0 Design objectives

04/05/2023
C109wellPt1

To protect and enhance the coastal township character of Woodside Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To ensure that fencing maintains the open nature of development.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- The side boundary setbacks distance is 1 metre or greater. ~~Side boundary setbacks are a minimum of 1 metre.~~ [Practitioner's Guide] [Clarified requirements]
- The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling. ~~An outbuilding associated with a dwelling of 50 square metres or less.~~ [Practitioner's Guide] [Clarified requirements]

A permit is required for a fence other than:

- A post and wire fence.
- Side fencing that is located behind the front building setback.
- Rear boundary fencing.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

~~**Design Standards**~~

~~Any permit issued in respect of the construction of buildings or works:~~

- ~~Must respond to the design objectives in Clause 1.0~~
- ~~Must have regard to the following design standards:~~ [MDFC] [Removed wording that does not align with the MDFC]

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

Fencing

- Fencing should be designed to maintain the open nature of development.

3.0 Subdivision

04/05/2023 C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019 C106well

None specified.

5.0 Application requirements

25/07/2019 C106well

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

6.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~In relation to buildings and works (including fences):~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]

- ~~The design objectives and design standards of this schedule.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~The background document *Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.

- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- The effect of the proposed fencing on the movement of wildlife.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

~~Background documents~~

~~*Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).~~ [MDFC] [Removed content not aligned with the MDFC]

SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO17.**

MCLOUGHLINS BEACH

1.0
04/05/2023
C109wellPt1

Design objectives

To protect and enhance the coastal township character of McLoughlins Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

2.0
XX/XX/20XX
CXXXwell
Proposed

Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The side boundary setbacks distance is 1 metre or greater. ~~Side boundary setbacks are a minimum of 1 metre.~~ [Practitioner's Guide] [Clarified requirements]
- The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling. ~~An outbuilding associated with a dwelling of 50 square metres or less.~~ [Practitioner's Guide] [Clarified requirements]

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

~~**Design standards**~~

~~Any permit issued in respect of the construction of buildings or works:~~

- ~~Must respond to the design objectives in Clause 1.0~~
- ~~Must have regard to the following design standards:~~ [MDFC] [Removed wording that does not align with the MDFC]

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level

Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

6.0 Decision guidelines

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~In relation to buildings and works:~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]

- ~~The design objectives and design standards of this schedule.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~The background document *McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

~~Background documents~~

~~*McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)~~ [MDFC] [Removed content not aligned with the MDFC]

SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO18.**

MANNS BEACH

1.0
04/05/2023
C109wellPt1

Design objectives

To protect and enhance the coastal township character of Manns Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

2.0
XX/XX/20XX
CXXXwell
Proposed

Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The side boundary setbacks distance is 1 metre or greater. ~~Side boundary setbacks are a minimum of 1 metre.~~ [Practitioner's Guide] [Clarified requirements]
- The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling. ~~An outbuilding associated with a dwelling of 50 square metres or less.~~ [Practitioner's Guide] [Clarified requirements]

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

~~**Design standards**~~

~~Any permit issued in respect of the construction of buildings or works:~~

- ~~Must respond to the design objectives in Clause 1.0~~
- ~~Must have regard to the following design standards:~~ [MDFC] [Removed wording that does not align with the MDFC]

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

6.0 Decision guidelines

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~In relation to buildings and works:~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]

- ~~The design objectives and design standards of this schedule.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~The background document *Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

~~Background documents~~

~~*Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)~~ [MDFC] [Removed content not aligned with the MDFC]

SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO19.**

ROBERTSONS BEACH

1.0
04/05/2023
C109wellPt1

Design objectives

To protect and enhance the coastal township character of Robertsons Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

2.0
XX/XX/20XX
CXXXwell
Proposed

Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The side boundary setback distance is 1 metre or greater. ~~Side boundary setbacks are a minimum of 1 metre.~~ [Practitioner's Guide] [Clarified requirements]
- The proposed building is an outbuilding that is 50 square metres or less and is associated with a dwelling. ~~An outbuilding associated with a dwelling of 50 square metres or less.~~ [Practitioner's Guide] [Clarified requirements]

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

~~Design Standards~~

~~Any permit issued in respect of the construction of buildings or works:~~

- ~~Must respond to the design objectives in Clause 1.0~~
- ~~Must have regard to the following design standards:~~ [MDFC] [Removed wording that does not align with the MDFC]

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

04/05/2023
C109wellPt1

None specified.

5.0 Application requirements

04/05/2023
C109wellPt1

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

6.0 Decision guidelines

XX/XX/20XX
CXXXwell
Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

~~In relation to buildings and works:~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]

- ~~The design objectives and design standards of this schedule.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~The background document*Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines*(March 2007).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.

- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

~~Background documents~~

~~*Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)~~ [MDFC] [Removed content not aligned with the MDFC]

SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DDO20.**

LOCH SPORT

1.0 Design objectives

04/05/2023
C109wellPt1

To protect and enhance the coastal township character of Loch Sport.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To minimise the extent of earthworks.

To ensure that fencing maintains the open nature of development.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

2.0 Buildings and works

XX/XX/20XX
CXXXwell
Proposed

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- The difference between finished ground level and natural ground level as a result of excavation or filling ~~must~~ does not exceed one metre and ~~must be~~is properly battered or retained. [Practitioner's Guide] [Clarified requirements]
- The side boundary setback distance is 1 metre or greater. ~~Side boundary setbacks are a minimum of 1 metre.~~ [Practitioner's Guide] [Clarified requirements]

A permit is required for a fence other than:

- A post and wire fence.
- Side fencing that is located behind the front building setback.
- Rear boundary fencing.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: [MDFC] [Inserted prescribed wording]

~~Design Standards~~

~~Any permit issued in respect of the construction of buildings or works or construction of a fence:~~

- ~~Must respond to the design objectives in Clause 1.0.~~
- ~~Must have regard to the following design standards:~~ [MDFC] [Removed wording that does not align with the MDFC]

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.
- Vehicular access on steep slopes should be minimised.
- Batters on steep slopes should be stabilised by vegetation.

Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Development on steep slopes should include indigenous plant revegetation to ensure that batters are stabilised.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

Fencing

- Fencing should be designed to maintain the open nature of development.

3.0 Subdivision

04/05/2023 C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019 C106well

None specified.

5.0 Application requirements

04/05/2023 C109wellPt1

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location, type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

6.0 Decision guidelines

XX/XX/20XX CXXXwell Proposed

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~In relation to buildings and works (including fences).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- ~~The design objectives and design standards of this schedule.~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]

- ~~The background document~~*~~Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines~~*~~(March 2007).~~ [Practitioner's Guide] [Removed redundant or inappropriate guidelines]
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- The effect of the proposed fencing on the movement of wildlife.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

~~Background documents~~

~~*Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines*(March 2007).~~ [MDFC] [Removed content not aligned with the MDFC]

SCHEDULE 21 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

25/07/2019 C106well

Shown on the planning scheme map as **DDO21.**

ALBERTON TOWNSHIP

1.0 Design objectives

25/07/2019 C106well

To ensure development in Alberton is in keeping with the rural residential character of the area.

To ensure that the height and visual bulk of new dwellings are acceptable in the neighbourhood setting.

To ensure that development is provided with an appropriate level of infrastructure.

2.0 Buildings and works

XX/XX/20XX CXXXwell Proposed

~~**Permit not required**~~ [Removed this subheading to maintain consistency with above schedules]

A permit is not required to construct a building or carry out works for any of the following:

- An extension or alteration to an existing building.
- An outbuilding associated with an existing dwelling.
- Works ancillary to an existing dwelling.

~~**Mandatory requirements**~~ **[MDFC] [Removed subheading to clarify requirements and ensure consistency with other schedules]**

The following buildings and works requirements apply to an application to construct a building or construct or carry out works: ~~The following requirements apply, as appropriate, to all buildings and works.~~

~~These requirements cannot be varied with a planning permit.~~ [Practitioner's guide, MDFC] [Removed redundant information and inserted preamble from MDFC]

Density

A planning permit must not be issued for more than one dwelling on a lot.

Infrastructure

- All new development must be connected to a reticulated sewerage system.
- All new development must be connected to a reticulated drainage system or an alternative approved by the responsible authority
- Road access must be provided to the satisfaction of the responsible authority.

3.0 Subdivision

XX/XX/20XX CXXXwell Proposed

Each lot created must have a minimum area of 1500 square metres, unless: ~~.~~

- ~~A planning permit cannot be granted to vary this requirement, except in the following circumstances:~~ [Practitioner's guide] [Removed redundant wording]
- The subdivision realigns the boundary between existing lots, provided no new lot or additional subdivision potential is created.
- Two or more dwellings have lawfully existed on a lot and the subdivision proposes to create separate lots for each dwelling.
- The subdivision is being undertaken to create land for a road, utility installation or for any other public purpose.

4.0 Signs

25/07/2019 C106well

None specified.

5.0

25/07/2019
C106well

Application requirements

An application for buildings and works must include the following information to the satisfaction of the Responsible Authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale which also includes:
  - Provision of all services including drainage and sewerage.
  - The location, layout and width of vehicle crossings.
  - Details of proposed access to the site.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale. The elevations should show all external materials, colours and finishes, including roofs, that complement the rural character of the area.
- The location, height and form of any existing buildings and vegetation (including those on adjoining allotments within 5m of the parcel boundary). [Added full stops]

6.0

XX/XX/20XX
CXXXwell
Proposed

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- ~~The design objectives of this schedule.~~ [Practitioner's guide] [Removed redundant guidelines]
- The effect of any proposed subdivision or development on the environment and landscape values of the site and locality.
- The effect that the subdivision or development may have on nearby land including, but not limited to:
- Agricultural practices,
- Coal resources,
- Corner Inlet Ramsar Wetland,
- Albert, Jack and Tarra Rivers.

XX/XX/20XX CXXXwell Proposed

SCHEDULE 22 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO22.**

RESIDENTIAL DEVELOPMENT SOUTH OF STEVENS STREET, SALE

~~Stevens Street is at the edge of the urban growth boundary to the south of Sale. Stevens Street is characterised by detached dwellings. Front yards are predominately free of fences which give the street a green and open landscape character. The majority of dwellings are on the northern side of Stevens Street. The Ramsar wetlands are located directly south of Stevens Street and extensive views over the wetlands are visible along the entire street.~~ [MDFC] [Removed content that does not align with the MDFC and integrated it to objectives below]

XX/XX/20XX CXXXwell Proposed

Design objectives

To promote high~~-~~ quality ~~architectural designed~~ dwellings that utilise ~~design and materials~~materials and designs such as split-level building forms ~~which~~ that are sympathetic to the landscape ~~including split level building forms~~. [Practitioner's Guide] [Rephrased objective to be clearer]

To ensure that new development contribute to the streetscape of Stevens Street and the character at the edge of Sale's urban growth boundary, which are defined by detached dwellings, a lack of fences and green, open landscapes. ~~To ensure new development contributes to the unique streetscape of Stevens Street and to strengthen the general sense of living on the edge of Sale.~~ [Practitioner's Guide] [Rephrased objective to be clearer]

To protect view lines to the ~~Ramsar~~ Gippsland Lakes wetlands from Stevens Street. [Corrected name of wetland]

To ensure development responds to the topography of the land and earthworks do not alter the nature of the topography of the area.

To ensure development is not visually intrusive and does not dominate the streetscape and wider landscape setting.

2.0 Buildings and works

XX/XX/20XX CXXXwell Proposed

A permit is not required to construct:

- A pergola or verandah with a finished floor level of less than 800mm above ground level and a maximum building height of less than 3 metres above ground level.
- A deck or balcony with a finished floor level of less than 800mm above ground level.

A permit is required to construct:

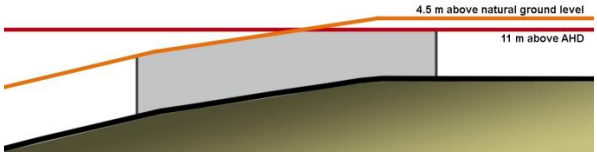
- A domestic swimming pool or spa and associated mechanical and safety equipment if associated with one dwelling on a lot.
- A fence.

Design standards

The following requirements apply to all buildings and works, as appropriate:

Building height

All buildings, including outbuildings, should not exceed a maximum building height of 4.5 metres above natural ground level or 11 metres above AHD, whichever is the lowest.



Minimum Finished Floor Level

All buildings, including outbuildings, should have a minimum finished floor level of 3.7 metres above the AHD.

Building envelope

All buildings and works must be contained within the building envelope of each lot as per Diagrams 1 and 2 included in this schedule. This includes any associated outbuildings.

The following buildings and works are allowable outside the building envelope:

- A fence.
- A pergola or verandah.
- A deck or balcony.

Siting and sloping considerations

Dwellings should be sited and designed to take advantage of the natural slope conditions. Split level designs are encouraged to compliment the slope of the land.

All buildings, including outbuildings, decks and verandahs should not exceed the maximum finished floor level of 1 metre above natural ground level.

Careful siting of buildings and works is required to ensure that:

- The benefit of passive solar access is utilised and maximised and to minimise energy consumption.
- The privacy and amenity of neighbours is respected.
- Views from the site are capitalised upon.
- Space between buildings is maintained.

Built form and architectural style

Dwellings should be designed to be the dominant building on the lot.

The style and architecture of all development should strongly relate to and be complimentary to the unique environment of the adjacent Ramsar wetlands and floodplain by ensuring that:

- T~~t~~he built form is articulated and fragmented in its appearance to break up the mass of the building. Roofs should be designed to be of low visual impact to protect views;
- B~~b~~alconies and decks extend the interior of the house outside and integrate the architecture with the natural environment; and
- A~~a~~ cohesive image for the development is created by a considered and restrained use of colour and materials that will enable harmony between the architecture and natural environment. Muted tones and materials to all buildings and works, including fencing must be used to blend with the landscape and preserve the aesthetic amenity of the area. [Edited list to be in sentence case]

Dwellings should be designed to provide active and aesthetic street frontages as such front facades should incorporate at least one habitable window.

Front facades are to be articulated with stepped walls or architectural detail to prevent a “flat” appearance. Dwellings with the same or similar facade design must not be constructed within three house lots on either side of a property.

Fencing

Fencing should be designed to maintain the open nature of the streetscape and surrounding Ramsar wetlands.

Fences should be placed on the lot boundary.

Any fence forward of the front facade must be no more than 1 metre in height and be semi-permeable. This includes side boundary fences forward of the front facade to enable the open and seamless feel of the streetscape to be maintained.

Fences on the back boundary should be semi-permeable to maintain the open and seamless feel and connection with the ~~Ramsar~~ Gippsland Lakes wetlands. [Corrected name of wetland]

Landscaping and access

There must be no more than one single driveway/access per allotment.

Front yards should be surfaced with predominately permeable material.

No fill whatsoever is permitted below 3.7 metres AHD.

~~**Application requirements**~~

~~An application for buildings and works, including fences, pergolas, verandahs, decks and balconies, must include the following information to the satisfaction of the responsible authority:~~

- ~~The location of all proposed buildings and works clearly dimensioned on a site plan drawn to scale.~~
- ~~Location, height and form of existing dwellings abutting and adjacent to the property.~~
- ~~The location, dimensions and depth of any proposed excavations or fill.~~
- ~~Elevations that show the natural ground level, height of proposed buildings and works and all external materials, colours and finishes, including roofs. Drawings should be to scale and refer to AHD.~~
- ~~How the application meets design objectives and decision guidelines of this schedule.~~
- ~~How water sensitive urban design is incorporated into the design.~~
- ~~Measures necessary during the construction and ongoing residential activities to protect the Ramsar wetlands through an environment management plan.~~ [MDFC] [Removed application requirements duplicated from below]

Exemption from notice and appeal

An application to construct a building or construct or carry out works or to subdivide land is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0 Subdivision

25/07/2019
C106well

None specified.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

XX/XX/20XX
CXXXwell
Proposed

An application for buildings and works, including fences, pergolas, verandahs, decks and balconies, must include the following information to the satisfaction of the responsible authority:

- The location of all proposed buildings and works clearly dimensioned on a site plan drawn to scale.
- Location, height and form of existing dwellings abutting and adjacent to the property.
- The location, dimensions and depth of any proposed excavations or fill.
- Elevations that show the natural ground level, height of proposed buildings and works and all external materials, colours and finishes, including roofs. Drawings should be to scale and refer to AHD.
- How the application meets design objectives and decision guidelines of this schedule.
- How water sensitive urban design is incorporated into the design.
- Measures necessary during the construction and ongoing residential activities to protect the ~~Ramsar wetlands~~Gippsland Lakes wetlands through an environment management plan. [MDFC] [Removed application requirements duplicated from below]

6.0 Decision guidelines

XX/XX/20XX
CXXXwell
Proposed

Before deciding on an application the responsible authority must consider, as appropriate:

- The impact of the development on the environment, landscape values and character of Stevens Street and the Ramsar wetlands.
- The height of buildings to ensure that they retain an inconspicuous profile and do not dominate the landscape.
- The minimum finished floor levels to ensure appropriate level of protection from flooding risks.

- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level building forms that follow the natural slope of the land and reduce the need for site excavation or filling.
- The design response to the unique landscape setting of Stevens Street to ensure an appropriate interface with the public realm and the significant views to the ~~Ramsar~~ Gippsland Lakes wetlands is achieved. [Corrected name of wetland]

~~Map~~ Diagram 1 to the Schedule to Clause 43.02 [Changed name of figure to be the same as the reference above]



~~Map~~ Diagram 2 to the Schedule to Clause 43.02 [Changed name of figure to be the same as the reference above]



~~Building envelopes/subdivision plan 74 Stevens Street, Sale~~ [MDFC] [Removed redundant information]

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

04/05/2023
C109wellPt1

Shown on the planning scheme map as **DPO1**.

RESIDENTIAL AREAS

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Requirement before a permit is granted

25/07/2019
C106well

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

25/07/2019
C106well

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, and roads.
- The potential for future re-subdivision.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated category 1 roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing of the development of the land.
- The consistency of the proposed development with the approved development plan.

4.0 Requirements for development plan

25/07/2019
C106well

A development plan must include the following requirements:

Land use and Subdivision

- The proposed boundaries of the development area, and provide justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed subdivision lot layout.
- The overall pattern of development of the area, including any proposed future zoning shown on relevant strategy plan within clauses 21.05 - 21.12.
- The proposed use and development of each part of the area.
- Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.
- The provision of any commercial facilities and the extent to which theses can be located with other community or social facilities to create lively, clustered and more walkable neighbourhood destinations and centres of social and commercial activity.

Infrastructure Services

- The provision of an integrated drainage scheme for the area.

- The pattern and location of the major arterial road network of the area including the location and details of any required:
- Road widening.
- Intersections.
- Access points.
- Pedestrian crossing or safe refuges.
- Cycle lanes.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.
- The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

Community Facilities

- The provision of any community facilities, including schools, pre-schools, infant welfare centres and elderly citizen centres.
- The provision of informal opportunities for community gathering and social interaction particularly where this encourages incidental physical activity. For example:
- Provide public seating arranged so that interaction is facilitated, these should be provided at regular intervals along paths of travel.
- Provide shading for seating and picnic areas.
- Provide trees for shading and aesthetics along pathways and places where people may gather.
- Locate paths away from potential hiding places and entrapment spots.
- Achieve clear and safe connection through signage, landscaping, lighting and edge treatment.
- The provision of public toilets where required in accordance with Council policies.

Open Space Network and General Amenity

- The location of public open space and:
- The extent to which each proposed dwelling in the area will have easy and walkable access to open space (preferably within 500m walking distance).
- The use of the space can be determined or facilitated through the provision of any specific facilities or localities or services (e.g. playground, seating).
- The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood. For example:
- property and fence lines should be clear and barrier free to enable Continuous Accessible Paths of Travel.
- shade structures should not obstruct access.
- encourage active frontages and use buildings to frame public places.
- The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.
- An overall scheme for landscape planting and the preservation of stands of exiting indigenous vegetation and individual trees wherever possible.

Process and Outcomes

The plan should be developed with an appropriate level of community participation as determined by the responsible authority.

A management plan must be submitted as part of the development plan, indicating the proposed staging of the development.

Decision guidelines for development plan

5.0

Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:

- SEPA principles of healthy urban design – refer to the background document*Healthy by Design: A planners' guide to environments for active living*(National Heart Foundation of Australia, 2004).
- Rescode (Clause 56) – Rescode only applies to residential zones, the Mixed Use Zone and the Township Zone.
- Any open space requirements outlined in Clause 53.01.

SCHEDULE 2 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019 C106well

Shown on the planning scheme map as **DPO2**.

VACANT AND SEMI-DEVELOPED INDUSTRIAL AREAS

1.0 Objectives

25/07/2019 C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX CXXXwell Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: ~~A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:~~

- A minor extension, minor addition or minor modification to an existing development. [MDFC] [Clarified requirement]
- ~~A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.~~

3.0 Conditions and requirements for permits

XX/XX/20XX CXXXwell Proposed

The following conditions and/or requirements apply to permits: ~~Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:~~

- The development of the land should occur in an orderly manner having regard to adjoining zones, essential services, community facilities and roads.
- The development should not compromise the ability of the land to be subdivided in the future.
- Development should consider the relationship of the proposal and existing nearby developments.
- Access points to designate arterial roads should be minimised.
- The design of proposed buildings should enhance and reinforce the character of the area.
- Development and subdivision should align with the timing of the development of the land.
- The proposed development should be consistent with an approved development plan where one exists.
- ~~Whether the development of the land is occurring in an orderly manner having regard to the Purpose of the Industrial Zone; the Purpose of adjoining zones; essential services; community facilities; and roads.~~
- ~~The potential for future re-subdivision.~~
- ~~The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.~~
- ~~The need to minimise access points to designated Category 1 and 2 roads.~~
- ~~The design of any proposed buildings to enhance and reinforce the character of the area.~~
- ~~The timing of the development of the land.~~
- ~~The consistency of the proposed development with the approved development plan.~~ [MDFC] [Changed decision guidelines to requirements]

4.0 Requirements for development plan

XX/XX/20XX CXXXwell Proposed

A development plan must include the following requirements:

The plan must show:

Land use and Subdivision

- ~~The proposed use and development of each part of the land having regard to the Purpose of the Industrial 1 Zone.~~ [Practitioner's guide] [Removed inappropriate requirement]

- The relationship between the proposed use and development of each part of the land with the existing or proposed use of the land.
- The proposed boundaries of the development area, and provide justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed subdivision lot layout that has regard to the types of uses which are proposed or likely to be developed.
- The overall pattern of development of the area, including any proposed future zoning shown on any relevant strategy plan within the ~~MSS~~Planning Policy Framework. [Updated terminology]
- Indicates how the use and development of the land will compliment and not detract from the use and amenity of any adjoining or adjacent future residential land use.
- Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.
- If required, an accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.
- The identification of major drainage lines, water features, proposed retarding basins and floodways, and the means by which they will be managed and water quality maintained.
- An overall landscape scheme detailing the proposed landscape planting, the preservation of any existing native vegetation, together with any areas for regeneration.
- The identification of sites that are potentially contaminated, are of biological, conservation, heritage and archaeological significance and the means by which they will be protected, managed, and potential impacts minimised.

Infrastructure Services

- The provision of an integrated water, sewerage, drainage, electricity and gas scheme for the area.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
- Road widening.
- Intersections.
- Access points.
- Cycle lanes.
- The pattern and location of any internal road system that minimises access points to designated ~~Category 1 and 2~~arterial roads, and is based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections. [Updated terminology]
- The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

Process and Outcomes

The plan should be developed with an appropriate level of community participation as determined by the responsible authority.

A management plan must be submitted as part of the development plan, indicating the proposed staging and timing of the development.

~~Decision guidelines for development plan~~

~~Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:~~

- ~~Any relevant building design guidelines that set out the preferred scale, form, height and colour of buildings and fences, and measures to minimise impacts upon views from arterial roads and sensitive surrounding uses and areas.~~
- ~~SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).~~

- ~~The long-term affect on the amenity of future and current sensitive land uses.~~ [MDFC] [Removed content not aligning with MDFC]

SCHEDULE 3 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DPO3**.

COBAINS ROAD HOMEMAKERS CENTRE & BULKY RETAILING

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX
CXXXwell
Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: ~~A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:~~

- Any buildings or works in association with the use of the land for agricultural purposes.
- A fence.
- Minor extensions, additions or modifications to any existing use or development.'
- ~~No buildings or works may be constructed and no subdivision shall be approved on the Cobains Road Homemakers Centre & Bulky Goods Retailing site until an overall development plan for the land has been prepared and approved to the satisfaction of the responsible authority.~~[MDFC] [Integrated removed content from below and removed wording that does not align with the MDFC]

3.0 Conditions and requirements for permits

XX/XX/20XX
CXXXwell
Proposed

None specified. ~~The following conditions and/or requirements apply to permits:~~

~~A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:~~

- ~~Agriculture and any buildings or works in association with the use of the land for agricultural purposes.~~
- ~~A fence.~~
- ~~Minor extensions, additions or modifications to any existing use or development.~~ -[MDFC] [Removed because the information here is more appropriate for section 2.0]

4.0 Requirements for development plan

XX/XX/20XX
CXXXwell
Proposed

A development plan must include the following requirements:

~~No buildings or works may be constructed and no subdivision may be approved on the Cobains Road Homemakers Centre & Bulky Goods Retailing site until an overall development plan for the land has been prepared to the satisfaction of the responsible authority.~~ -[MDFC] [Removed redundant wording not relevant to section]

~~The development plan must:~~

- Provide for the main use of the land as a homemaker and bulky goods retail site providing for restricted retail premises and their associated activities.
- Provide for other complimentary uses of the land in a location that:
  - ~~will~~ Must not fragment the integrated development of bulky goods and restricted retailing on the land; [Practitioner's guide] [Clarified discretion]
  - ~~will~~ Must not impede the long term growth potential of businesses; [Practitioner's guide] [Clarified discretion]
  - ~~will~~ Must not lead to a concentration of industrial uses that would result in a defacto industrial precinct. [Practitioner's guide] [Clarified discretion]
  - ~~will~~ Must not lead to incremental development of industrial premises within the bulky goods retailing centre [Practitioner's guide] [Clarified discretion]

- Show the stages of the development.
- Identify access points on to the Princes Highway and the principal road network in and around the site, incorporating a one way service road to be designed and constructed to the satisfaction of ~~Vic Roads~~Head, Transport for Victoria and the Responsible Authority. [Corrected name of authority]
- Show pedestrian and cycle networks to and within the site.
- Provide for the integration of public transport services to or within the site including the location of a bus stop.
- Indicate the intended subdivision of the land in a manner that will facilitate the scale of intended uses and the integrated supply of car parking and loading facilities.
- Indicate how the use and development of the land will complement and not detract from the use and amenity of any adjoining or adjacent future residential land use.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- Be based upon a detailed site analysis that ~~has had regard to~~considers: [Rephrased for clarity]
  - The existing and strategic land use and planning context.
  - Flora and fauna.
  - Access onto the road network.
  - Drainage and flooding.
  - Topography.
  - Views and vista to and from the site.
  - Existing pedestrian and cycle networks.

~~Decision guidelines~~

~~Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:~~

- ~~The need for an integrated bulky goods retail and dedicated homemaker centre development as identified in the background documents*Sale Industrial Land and Retail Assessment*(Essential Economics Pty Ltd, April 2006) and the*Strategic Assessment of Options for the Provision of Additional Industrial, Bulky Goods Retailing and CBD Retailing Land in Sale report*(Coomes Consulting Group, October 2007).~~
- ~~Any relevant building design guidelines that set out the preferred scale, form, height and colour of buildings and fences, and measures to minimise impacts upon views from arterial roads and sensitive surrounding uses.~~
- ~~SEPA principles of healthy urban design – refer to the background document*Healthy by Design: A planners' guide to environments for active living*(National Heart Foundation of Australia, 2004).~~
- ~~The long term affect on the amenity of future and current sensitive land uses.~~ [MDFC] [Removed content not aligning with MDFC]

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DPO4**.

NORTH SALE DEVELOPMENT AREA STAGE 1

1.0 Objectives

XX/XX/20XX
CXXXwell
Proposed

~~The objectives of this schedule are to:~~ [MDFC] [Removed content not aligned with MDFC]

- To ~~C~~create an integrated, high-amenity development that provides for Sale's residential and associated needs; [MDFC] [Added 'to' to the front of each objective]
- To c~~C~~reate a vibrant precinct with a distinct character and sense of place;
- ~~Create an efficient, safe and legible network for vehicles, pedestrians and cyclists;~~
- ~~Ensure the provision of all infrastructure necessary to support the efficient functioning of the precinct;~~
- To ensure the provision of all infrastructure necessary to support the efficient functioning of the precinct, including the an efficient, safe and legible transport network for vehicles, pedestrians and cyclists, [MDFC] [Consolidated the number of objectives to five]
- To e~~E~~nsure opportunities for expansion of residential and associated areas through appropriate design of allotments and access networks; and
- To e~~E~~nsure that development within the development plan area does not prejudice the future use and development of the general area surrounding it.

2.0 Requirement before a permit is granted

XX/XX/20XX
CXXXwell
Proposed

A permit may be granted before a development plan is prepared and approved to the satisfaction of the responsible authority for the following:

- Subdivision of land to create new road reserves;
- Excision of land for consolidation with an adjoining Title (whether or not in the same ownership);
- Minor extensions, additions or modifications to an existing development.

~~Before granting a permit the responsible authority must be satisfied that the permit will not prejudice the future use and development of the general area surrounding the area affected by the Development Plan Overlay.~~ [MDFC] [Removed wording inappropriate to this section]

3.0 Conditions and requirements for permits

XX/XX/20XX
CXXXwell
Proposed

The following conditions and/or requirements apply to permits:

• Subdivision and development must not prejudice the future use and development of the general area surrounding the area affected by the Development Plan Overlay. ~~None specified.~~ [MDFC] [Relocated wording from above]

4.0 Requirements for development plan

XX/XX/20XX
CXXXwell
Proposed

A development plan must include the following requirements:

~~A development plan must be prepared to the satisfaction of the responsible authority and must address, among other relevant factors, the objectives of the schedule and all components listed below.~~ [MDFC] [Removed redundant information]

General Provisions

The Development Plan must:

- Show the proposed boundaries of the development area, and provide justification for those boundaries;
- Include a *Site Analysis Plan* which shows the topography of the land, areas prone to erosion and/or inundation and the location of any existing:
- V~~v~~egetation;

- Ddrainage lines;
- Cchannels;
- Aaccess points;
- Wwater bodies.
- Bbuildings;
- Eeasements. [Grammar- changed list to sentence case]
- Show the lot layout for the area, which:
- Responds to the features of the land as identified in the Site Analysis Plan;
- Details the proposed use and development of each part of the area;
- Creates a network of open space across the site;
- Demonstrates sensitivity towards the envisaged character of the wider development area by having regard to the spatial relationships between key elements, including:
- The future Gippsland Regional Sports Complex;
- The future Education Precinct;
- A network of Public Open Space;
- The Central Spine (for vehicles, pedestrians and cyclists) running East-West between the future Education Precinct and the future Gippsland Regional Sports Complex;
- Southern Rural Water's irrigation channel; and
- Any other element that contributes to the enhancement/creation of character and sense of place.
- Provides efficient and safe pedestrian, cyclist and vehicle movements within the development plan area, as well as an accessible and integrated network of pedestrian, cyclist and vehicle routes for safe and convenient travel to other adjoining communities (including existing and future communities), local destinations, open spaces and points of interest;
- Ensures connectivity with nearby land to allow for expansion of residential areas;
- Ensures compatibility with adjoining land-use(s) through appropriate interface treatment(s).
- Make provision for a major intersection on the Princes Highway (between the two developments) to ensure East-West connectivity and effectively link the wider development area (including residential, business, sporting and other areas);
- Provide a reserve of at least 10 meters from the boundary of the Southern Rural Water irrigation channel easement on the northern edge of the development plan area;
- Make provision for commercial facilities in appropriate locations, especially in proximity to other community or social facilities to create lively, clustered and more walkable neighbourhood destinations and centres of social and commercial activity;
- Incorporate, as appropriate, principles and strategies of *Crime Prevention Through Environmental Design* (CPTED) into the design of all public spaces, which must account for:
- Passive surveillance – to be achieved in part by:
- Maintaining clear sightlines around public spaces and facilities/services (e.g. playground, seating);
- Designing allotments such that buildings frame public spaces;
- Providing appropriate lighting in public areas; and
- Ensuring public open space is integrated into, and accessible via, clearly defined local pathways for pedestrians and/or cyclists;
- Active frontages – to be achieved in part by designing subdivisions to ensure commercial and non-residential buildings will face public areas; and
- Other appropriate principles and strategies.
- Provide for Continuous Accessible Paths of Travel.
- Include a *Staging Plan* which:

- Indicates the stages and interim treatments, if any, in which the land is to be developed; and
- Outlines when all relevant components of physical infrastructure are to be provided.

Public Open Space

The development plan must include a Public Open Space Plan which:

- Identifies the location of public open space and land to be used for drainage, while distinguishing between the proportion of land provided for each of these purposes;
- Ensures public open space is integrated into, and accessible via, clearly defined local pedestrian and cyclist networks;
- Details the extent to which each proposed dwelling in the area will have easy and walkable access to open space (preferably within 500m walking distance);
- Includes details of the function and maintenance of any wetland system;
- Incorporates *Water Sensitive Urban Design* (WSUD) principles, including recycling infrastructure and use of treated water;
- Includes indigenous plant species in the landscaping of public open space reserves in accordance with the ~~Department of Sustainability's background document *Revegetation Planting Standards*.~~ Management standards for native vegetation offset sites (Department of Energy, Environment and Climate Action, 2025) [Updated outdated document]
- Identifies:
- Landscape treatments:
- at entrance gateways (into the estates);
- along the Princes Highway; and
- along the Main Sale Irrigation Channel.
- Park shelters and other similar furniture;
- Shared use paths;
- Playgrounds at appropriate locations; and
- Public art or other structures, including lighting.

Infrastructure Services

The development plan must ensure the provision of adequate infrastructure services and must provide details of how the development(s) will address:

- The provision of an integrated drainage scheme for the area; a *Stormwater Management Plan* must be provided to address the following matters:
- How WSUD principles are applied in providing for appropriate drainage solutions;
- Construction and maintenance requirements for water bodies and wetlands;
- Stormwater management measures providing for storage/retardation, quality treatment, rate of discharge and any other matters considered relevant by the responsible authority and the relevant water authority; specifically the plan must ensure, among other things:
- The *rate of discharge* is attenuated to ensure that the maximum capacity of drainage infrastructure is not exceeded; and
- No more than 98 Megalitres/day (peak capacity) are discharged into the Lake Wellington 2/3 drain (LW2/3 drain) to prevent localised flooding downstream.
- How the development will comply with best practice environmental management of urban stormwater;
- How urban runoff into the Main Sale Irrigation Channel will be prevented; and
- Any other matters as required by the responsible authority and the relevant water authority;
- The application of WSUD principles in general;
- The pattern and location of the arterial road network(s) of the area;

- Details of any changes required to the existing network must be specified, including:
- Road widening (if required);
- Intersections;
- Access points;
- Pedestrian paths, crossings or safe refuges;
- Cycle lanes; and/or
- Any other pertinent matters.
- The pattern and location of any internal access system(s), which must be designed to ensure a safe and practical hierarchy of roads and pedestrian/cyclist connections and crossing points;
- Connectivity with the existing public transport network and ensure the provision of public transport stops within easy walking distance to residential dwellings and key business and commercial areas;
- All traffic management matters required to be addressed by the relevant road authority.

Infrastructure Contributions

The development plan must identify all relevant components of infrastructure to be provided, how these are to be funded, and when these are to be provided (in the context of the staging plan). In addition, the development plan must include details of developer(s)' contributions towards the design and construction of:

- Intersections and other required road infrastructure;
- Drainage infrastructure (including infrastructure for retardation and quality treatment(s), as required);
- Infrastructure associated with public open space;
- Pedestrian and cycling infrastructure external to the site on the Western side of the Princes Highway; and
- Any other infrastructure components associated with the proposed development.

The arrangement (e.g. payments or works-in-lieu) of infrastructure contributions identified in the development plan will be agreed upon and given effect by an agreement entered into by the land owner(s) and the Responsible Authority under Section 173 of the *Planning and Environment Act 1987*.

If such an agreement already exists providing for the required infrastructure contributions, the Owner of the land is not required to enter into a new agreement.

The abovementioned agreement will lapse once all specified requirements of the agreement have been satisfied.

Variation(s) to the Development Plan requirements

Any of the abovementioned components of the development plan can be varied at the discretion of the responsible authority.

~~Decisions guidelines for Development Plan~~

~~Before deciding on a development plan or an amendment to a development plan, the responsible authority must be satisfied that the plan has regard to the following information:~~

- ~~The objectives of this schedule;~~
- ~~SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004);~~
- ~~Rescode (Clause 56);~~
- ~~The character of the wider precinct, including views and points of interest along the central vehicular, pedestrian and cyclist spine;~~
- ~~The long-term effect on the amenity of future and current sensitive land uses; and~~
- ~~Any open space requirements outlined in Clause 53.01.~~ [MDFC] [Removed content not aligning with MDFC]

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DPO5**.

INDUSTRIAL AREAS WITH COMPLEX INFRASTRUCTURE REQUIREMENTS

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX
CXXXwell
Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: ~~A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:~~

- A minor extension, minor addition or minor modification to an existing development. ~~A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly use and development of the area affected by the Development Plan Overlay.~~ [MDFC] [Removed wording inappropriate to this section]

3.0 Conditions and requirements for permits

XX/XX/20XX
CXXXwell
Proposed

The following conditions and/or requirements apply to permits: ~~None specified.~~

- Development must not prejudice the future use and development of the area affected by the Development Plan Overlay [MDFC] [Integrated wording removed from the above section]

4.0 Requirements for development plan

XX/XX/20XX
CXXXwell
Proposed

A development plan must include the following requirements:

~~A development plan must be prepared to the satisfaction of the responsible authority.~~ [MDFC] [Removed redundant wording]

~~The plan must show:~~ [MDFC] [Removed redundant wording]

Site Analysis

The site analysis must show the topography of the land, road access, the location of any existing vegetation, drainage lines, water features, retarding basins and flood ways, sites of biological, heritage or archaeological significance, sites that are potentially contaminated and any other relevant features.

Land use, Development and Subdivision

- How development of the site will respond to the policy requirements of clause 21.04- Settlement and 21.17 – Economic Development and related adopted structure or strategy plans.
- The proposed overall subdivision layout which:
- Is responsive to the features i~~n~~dentified in the site analysis.
- Has regard to the types of uses which are proposed or likely to be developed.
- ~~Has regard to the purpose of the Industrial Zone and adjoining zones, essential services, community facilities and roads.~~ [Practitioner's Guide] [Removed requirement that is inappropriate]
- Provides a range of lot sizes to cater for a variety of use and achieve building floor spaces that are adequate to meet local industry needs.
- Contains basic urban design guidelines for the development including streetscape, building design (setbacks, height and materials), vehicle access, car parking, loading and storage areas, and pedestrian movements.
- Contains details of required buffer treatment where measures are necessary to protect the amenity and surrounding properties and the safety of the public.

Infrastructure Services

- Details of all infrastructure to be provided to the land including; water, sewerage, drainage, electricity and gas scheme.
- A Drainage Plan, to the satisfaction of the Responsible Authority and relevant Catchment Management Authority, which:
  - Provides an integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
  - Ensures that erosion and siltation control during construction and after construction is managed in accordance with the measures outlined in the Environmental Protection Authority's relevant publications.
  - Shows waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained.
  - Provides for landscaping within any drainage depressions that integrate with the site.
- A Traffic Plan which ~~:~~ [Clarified listing]
- ~~P~~Provides a convenient, sealed and safe road network design that: — Formatted
  - ~~M~~minimises access points onto designated ~~Category 1 and 2~~arterial roads. [Updated terminology] — Formatted
  - ~~I~~is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle connections.
  - ~~U~~uses existing roads or road reserves when available.
  - ~~C~~conforms with the Infrastructural Design Manual, relevant Austroads publications and Australian standards.
  - ~~S~~supports buildings which front onto the road.
  - ~~S~~supports the use and operation of public transport (where appropriate).
- The same Traffic Plan should ~~i~~Identify~~ies~~ and respond~~s~~ to the need for upgrades to intersections on ~~Category 1 and 2 roads~~arterial roads to the satisfaction of the relevant road authorities where the access to the development is: [Updated terminology] — Formatted
  - ~~O~~obtained directly from the ~~Category 1 or 2~~arterial road; or [Updated terminology] — Formatted
  - ~~O~~obtained from a road other than ~~Category 1 or 2~~ an arterial road within close proximity to an arterial ~~Category 1 and 2~~ road that is considered as a main access link to the development. [Grammar-changed start of each dot point to sentence case] [Updated terminology]
- The same Traffic Plan should:
  - ~~P~~Provide~~s~~ details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.
  - Provides details of timing and developer provision of required infrastructure upgrades.

~~**5.0**~~ ~~**Decision guidelines for Development Plan**~~

~~Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:~~

- ~~Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.~~
- ~~SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).~~
- ~~The long-term affect on the amenity of future and current sensitive land uses.~~ [MDFC] [Removed content not aligning with MDFC]

SCHEDULE 6 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DPO6.**

69 ANDREWS ROAD, LONGFORD

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX
CXXXwell
Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: ~~A permit may be granted before a development plan has been prepared to the satisfaction of the Responsible Authority for the following:~~

- A minor extension, minor addition or minor modification to an existing development. ~~A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.~~ [MDFC] [Removed wording inappropriate to this section]

3.0 Conditions and requirements for permits

XX/XX/20XX
CXXXwell
Proposed

The following conditions and/or requirements apply to permits:

~~Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:~~

- The development of the land should occur in an orderly manner having regard to essential services, community facilities, and roads.
- The development should not compromise the ability of the land to be subdivided in the future.
- Development should consider the relationship of the proposal and existing nearby developments.
- Access points to roads should be minimised.
- Proposed buildings should enhance and reinforce the character of the area.
- Development and subdivision should align with the timing of the development of the land.
- The proposed development should be consistent with an approved development plan where one exists. ~~Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities and roads.~~ [MDFC] [Replaced decision guidelines with requirements]
- ~~The potential for future re-subdivision.~~
- ~~The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.~~
- ~~The need to minimise access points to designated category 1 roads.~~
- ~~The design of any proposed buildings to enhance and reinforce the character of the area.~~
- ~~The timing of the development of the land.~~

~~The consistency of the proposed development with the approved development plan.~~ Development must not prejudice the future use and development of the area affected by the Development Plan Overlay. [MDFC] [Integrated wording removed from the above section]

4.0 Requirements for development plan

XX/XX/20XX
CXXXwell
Proposed

A development plan must be prepared to the satisfaction of the responsible authority. There must be only one Development Plan for the whole development plan area to which this schedule applies.

The plan must show:

Land use and Subdivision

- The proposed boundaries of the development plan area and provide justification for those boundaries.
- The overall subdivision of the area, including the proposed lot layout sizes and density of lots which provide an average lot size of 0.6 hectares.
- The layout of all allotments within the development plan area. The subdivision layout must ensure that allotments with a boundary adjoining the Andrews Road road reserve or the Cobb Road road reserve do not adjoin any other road reserves, unless the allotment is on a corner.
- The overall pattern of development within the immediate surrounding area, including any proposed future zoning shown on relevant strategy plan within the Municipal Planning Strategy and Planning Policy Framework.
- The proposed use and development of each part of the area.
- Street networks that provide direct, safe and convenient pedestrian and cycle access.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.

Infrastructure Services

- The provision of an integrated drainage scheme for the development plan area.
- There must be two access points serving the development, one taken directly from Cobb Road and one taken directly from Andrews Road.
- The development must be serviced with sealed roads to the satisfaction of the Responsible Authority, including construction of Cobb Road for 350 metres north from the intersection with Andrews Road, and construction of the unsealed portion of Andrews Road between Highfield Drive and the intersection of Cobb Road.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.

Open Space Network and General Amenity

- The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood.
- An overall scheme for landscape planting and the preservation of stands of exiting indigenous vegetation and individual trees wherever possible.

Process and Outcomes

The Development Plan should be prepared with an appropriate level of community participation as determined by the Responsible Authority.

An implementation plan must be submitted as part of the development plan, indicating the proposed staging of the development.

~~The approved Development Plan may be amended to the satisfaction of the Responsible Authority.~~ [MDFC]
[Removed because this repeats information from the head provision]

Variation(s) to the Development Plan requirements

Any of the abovementioned components of the Development Plan can be varied at the discretion of the Responsible Authority.

~~Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:~~

- ~~Supportive Environments Physical Activity (SEPA) principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).~~
- ~~Any open space requirements outlined in Clause 53.01.~~

- ~~The background document *Wellington Shire Walking and Cycling Strategic Plan 2012-16*~~ [MDFC]
  [Removed content not aligning with MDFC]

SCHEDULE 7 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DPO7**.

SALE GREYHOUND RACING FACILITY

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX
CXXXwell
Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: ~~A permit may be granted before a Development Plan has been prepared to the satisfaction of the responsible authority for the following:~~

- Building or works associated with the existing use of the land for agriculture.
- An extension, addition or modification to an existing building.
- Re-subdivision of the land in accordance with Wellington Planning Scheme permit number P382/2012.

3.0 Conditions and requirements for permits

XX/XX/20XX
CXXXwell
Proposed

The following conditions and/or requirements apply to permits: [MDFC] [Inserted prescribed text]

A permit must not prejudice the intended outcomes of the Development principles and Concept plan or any likely outcome of the Development Plan.

4.0 Requirements for development plan

XX/XX/20XX
CXXXwell
Proposed

The development plan must include the following requirements:

There must be only one Development Plan for the whole of the land to which this Schedule applies.

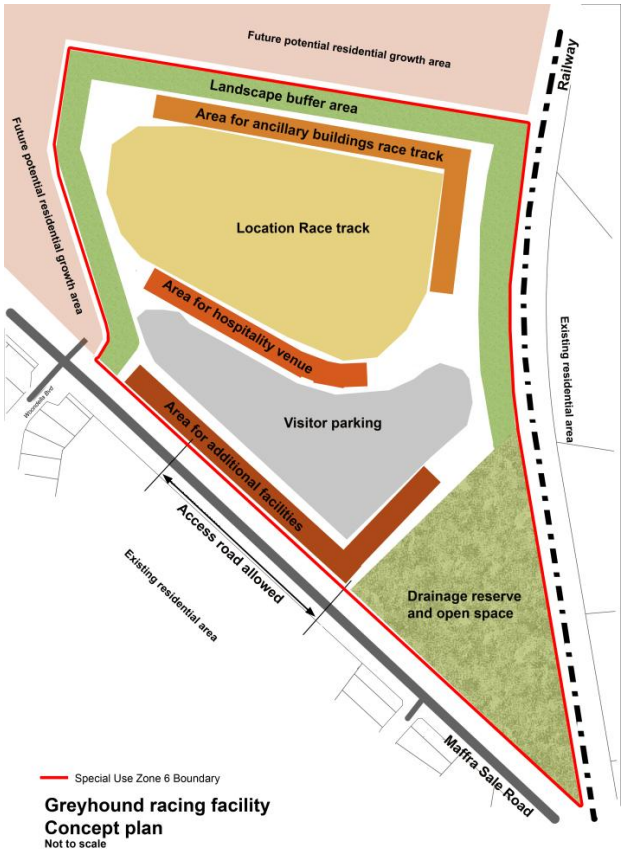
Development principles

The Development Plan must be in general accordance with the following Development principles and Concept plan.

- Development of the Sale Greyhound Racing complex must occur in the designated areas as shown on the Concept plan.
- The design of the hospitality venue and grandstand building(s) must present active frontages to the parking area, Maffra Sale Road and the Race course. The main entrance must be located towards the parking area and Maffra Sale Road.
- The additional facilities area must only be used to accommodate and enhance the entertainment, leisure and recreation potential of the site as set out in the Special Use Zone 6.
- The design and appearance of the building(s) must create a strong presence to the Maffra Sale Road.
- The site must be fully integrated with the surrounding existing and proposed future residential areas by means of:
- A landscape buffer, which provides visual screening and minimises amenity impacts. The landscape buffer must have a minimum width of 30 metres unless it can be demonstrated that a reduced buffer width will achieve an appropriate outcome.
- Appropriate setbacks for all greyhound facilities, including kennels and race track, in accordance with the Greyhound Facilities Code of Practice.
- A drainage reserve, which will also provide an opportunity for public open space.
- The landscape buffer area and drainage reserve must provide for publicly accessible connections between development in north Sale and the Sale CBD e.g. walking tracks and shared paths as outlined in the walkable neighbourhood principles contained in the background document *Sale, Wurruk and Longford Structure Plan* (2010).

- The site must be served by one public vehicular access, which must be located on the Maffra Sale Road in a location to the satisfaction of the relevant road authorities.
- An alternative access point must also be provided for the sole use of emergency vehicles. The exact location of the access must be agreed with the relevant authorities.

Map 1 to the Schedule to Clause 43.04



Site analysis plan

The site analysis plan must be prepared to the satisfaction of the responsible authority. The plan must show:

- The topography of the land;
- The location of any existing vegetation;
- Drainage lines, water features, retarding basins and flood ways;
- Sites of biological, heritage or archaeological significance;
- Sites that are potentially contaminated; and

- Aany other relevant features. [Changed list so that each point is in sentence case]

Amenity impact response plan

An amenity impact response plan must be prepared to the satisfaction of the responsible authority and must comply with relevant State Environment Protection Policy and guidelines from the Environment Protection Authority. The plan must:

- Outline the impacts on surrounding areas including; noise levels, air-borne emissions, light spill or glare and traffic, based on:
  - Ttraffic and carparking generated by the use. ;
  - Tthe frequency and duration of any events and functions held on site. ;
  - Ttransport of materials, goods or animals to or from the site. ;
  - Rrace dog keeping and animal training on the site. ;
  - Ppatron numbers. ;
  - Hhours of operation; and.
  - any Any other relevant features. [Changed list so that each point is in sentence case]
- Consider the requirements of the relevant State Environment Protection Policy and guidelines from the Environment Protection Authority including but not limited to:
  - *Protocol for the Control of Noise from Commercial, Industrial and Trade Premises and Entertainment Venues* (Publication 1826.5, Environment Protection Authority, September 2025) [Updated document]
  - Noise from Industry in Regional Victoria (NIRV),
  - State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).
- Detail the required mitigation measures and any ongoing management processes necessary to protect the amenity of existing and potential future sensitive land uses.

Drainage plan

A drainage plan must be prepared to the satisfaction of the responsible authority and relevant Catchment Management Authority and must comply with the relevant Best Practice Environmental Management Guidelines. The plan must:

- provide an integrated drainage scheme for the site and reserve land to provide for the drainage catchment including the relevant potential future residential development in the North Sale Area to the west of the railway line;
- show waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained;
- show how drainage from the site discharges to the Dawson Street drainage system or how the local drainage system can retain all storm water on site;
- show how discharge rates from the site do not exceed any predevelopment discharge rates;
- provide for landscaping within any drainage depressions within the site that incorporate Water Sensitive Urban Design principles;
- ensure that erosion and siltation control during and after construction is managed in accordance with the measures outlined in the Environmental Protection Authority's relevant publications; and
- any other matters as required by the responsible authority and the relevant water authority.

Traffic plan

A traffic plan must be prepared to the satisfaction of the responsible authority and relevant road authority and must comply with the Municipal Infrastructural Design Manual, relevant Austroads publications and Australian standards. The traffic plan must:

- determine the location of the public vehicular access which must be located on the Maffra Sale Road;
- show a safe and practical road hierarchy including safe intersections and pedestrian and bicycle connections between the site, surrounding existing and proposed future residential areas and Sale CBD;

- support the use and operation of public transport (where appropriate);
- show the carparking provisions including the location and design of car parking areas for all proposed uses; and
- provide details of any upgrades to the road network including road widening, sealing, intersections, access points and any other necessary upgrades as determined by the relevant road authorities.

Masterplan

The masterplan must respond to the issues identified in the site analysis, amenity impact response plan, drainage plan and traffic plan into a single plan. The plan must show how development:

- Rresponds to the Development principles and Concept plan, the policy requirements of the Wellington Planning Scheme and related adopted structure or strategy plans;
- Hhas regard to the types of uses which are likely to be developed;
- Hhas regard to the purpose of the zone and adjoining existing and proposed future zones, essential services, community facilities and roads;
- Eensures compatibility between the site and adjoining existing and potential future land uses through appropriate interface landscape treatments;
- Wwill complement and not detract from the use and amenity of any adjoining or adjacent existing and potential future land uses; and
- Wwill be provided with the necessary infrastructure including; water, sewerage, drainage, electricity, gas and telecommunications.

The masterplan must contain:

- Uurban design guidelines for the development including streetscape, building design (setbacks, height and materials), vehicle access, car parking, loading and storage areas, pedestrian and cycling movements, fencing and signage;
- Aan overall landscape scheme detailing the proposed landscape planting (a significant portion of planting should be native species), the preservation and protection of any existing native vegetation, together with areas for regeneration and measures for weed management; and
- Ddetails of required mitigation measures and ongoing management processes to protect the amenity of surrounding properties. [Changed list so that each point is in sentence case]

Infrastructure Contributions

The Development Plan must identify all relevant components of infrastructure to be provided, how these are to be funded, and when these are to be provided. In addition, the Development Plan must include details of developer(s)' contributions towards the design and construction of works outside the site, including:

- iIntersections and other required road infrastructure;
- Ddrainage infrastructure (including infrastructure for retardation and quality treatment(s), as required);
- Ppedestrian and cycling infrastructure linkages external to the site; and
- AAny other infrastructure components associated with the proposed development. [Changed list so that each point is in sentence case]

The arrangement (e.g. payments or works-in-lieu) of infrastructure contributions identified in the Development Plan will be agreed upon and given effect by an agreement entered into by the land owner(s) and the responsible authority under Section 173 of the *Planning and Environment Act 1987*.

If such an agreement already exists providing for the required infrastructure contributions, the owner of the land is not required to enter into a new agreement.

The above-mentioned agreement will lapse once all specified requirements of the agreement have been satisfied.

Process and Outcomes

The Development Plan should be prepared with an appropriate level of community participation as determined by the responsible authority.

~~Before deciding on a Development Plan, the responsible authority must consider:~~

- ~~Whether the development of the Sale Greyhound Racing complex is in general accordance with enclosed Development principles and Concept plan and any other plans required by the Development Plan Overlay 7.~~
- ~~Whether the purpose and use are in accordance with the requirements set out in the Special Use Zone 6.~~
- ~~The long-term affect on the amenity of current and proposed future sensitive land uses.~~
- ~~Structure plans, policy, strategy or guidelines adopted by the responsible authority that relate to the subject land.~~
- ~~Relevant State Environment Protection Policy and guidelines from the Environment Protection Authority including but not limited to;~~
- ~~Noise from industry in regional Victoria (NIRV),~~
- ~~State Environment Protection Policy; Control of Music Noise from Public Premises N-2 (SEPP N-2).~~
- ~~The Greyhound Facilities Code of Practice.~~
- ~~Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the background document Healthy by Design: A planners' guide to environments for active living (National Heart Foundation of Australia, 2004).~~
- ~~The requirements of any external authority.~~ [MDFC] [Removed content not aligning with MDFC]

SCHEDULE 8 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DPO8**.

RURAL LIVING AREA BOUND BY WILLIAMS ROAD, WILLUNG ROAD, HOOPERS ROAD AND FRIENDS ROAD, ROSEDALE

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX
CXXXwell
Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: ~~A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority:~~

- Building or works associated with the existing use of the land for agriculture.
- A minor extension, minor addition or minor modification to an existing building. ~~development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.~~

~~A permit must not prejudice the intended outcomes of any likely outcome of the development plan.~~ [MDFC]
[Removed wording inappropriate to this section]

3.0 Conditions and requirements for permits

XX/XX/20XX
CXXXwell
Proposed

The following conditions and/or requirements apply to permits: ~~Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:~~ [MDFC]
[Replaced decision guidelines with requirements]

- The development of the land should occur in an orderly manner having regard to essential services, community facilities, and roads.
- The development should not compromise the ability of the land to be subdivided in the future.
- Development should consider the relationship of the proposal and existing nearby developments.
- Access points to roads should be minimised.
- Proposed buildings should enhance and reinforce the character of the area.
- Development and subdivision should align with the timing of the development of the land.
- The proposed development should be consistent with an approved development plan where one exists.
- ~~Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities and roads.~~
- ~~The potential for future re-subdivision.~~
- ~~The relationship of proposed and existing nearby uses and developments, to reduce the chance of conflicting developments.~~
- ~~The need to minimise access points to designated Category 2 roads.~~
- ~~The design of any proposed buildings to enhance and reinforce the character of the area.~~
- ~~The timing of the development of the land.~~

~~The consistency of the proposed development with the approved development plan.~~ Development must not prejudice the future use and development of the area affected by the Development Plan Overlay. [MDFC]
[Relocated wording from above]

4.0

XX/XX/20XX
CXXXwell
Proposed

Requirements for development plan

A development plan must include the following requirements:

A development plan must be prepared to the satisfaction of the responsible authority.

There must be only one development plan for the whole development plan area to which this schedule applies.

Site Analysis

The site analysis plan must be prepared to the satisfaction of the responsible authority. The plan must show:

- the topography of the land;
- the location of any existing vegetation;
- drainage lines, water features, retarding basins and flood ways;
- sites of biological, heritage or archaeological significance;
- sites that are potentially contaminated;
- areas affected by easements; and
- any other relevant features.

Land use and subdivision

The plan must show:

- The proposed subdivision lot layout which:
- responds to the issues identified in the site analysis.
- must ensure that allotments along Williams Road, Willung Road, Hoopers Road or Friends Road do not adjoin any other road reserves unless the allotment is on a corner.
- supports buildings which front onto the road.
- The overall pattern of development and how it integrates with the immediate surrounding area.
- The proposed use and development of each part of the development plan area.

Infrastructure services

A Drainage Plan, to the satisfaction of the responsible authority and relevant Catchment Management Authority, which:

- Provides an integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
- Shows waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained.
- Provides for landscaping within any drainage depressions that integrate with the site.

A Traffic Plan which:

- Provides a convenient, sealed and safe road network design that:
- minimises access points onto designated Category 2 roads.
- is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle connections to adjoining communities (including existing and future areas included within the DPO) and Rosedale.
- uses existing roads or road reserves when available. The development must be serviced with sealed roads to the satisfaction of the responsible authority, including construction of Williams Road and Hoopers Road in so far as they adjoin the Development Plan Overlay area.
- conforms with the Infrastructural Design Manual, relevant Austroads publications and Australian Standards.
- Provides details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.

- Provides details of timing and developer provision of required infrastructure upgrades.

Open space network and general amenity

The plan must show:

- The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood.
- An overall scheme for landscape planting and the preservation of stands of exsisting indigenous vegetation and individual trees wherever possible.

Process and outcomes

The plan should be developed with an appropriate level of community participation as determined by the responsible authority.

A management plan must be submitted as part of the development plan, indicating the proposed staging of the development.

~~The approved development plan may be amended to the satisfaction of the responsible authority.~~ [MDFC] [Removed inappropriate requirement]

Variation(s) to the development plan requirements

Any of the abovementioned components of the development plan can be varied at the discretion of the responsible authority.

~~Decision guidelines for development plan~~

~~Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:~~

- ~~Whether the proposal is in accordance with the requirements for development in rural areas as outlined in Clause 21.10 – Rosedale Strategic Framework.~~
- ~~Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004)~~
- ~~Development requirements as set out in the background document Infrastructure Design Manual (IDM).~~
- ~~Any open space requirements outlined in Clause 53.01 and the background document Wellington Open Space Strategy.~~
- ~~The long-term affect on the amenity of current and proposed future land uses.~~
- ~~Structure plans, policy, strategy or guidelines adopted by the responsible authority that relate to the subject land.~~
- ~~The requirements of any external authority.~~ [MDFC] [Removed content not aligned with MDFC]

SCHEDULE 9 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

22/10/2020 C102well

Shown on the planning scheme map as **DPO9**.

WURRUK GROWTH AREA

1.0 Objectives

25/07/2019 C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX CXXXwell Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority. ~~A permit may be granted to construct or carry out minor works to an existing building prior to the approval of a development plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of the development plan.~~

~~A permit for subdivision must be considered against the staging plan identified in the approved development plan.~~ [MDFC] [Removed inappropriate wording and replaced with prescribed wording from MDFC]

3.0 Conditions and requirements for permits

XX/XX/20XX CXXXwell Proposed

The following conditions and/or requirements apply to permits:

- A permit application for subdivision must include:
- A subdivision plan.

- A Stormwater Management Plan.
- Any permit for subdivision and development must include conditions reflecting guidelines, requirements and conditions as stated in the approved development plan.
- Any permit regarding land containing a native tree where retention is required or deemed achieveable, must contain a condition giving effect to tree protection (including canopy and root system) during subdivision construction. The existing agreement under Section 173 of the *Planning and Environment Act 1987* for specific trees within the development plan area will lapse once the tree protection strategy is fully implemented.
- Any permit regarding land where at least 25 per cent of the perennial understory is made up of native grasses must contain a condition requiring an approved Offset Management Strategy prior to Statement of Compliance.
- Any permit regarding land where onsite waste water management systems are used must show the building and effluent disposal envelopes on the subdivision plan.
- Any permit regarding land containing a designated waterway must contain a condition requiring a Waterway Management Plan. [Clarified requirement]
- Any permit regarding land containing or abutting a place of cultural heritage significance (including Kilmany Park Estate) must contain a condition which gives effect to any recommendations for the protection, enhancement and interpretation of the place as referred to in the approved development plan.
- Any permit regarding land containing the two existing oak trees at the existing Settlement Road entrance to the Kilmany Park Estate must include an agreement under Section 173 of the *Planning and Environment Act 1987* between the landowner and the responsible authority to protect the oak trees for the duration of their practical lifespan.
- Any permit for subdivision must include an agreement under Section 173 of the *Planning and Environment Act 1987* between the landowners and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) of infrastructure contributions identified in the development plan. If such an agreement already exists providing for the required infrastructure contributions, the landowner(s) are not required to enter into a new agreement. The agreement will lapse once all specified requirements of the agreement have been satisfied.

4.0
25/07/2019
C106well

Requirements for development plan

A development plan must include the following requirements:

- There must be a single development plan for the whole development plan area to which this schedule applies. [Changed to dot point]

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Concept plan and design principles

The development plan must be generally in accordance with the concept plan shown in Map 1 below and address the following design principles:

- A distinctive neighbourhood with a strong sense of place through:
- Utilising the natural topography of the area to create rural views and vistas from key public areas and roads to its surroundings.
- Enhancing and protecting heritage features such as Kilmany Park Estate, significant Aboriginal sites and other objects of cultural or historical significance.
- Retaining significant native vegetation, particularly scattered trees.
- A connected and integrated movement network by providing:
- A permeable, sealed and safe road network based on a practical road hierarchy, directly connected with abutting residential areas. Cul-de-sacs are to be used sparingly.
- Continuous and direct routes for pedestrians and cyclists between proposed and established residential areas and the neighbourhood activity centre, public open space, Wurruk Primary School, Sale CBD, public transport and other key public areas.
- Opportunities for the provision of public transport services within the area in particular to service the Neighbourhood Activity Centre.
- A centrally located and accessible community area for use of the whole Wurruk community, capable of containing:
- A district open space not less than five hectares with at least a regional playground; Open Age Premier/regional cricket oval; cricket training facilities; fit for purpose building including change rooms; shelter with barbeque and public toilets.
- A neighbourhood activity centre with total building footprint of not less than 1,500 square metres for commercial and community uses such as child care centre, convenience store and take-away.
- Opportunities to facilitate formal and informal community gathering and social interaction.
- An attractive and safe neighbourhood through:
- Distinctive neighbourhood entrances from the Princes Highway and Settlement Road.
- A prominent highway frontage that provides an attractive entrance into Sale.
- Appropriate interfaces with Kilmany Park Estate, existing low density residential areas and the neighbourhood activity centre.
- Lots fronting to major roads, shared paths, waterways, flood plains, public open space and reserves.
- Natural surveillance to create a sense of safety and security.

Specialist reports required to inform development plan

The development plan must be accompanied by and incorporate recommendations of the following specialist reports, and others as requested by the responsible authority:

- A Transport Impact Assessment Report (TIAR) which as a minimum must address traffic and access issues arising from the proposed development, predicted traffic generation and the impact of the development on the existing arterial road network in all relevant peak periods, in particular its impact on the following intersections with Princes Highway; Reid Drive, Hunt Place, The Ridge and Settlement Road.
- A Pedestrian and Cyclist Movement Traffic Study including the proposed linkages with the established residential areas and the path network north of the Princes Highway.

- An updated South Wurruk Stormwater Plan 2016 including the impact of increased stormwater volume on downstream farming land and pumping costs, and a review of the proposed stormwater quality infrastructure to ensure the impacts of increased volume are addressed.
- A Native Vegetation Assessment including a Biodiversity Assessment Report.
- A Cultural Heritage Management Plan, if required.

The specialist reports must address the design principles and concept plan included in this schedule and any relevant background studies previously undertaken.

Development plan

The development plan must incorporate the road reserve west of Lot 6 PS702630.

The development plan must be informed and accompanied by a detailed design response based on an analysis of the natural, cultural and strategic context of the site and reflecting the recommendations of all specialist reports.

The development plan must contain:

- A description of the proposed neighbourhood vision and character enhancing the existing heritage, cultural and natural features.
- A site responsive and functional subdivision lay-out including the identification of:
- Lots in a variety of sizes and densities.
- All public open space and land to be used for drainage or conservation purposes.
- The neighbourhood activity centre.
- The road network, integrated with surrounding residential areas including:
- (shared) path network for pedestrians and cyclists including arterial road crossings;
- bus capable roads within the precinct; and
- the direct accesses from the arterial network via existing intersections and a fourth leg of the Hunt Place roundabout. No other direct access points from the arterial road network are permitted
- View corridors and heritage features.
- A landscape strategy with a consistent theme based on the proposed vision and character for the whole development including guidelines to support water sensitive urban design, details of street furniture; entrance statements from the Princes Highway and Settlement Road, and the native vegetation to be retained in public open space.
- A draft concept plan for the neighbourhood activity centre and district open space, including location of a sports oval, play space, general footprint of building(s), vehicle access points, location of parking; areas for delivery and waste disposal, integration with the pedestrian and bicycle path network, provision of bus services and interfaces with abutting development.
- Urban design guidelines for the whole development providing for high quality built form, heritage recognition, active frontages, sense of place and security, and all ability access.
- Urban design guidelines and concept plans for interfaces with the Princes Highway, established residential areas, the existing industrial area north of the Princes Highway, Kilmany Park Estate, Settlement Road and the flood plain at the southern boundary.

Development plan implementation

The development plan must be accompanied by:

- A Land Budget, including lot yield targets for each stage.
- A Staging Plan identifying the required interim and ultimate infrastructure requirements based on an indicative Servicing Plan showing all required utilities, services and infrastructure.
- A Developer Contributions Plan addressing anticipated timing and details of all required infrastructure associated with the development, including interim and ultimate infrastructure requirements.

Assessment of the development plan or amendment to the development plan

In assessing the development plan or an amendment to the development plan, the responsible authority must be satisfied that it:

- Achieves the design principles specified in this Clause.
- Is consistent with the background document Sale, Wurruk and Longford Structure Plan (2010), Scattered Tree Assessment (June 2014), Land Capability Assessment (March 2016) and any other specialist reports.
- Provides all essential services, community facilities, pedestrian and cycling links and roads.
- Is prepared to the satisfaction of the responsible and external authorities including EPA~~;~~ CFA~~;~~ ~~VicRoads, Public Transport Victoria~~, ~~Department of Economic Development, Jobs, Transport and Resources – Transport Group~~ Head, Transport for Victoria~~;~~ West Gippsland Catchment Management Authority~~;~~ Gippsland Water~~;~~ ~~Aboriginal Affairs Victoria~~First Nations- State Relations~~;~~ Department of ~~Environment Land Water and Planning~~Energy, Environment and Climate Action and relevant service authorities. [Updated names of authorities]
- Is developed with the appropriate level of community participation as determined by the responsible authority.
- Implements development requirements as set out in the:
  - Background document Infrastructure Design Manual (IDM);
  - Background document Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals;
  - Background document Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans;
  - VicRoads Tree Planting Policy; and
  - other requirements as determined by relevant authorities.
- Supports design and development principles as set out in:
  - Healthy Active by Design Guide (National Heart Foundation of Australia, 2025) [Updated document]
  - ~~Supportive Environments for Physical Activity (SEPA) principles of healthy urban design - refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004)~~
  - Developed in accordance with Water Sensitive Urban Design (WSUD) principles, which may include use of water recycling infrastructure and use of treated water.~~Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water;~~ [Practitioner's Guide] [Clarified requirement]
  - Developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles. ~~Crime Prevention Through Environmental Design (CPTED)~~ [Practitioner's Guide] [Clarified requirement]
- Is in accordance with any relevant agreement prepared under Section 173 ofthe *Planning and Environment Act 1987*.

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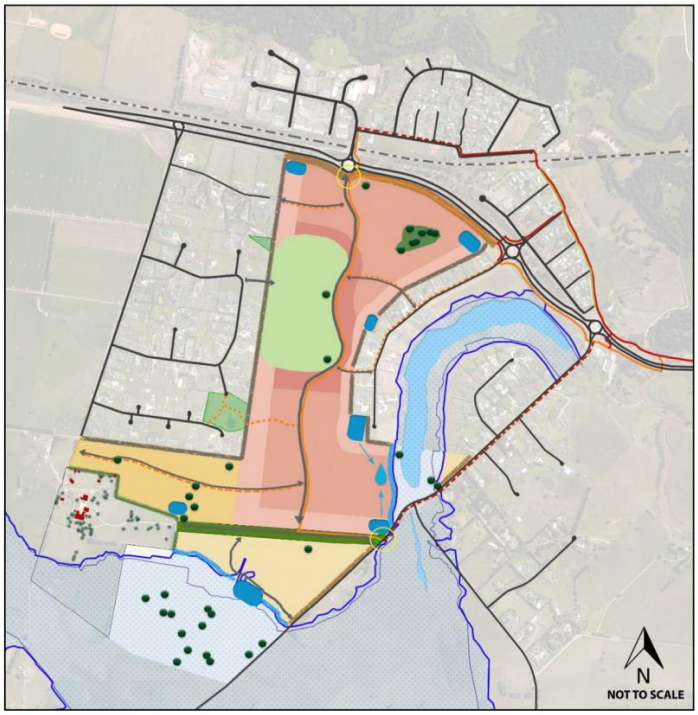
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Map 1: to the Schedule to Clause 43.04



- Existing road network
- Indicative road network
- Existing shared path
- Indicative shared path connection
- Indicative walking and cycling link
- Long term shared path connection
- Entrance Statement
- Higher density around amenity area - indicatively, lots not less than 300 m2
- Medium density - indicatively, lots averaging 800 m2
- Lower density - indicatively, lots of 1,000 m2 or greater
- LDRZ area - indicatively, lots no less than 2000 m2 – lot size dependent on business case for reticulated sewerage
- LDRZ area - indicatively, lots no less than 4000 m2
- Kilmany Park Estate
- Designated waterway and floodprone land
- Proposed retardation basins as identified in South Wurruk Stormwater Plan
- Alternative location retardation basin
- Existing drainage reserve
- Search area for Open Space and Neighbourhood Activity Centre
- Proposed conservation reserve
- Native trees as identified in Scattered Tree Assessment
- Interface with established residential areas
- Leslie Drive
- Interface with waterway or flood prone area
- Interface with Settlement Road
- Interface with Kilmany Park Estate
- Interface with Princes Highway

SCHEDULE 10 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019 C106well

Shown on the planning scheme map as **DPO10**.

LONGFORD DEVELOPMENT PLAN AREA

1.0 Objectives

25/07/2019 C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX CXXXwell Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority. ~~A permit may be granted to construct or carry out minor works to existing buildings or works prior to the approval of a Precinct Plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of the *Longford Development Plan, November 2015*.~~ [MDFC] [Removed inappropriate wording and replaced with prescribed wording from MDFC]

3.0 Conditions and requirements for permits

XX/XX/20XX CXXXwell Proposed

A permit application for subdivision must provide:

- A site description and plans demonstrating how the proposed subdivision design will conserve and contribute to the overall character of the precinct and, more generally, Longford.
- A graphical and written assessment demonstrating compliance with the approved Precinct Plan.

A permit application for subdivision must demonstrate that the proposed subdivision will not prejudice other properties from subdividing efficiently, and that safe access can be achieved or maintained to the site and other properties within the precinct.

A permit application for subdivision within Precincts 2, 3, 4 and 6 must include a subdivision plan showing indicatively how lots can be re-subdivided if reticulated sewerage can be provided.

~~A permit application for subdivision which includes land with native vegetation must address the requirements of Clause 52.17 Native Vegetation.~~ [Practitioner's Guide] [Removed redundant requirement]

A permit for subdivision and development must include conditions which reflect the urban design principles, guidelines, requirements and conditions stated in the *Longford Development Plan, November 2015* and the approved Precinct Plan.

A permit for subdivision must include an agreement under section 173 of the *Planning and Environment Act 1987* between the landowner(s) and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) for infrastructure contributions identified in the Precinct Plan. If an agreement requiring infrastructure contributions already exists, the landowner(s) are not required to enter into a new agreement. The agreement will lapse once all specified requirements have been satisfied.

Subdivision and development must not prejudice the intended outcomes of the Longford Development Plan, November 2015. [MDFC] [Reinstated wording removed from section above]

4.0 Requirements for development plan

XX/XX/20XX CXXXwell Proposed

A development plan must include the following requirements:

To allow for staged development of the land within the precincts identified in Map 1, the development plan will comprise a series of Precinct Plans, prepared to the satisfaction of the responsible authority.

There must be a single Precinct Plan prepared for each precinct identified in Map 1, prior to the development of land included in that precinct.

Precinct Plans must address the design requirements as stated in the *Longford Development Plan, November 2015*, together with the following design principles:

- A site responsive design reflective of the Longford character of quiet meandering roads, rural living lifestyle and a green, leafy character.
- Enhanced connectivity for pedestrians and vehicles by:

- Linking precincts.
- Ensuring connectivity to key destination points (such as the Longford Primary School, town core and open space areas) is maintained.
- Developing concentric loops, which ultimately connect to the existing movement network to Sale.
- Further intensification of the town core area (Precincts 2, 3, 4 and part of 6), subject to availability of services (particularly reticulated sewer).
- Independent development of each precinct.

Precinct Plans must contain:

- A Drainage Assessment which has regard to stormwater and any potential environmental impact on the Ramsar wetland area.
- A Staging Plan showing the sequence of development and delivery of infrastructure (construction or upgrade).
- A Public Infrastrucutre Plan for delivery and funding of infrastructure items associated with the proposed development, including potential interim and ultimate infrastructure requirements.
- An Interface Treatment Plan to provide a suitable buffer betweenthe golf course and proposed development (this requirement only applies to precincts sharing a boundary with the golf course).

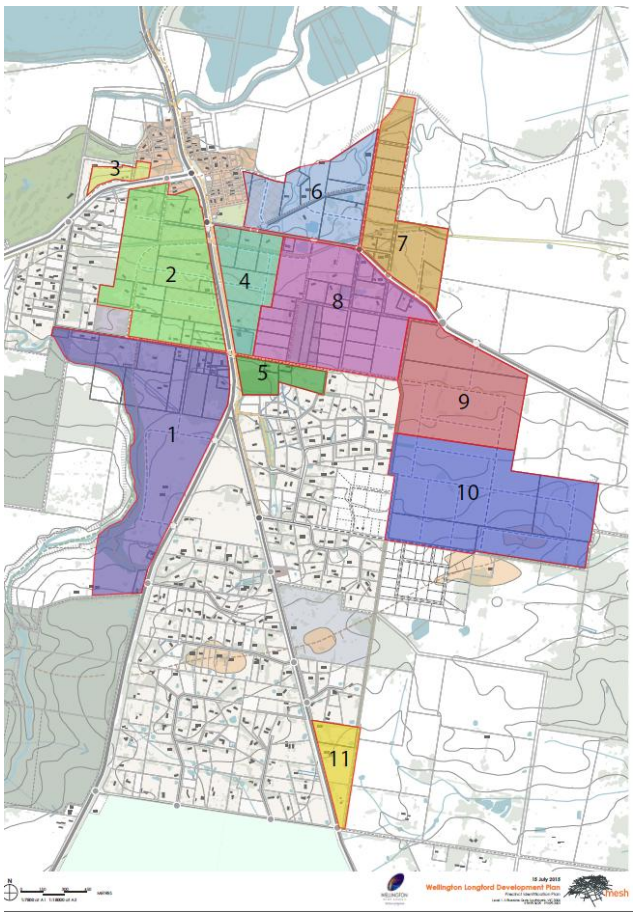
In assessing or amending a Precinct Plan, the responsible authority must be satisfied that it is:

- Achieving the design principles specified in this clause and the *Longford Development Plan, November 2015.*
- Meeting any requirements of (as appropriate): Country Fire Authority; ~~VicRoads~~Head, Transport for Victoria; West Gippsland Catchment Management Authority; Gippsland Water; ~~Aboriginal Victoria~~First Nations- State Relations; Department of ~~Environment, Land, Water and Planning~~Energy, Environment and Climate Action; ~~APA Group~~Australian Gas Networks or other relevant service authorities. [Updated names of authorities]
- Developed with the appropriate level of stakeholder participation.
- In accordance with any relevant agreement prepared under section 173 ofthe *Planning and Environment Act 1987.*
- Implementing the requirements of the background document *Infrastructure Design Manual* (IDM).
- Supporting design and development principles as set out in ~~:~~
  - ~~Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004)~~Healthy Active by Design Guide (National Heart Foundation of Australia, 2025) [Updated document]
  - Developed in accordance with Water Sensitive Urban Design (WSUD) principles, ~~including~~ which may include the use of recycling infrastructure and use of treated water~~.~~ [Practitioner's Guide] [Clarified requirement]
  - Developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles. [Practitioner's Guide] [Clarified requirement]

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Map 1 to the Schedule to Clause 43.04



(Source:

Longford Development Plan, November 2015) [Fixed formatting issue]

SCHEDULE 11 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **DPO11**.

LOW DENSITY RESIDENTIAL AREAS

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Requirement before a permit is granted

XX/XX/20XX
CXXXwell
Proposed

~~A permit may be granted to construct or carry out minor works to existing buildings or works prior to the approval of a development plan if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of future low density residential development.~~ A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following:

- Minor works to existing buildings. [MDFC] [Removed wording not appropriate to this section]

3.0 Conditions and requirements for permits

XX/XX/20XX
CXXXwell
Proposed

The following conditions and/or requirements apply to permits:

- A permit for subdivision and development must include conditions which reflect the urban design principles, requirements and conditions as stated in the approved development plan.
- A permit for subdivision, which includes land with native vegetation must:
- contain a condition demonstrating how any retained native vegetation will be protected.
- ~~must be in accordance with the requirements of Clause 52.17 Native Vegetation when clearing of native vegetation is unavoidable.~~ [Practitioner's Guide] [Removed redundant requirement]
- A permit for subdivision regarding land containing a designated waterway must contain a condition requiring a Waterway Management Plan. [Clarified requirement]
- A permit for subdivision must include an Agreement under Section 173 of the *Planning and Environment Act 1987* between the landowners and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) for infrastructure contributions identified in the Development Plan. If an Agreement requiring infrastructure contributions already exists, the landowner(s) are not required to enter into a new Agreement. The Agreement will lapse once all specified requirements have been satisfied.

4.0 Requirements for development plan

XX/XX/20XX
CXXXwell
Proposed

A development plan must include the following requirements:

- A single development plan must be prepared for each contiguous development area of land to which this schedule applies.
- A site analysis plan must be prepared and identify the topography of the land; the location of any existing vegetation; drainage lines, water features, retarding basins and flood ways; sites of biological, heritage or archaeological significance; sites that are potentially contaminated; areas affected by easements; and any other relevant features.
- A drainage plan must be prepared and show:
  - An integrated drainage scheme for the area that incorporates Water Sensitive Urban Design (WSUD) principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation. [Added abbreviation]
  - Provisions for landscaping within any drainage depressions that integrate with the site.
- A traffic plan must be prepared and show:
  - A sealed road network design that minimises access points onto designated ~~Category 1 or 2~~arterial roads; is based on a practical hierarchy of roads including safe intersections and pedestrian and bicycle infrastructure connecting with the existing movement network; and uses existing roads or road reserves when available. [Updated terminology]

- Details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.

- A development plan must:
  - Respond to the issues and recommendations identified in the site analysis, the drainage plan and the traffic plan.
  - Demonstrate how the proposed subdivision design will conserve and contribute to the overall character of the area.
  - Ensure that allotments have only one boundary adjoining a road reserve unless the allotment is on a corner.
  - Demonstrate how the overall pattern of development integrates with the immediate surrounding area and how a degree of natural surveillance is created.
  - Provide an overall scheme for landscape planting and the preservation of existing indigenous vegetation and individual trees wherever possible, including avoiding and minimising impacts to roadside native vegetation from subdivision design.
  - Demonstrate how all necessary infrastructure and services will be provided.
  - Include a staging plan showing the timing and sequence of development and infrastructure delivery (construction or upgrade).
  - Include a public ~~infrastrucutre~~ infrastructure plan for the delivery and funding of infrastructure items associated with the proposed development, including any potential interim and ultimate infrastructure requirements. [Corrected spelling]
- In assessing or amending a development plan, the responsible authority must be satisfied that it is:
  - Achieving the objectives as set out in relevant structure plans, policy, strategy or guidelines relating to the development area.
  - ~~Meeting the requirements of Clause 56 as specified in the zone.~~ [Practitioner's Guide] [Removed redundant requirement]
  - Meeting any requirements of the Country Fire Authority; ~~Department of Economic Development, Jobs, Transport and Resources- Transport Group; VicRoads~~ Head, Transport for Victoria; West Gippsland Catchment Management Authority; Gippsland Water; ~~Aboriginal Victoria~~First Nations-State Relations; Department of ~~Environment, Land, Water and Planning~~Energy, Environment and Climate Action and other relevant service authorities. [Updated names of authorities]
  - Developed with the appropriate level of stakeholder participation.
  - In accordance with any relevant Agreement prepared under Section 173 of the *Planning and Environment Act 1987*.
  - Implementing the requirements of the background document *Infrastructure Design Manual (IDM)*, relevant Austroads publications, Australian Standards.
  - Supporting design and development principles, including ~~as set out in Supportive Environments for Physical Activity (SEPA) principles of healthy urban design - refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004),~~ Water Sensitive Urban Design (WSUD)~~, including recycling infrastructure and use of treated water;~~ Best Practice Environmental Management Guidelines; and Crime Prevention Through Environmental Design (CPTED); and the principles set out in the document Healthy Active by Design Guide (National Heart Foundation of Australia, 2025). [Updated document and rephrased sentence]

SCHEDULE 12 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

24/10/2019 C103well

Shown on the planning scheme map as **DPO12**.

WEST SALE AERODROME INDUSTRIAL PRECINCT

1.0 Objectives

24/10/2019 C103well

To facilitate the coordinated development of the West Sale Aerodrome Industrial Precinct.

To implement the strategies of the *West Sale and Wurruk Industrial Land Supply Strategy* (2018).

To ensure development does not prejudice or conflict with the ongoing operation of the West Sale Aerodrome, Gippsland rail line, Princes Highway or Sale alternate truck route.

To ensure that the standard of development, design and built form is of high quality.

To ensure the layout and built form minimises the potential for negative off-site impacts.

2.0 Requirement before a permit is granted

XX/XX/20XX CXXXwell Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority, if the proposal is for the following: ~~A permit may be granted before a development plan has been approved for the following:~~

- ~~A~~ A minor extension, minor addition or minor modification to an existing development. ~~A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly use and development of the area affected by the Development Plan Overlay.~~ [MDFC] [Removed wording inappropriate to this section]

~~**S173 Agreement**~~

~~Before any permit is issued for subdivision or development, the owner must enter into an agreement(s) with Council pursuant to Section 173 of the *Planning and Environment Act* 1987 in relation to contributions (including works in kind) towards shared infrastructure such as major roads, intersections and shared drainage works and associated land.~~ [MDFC] [Removed wording inappropriate to this section]

3.0 Conditions and requirements for permits

XX/XX/20XX CXXXwell Proposed

~~A planning permit application for the use or development of land must be accompanied by reports and plans prepared by suitably qualified professionals that address the following matters to the satisfaction of the responsible authority.~~ The following conditions and/or requirements apply to permits: [MDFC] [Inserted prescribed wording]

Layout and Staging

- Ensure consistency of the proposed development with the approved development plan.
- ~~Responds to how the development of the land will occur in an orderly manner having regard to the purpose of the Industrial Zone; the purpose of adjoining zones; essential services; community facilities; and roads.~~ [Practitioner's Guide] [Removed inappropriate requirement]
- Responds to the relationship of proposed and existing nearby use and development, to reduce the chance of conflict.
- Loading and service functions must be sited to the side or rear of premises and appropriately screened to address any visual amenity issues.
- Car parking must be provided to the front of the site (not within landscape setback areas) and centrally to encourage their use.
- Buildings must be setback at least 19 metres from the northern and western site boundaries.
- Details of all proposed landscaping.

Built form response

- The design of any proposed buildings should enhance and reinforce the character of the area including the amenity and streetscape, having particular regard to the proximity of Princes Highway, Gippsland rail line and Sale alternate truck route.
- Contemporary and creative architecture is encouraged in the design, built form, style and finishes. The façade of all buildings must be treated to the satisfaction of the Responsible Authority.
- Buildings should address the street frontage by including the following elements of design:
- Front facades that include design elements that add visual interest.
- Locating office components in a visible location at the front of the building.
- Buildings and works must include suitable measures to minimise any building design or material impacts on the operation of the Gippsland Rail Line.

Airport specific considerations

- Buildings and works must be consistent with the National Airports Safeguarding Framework (NASF) and the West Sale Airport Master Plan Update 2017 (or any superseding documents).
- Buildings and works must not create an unacceptable risk of building generated windshear or turbulence for aircraft using West Sale Aerodrome, having regard to NASF Guideline B – Managing the Risk of Building Generated Windshear and Turbulence at Airports.
- The maximum height of all buildings and structures must comply with West Sale Aerodrome's Obstacle Limitation Surfaces (OLS).
- Lighting should be provided to car parking where required, and all lighting must comply with NASF Guideline E – Managing the Risk of Distractions to Pilots from Lighting in the Vicinity of Airports.

Infrastructure

- Physical infrastructure such as water, power, reticulated sewage and constructed sealed roads should be available to new buildings.
- All vehicle crossings, accessways and parking areas should be sealed with an all-weather surface.

Acoustics

- Building design and layout should have regard to the impact of noise from surrounding uses such as the Aerodrome.
- Building design and layout should incorporate techniques to reduce noise emissions to acceptable standards, when the associated use may have adverse off-site noise impacts, particularly on nearby sensitive uses.

Section 173 Agreement

Before any permit is issued for subdivision or development, the owner must enter into an agreement(s) with Council pursuant to Section 173 of the *Planning and Environment Act*1987 in relation to contributions (including works in kind) towards shared infrastructure such as major roads, intersections and shared drainage works and associated land. [MDFC] [Relocated this section from above]

4.0 Requirements for development plan

XX/XX/20XX CXXXwell Proposed

The Responsible Authority must be satisfied that the prepared development plan:

- Achieves the objectives as set out in relevant structure plans, policy, strategy or guidelines relating to the development area.
- Meets any requirements of any relevant service and determining authorities.
- Is developed with the appropriate level of stakeholder participation.
- Accords with any relevant Agreement prepared under Section 173 of the *Planning and Environment Act*1987.

- Implements the requirements of the Infrastructure Design Manual (IDM), relevant Austroads publications, Australian Standards.
- Supporting design and development principles, including Water Sensitive Urban Design (WSUD); Best Practice Environmental Management Guidelines; and Crime Prevention Through Environmental Design (CPTED); and the principles set out in the document Healthy Active by Design Guide (National Heart Foundation of Australia, 2025).
- ~~Supports design and development principles as set out in Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to Healthy by Design guidelines; Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water; Best Practice Environmental Management Guidelines; and Crime Prevention Through Environmental Design (CPTED).~~ [Updated document and rephrased sentence]
- Implements transition agreements if part of the Precinct is developed while residences remain in others.

The development plan must include the following:

Site Analysis

The site analysis must show:

- The topography of the land,
- The location of any existing vegetation,
- Drainage lines,
- Sites of conservation, heritage or archaeological significance,
- Nearby aerodrome infrastructure, airspace protection surfaces, aircraft noise contours and other features,
- The Gippsland Rail corridor and level crossing(s).

Land Use, Development and Subdivision

- A detailed description of the proposed use and activities.
- The proposed overall subdivision layout including lots, roads, public open space and other features of the subdivision in a manner which is responsive to the features identified in the Site Analysis. The layout must:
- Have regard to the needs of a variety of industry types, the adjacent aerodrome and to any nearby sensitive uses.
- Respond to the natural features of and near the site (including native vegetation and wetlands).
- Provide for a range of lot sizes to cater for a variety of uses and building floor spaces that are adequate to meet local industry needs.
- Integrate natural systems (stormwater drainage reserves and overland flow paths) into usable open spaces.
- Include the provision of active transport and local open space connections (such as footpaths and shared paths), in accordance with any relevant Council strategy or policy.
- Include the provision of safe, segregated pedestrian routes around and between sites.
- Ensure no direct drainage into the rail corridor and include fencing of the adjoining Gippsland Rail line in accordance with the requirement of VicTrack.
- Details of how development of the site will respond to the objectives of the West Sale and Wurruk Industrial Land Supply Strategy (2018).
- Details of how development of the site will respond to the objectives of the National Airports Safeguarding Framework, and associated guidelines, and the West Sale Airport Master Plan Update 2017 (or any superseding documents).
- Details of required buffer treatments where necessary to protect the amenity of surrounding properties and the safety of the public, including consideration of runway end Public Safety Zones.
- Details about the staging of the development.

- Details of how the layout will address the setbacks required to mitigate bushfire risk.
- Access to the existing road network and provision for future access to adjoining properties.
- The location of vehicle crossings.

Infrastructure Services

- A preliminary survey and Stormwater Management Plan must be prepared to the satisfaction of the Responsible Authority and the West Gippsland Catchment Management Authority, including the analysis of the drainage catchment within the site and drainage requirements having regard to opportunities to maximise the drainage catchment to the north and minimise stormwater flow to the south.
- Findings and options must also consider methods to integrate proposed works associated with any expansion to the Aerodrome.

Traffic Management Plan

The Traffic Management Plan must:

- Provide a convenient, sealed and safe road network design that:
  - Is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle connections.
  - Uses existing roads or road reserves where available.
  - Conforms with the Infrastructure Design Manual, relevant Austroads publications and Australian Standards.
  - Supports buildings which front onto the road.
  - Provides appropriate freight vehicle access recognising larger vehicles and waste management vehicles.
- Identify and responds to the need for ~~Category 1 or 2~~arterial roads to the satisfaction of the relevant road authorities where access to the development is: [Updated terminology]
  - Obtained directly from the ~~Category 1 or 2~~arterial ~~R~~road; [Updated terminology]
  - Obtained from a road other than ~~Category 1 and 2~~an arterial road within close proximity to an arterial ~~Category 1 or 2~~ road that is considered as a main access link to the development.
- Provide details of any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.
- Provide details of timing and developer provision of required upgrades.
- Include an Australian Level Crossing Assessment Model (ALCAM) report based on the full development potential of the Development Plan Area and a Traffic and Rail Risk Assessment to the satisfaction of the Responsible Authority, VicTrack and the Road Authority. The assessment must:
  - Consider the impact of proposed development on the Sale-Heyfield Road, Sale Cowwarr Road, Williams Drive and the Princes Highway.
  - Identify any risks associated with the increased use of the level crossings located at Sale-Heyfield Road, Sale Cowwarr Road and Williams Drive and;
  - Recommend appropriate measures to address identified risks and upgrade the level crossing in accordance with AS 1742.7 Manual of Uniform Traffic Control Devices - Railway Crossings.
- The costs of any risk mitigation or level crossing upgrades identified are to be provided at no cost to VicTrack or V/Line.
- Provide details of access arrangements to Sale-Heyfield Road including the consideration of
  - Minimising the frequency of access points; and
  - the strategic nature and status of the Sale Alternative Truck Route
- Consider the opportunity to establish a broader functional road network which connects Sale-Cowwarr Road to Sale-Heyfield Road, north of the railway line, including a review of rail connections.

Landscape Plan

A landscape plan must be provided and include the following:

- A full vegetation survey and condition statement; and
- A landscape design and theme for the site, including public open space, buffer areas and road reserves taking into account existing vegetation and the desire to develop high quality industrial areas. The landscape plan must address the following requirements:
- Native vegetation should be retained where possible.
- Land within 5 metres of a road, a residential zone, or another sensitive use should be predominately landscaped.
- Landscaping at the front of lots and nature strips should involve the planting of trees, whilst landscaping near residential or sensitive uses should achieve a screening effect.
- The interface with the railway line should be setback at least 5 metres and landscaped in order to screen views from the highway.
- Car parking must not be provided within the landscape setback areas.
- Landscaping must not be bird attracting and should be consistent with NASF Guideline C – Managing the Risk of Wildlife Strikes in the Vicinity of Airports.

Ecological Assessment

A preliminary Ecological Assessment must be undertaken to identify the potential presence of protected species. Further Ecological Assessments may be required if the presence of protected species is identified.

The preliminary assessment and any further assessments must be prepared to the satisfaction of the Responsible Authority.

Preliminary Cultural Heritage Survey

A preliminary Cultural Heritage Survey is to be prepared to identify the presence of any cultural heritage within the site. If areas of cultural heritage are found on the site a detailed Cultural Heritage Management Plan must be prepared to the satisfaction of the Responsible Authority.

Aviation Impact Assessment

An Aviation Impact Assessment is to be prepared to the satisfaction of the Responsible Authority having regard to the National Airports Safeguarding Framework, and associated guidelines, and the West Sale Airport Master Plan Update 2017 (or any superseding documents). Any recommendations or requirements of this assessment must be incorporated into the development plan.

Fences

- Fencing should be visually permeable and should be constructed of materials other than unpainted galvanised steel and wire.
- Fencing should be constructed of materials that complement the building and surrounding area and should be painted a muted colour.
- Where possible, fencing should be softened and screened by vegetation planting.
- Fencing adjoining the Gippsland Rail Line must comply with the requirements of the Responsible Rail Authority.

SCHEDULE 14 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

23/06/2023 C116well

Shown on the planning scheme map as **DPO14**.

LONGFORD DEVELOPMENT PLAN PRECINCT AREAS

1.0 Objectives

23/06/2023 C116well

To provide for the orderly and coordinated development of precincts identified within the*Longford Development Plan (November 2015)*

2.0 Requirement before a permit is granted

XX/XX/20XX CXXXwell Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority. ~~A permit may be granted to use or subdivide land, construct a building construct or carry out works before a Precinct Development Plan has been prepared if the responsible authority is satisfied that the granting of a permit does not prejudice the intended outcomes of the*Longford Development Plan, November 2015*.~~ [MDFC] [Removed wording inappropriate to this section]

3.0 Conditions and requirements for permits

23/06/2023 C116well

The following requirements apply to permits:

- A permit application for subdivision must provide:
- An assessment and plans demonstrating how the proposed subdivision design complies with the approved Precinct Development Plan and how it will conserve and contribute to the overall character of the precinct and, more generally, Longford.
- Plans that show that safe access can be achieved to the site and other properties within the Longford Development Plan area.
- A permit for subdivision and development must include:
- Conditions which reflect the urban design principles, guidelines, requirements and conditions stated in the *Longford Development Plan, (November 2015)*and the approved Precinct Development Plan.
- A condition requiring an agreement under Section 173 of the *Planning and Environment Act 1987* between the landowner(s) and the responsible authority to acknowledge the arrangements (e.g. payments or works-in-lieu) for infrastructure contributions identified in the Precinct Plan. The agreement will lapse once all specified requirements have been satisfied.
- Conditions relating to providing water supply and access requirements specified by the Country Fire Authority.
- Conditions relating to requirements for erosion and sedimentation controls to be applied to the satisfaction of the Responsible Authority.

4.0 Requirements for development plan

XX/XX/20XX CXXXwell Proposed

A Precinct Development Plan must allow for the staged development of the land shown within Precincts 1-11 on Map 1 and include the following requirements:

- Precinct Development Plans must address the design requirements as stated in the *Longford Development Plan, (November 2015)*, together with the following design principles:
- Landscaping along internal roadways with consideration to *'Greener Wellington'* and in consultation with Council's Open Space Planning team.
- Enhanced connectivity for pedestrians and vehicles by:
- Linking Precincts through low-traffic roadways, pedestrian and cycling routes

- Ensuring connectivity to key destination points (such as the Longford Primary School, town core and open space areas) is maintained.
- Developing concentric loops, which ultimately connect to the existing movement network to Sale.

An application for the approval of a Precinct Development Plan must contain:

- A Drainage Assessment which has regard to storm water and any potential environmental impact on ~~RAMSAR~~ Ramsar listed wetlands in the region. [Fixed spelling]
- A Staging Plan showing the sequence of development and delivery of infrastructure (construction or upgrade).
- A Public Infrastructure Plan for delivery and funding of infrastructure items associated with the proposed development, including potential interim and ultimate infrastructure requirements.
- Details of how erosion and sedimentation controls will be managed at the time of subdivision.
- Appropriate demonstration of meeting the requirements of Clause 13.02-1S of the Wellington Planning Scheme to the satisfaction of the relevant bushfire safety authority, including implementing the following Bushfire Protection Measures:
- Setbacks from classified vegetation that will lead to exposure of radiant heat no greater than 12.5kW/m2.
- Building envelopes are identified on all lots that require vegetation to be managed for the purposes of defendable space.
- Requirements for vegetation within areas of defendable space in accordance with Table 4 of Clause 53.02-5.
- Requirements to manage vegetation on future lots to ensure a bushfire risk is not created over time.
- Incorporating a perimeter road in areas that are adjacent to areas of vegetation or bushfire hazards.
- The provision of non-combustible fencing between grassland hazards and proposed lots.
- Adequate on-site water supply and access in accordance with Country Fire Authority requirements.

In assessing or amending a Precinct Plan, the responsible authority must be satisfied that it is:

- Achieving the design principles specified in this clause and the *Longford Development Plan (November 2015)*.
- Meeting any requirements of (as appropriate); Environment~~al~~ Protection Authority [Fixed spelling]; West Gippsland Catchment Management Authority; Gippsland Water; First Peoples - State Relations; Department of Energy, Environment and Climate Action; Department of Transport and Planning and relevant servicing authorities.
- Responding to the strategies outlined in Clause 13.02-1S of the Wellington Planning Scheme, to the satisfaction of the Country Fire Authority.
- Implementing the requirements of the Infrastructure Design Manual (IDM).
- Supporting design and development principles as set out in:
  - Healthy Active by Design Guide (National Heart Foundation of Australia, 2025) [Updated document]
- ~~Water Sensitive Urban Design (WSUD), including recycling infrastructure and use of treated water.~~Developed in accordance with Water Sensitive Urban Design (WSUD) principles, which may include the use of recycling infrastructure and use of treated water. [Practitioner's Guide] [Clarified requirement]

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- ~~Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the background document 'Healthy by Design: A planners' guide to environments for active living (National Heart Foundation of Australia, 2004)';~~ [Updated document]
- Developed in accordance with Crime Prevention Through Environmental Design (CPTED) principles. ~~Crime Prevention Through Environmental Design (CPTED).~~ [Practitioner's Guide] [Clarified requirement]

Map 1 to the Schedule to Clause 43.04

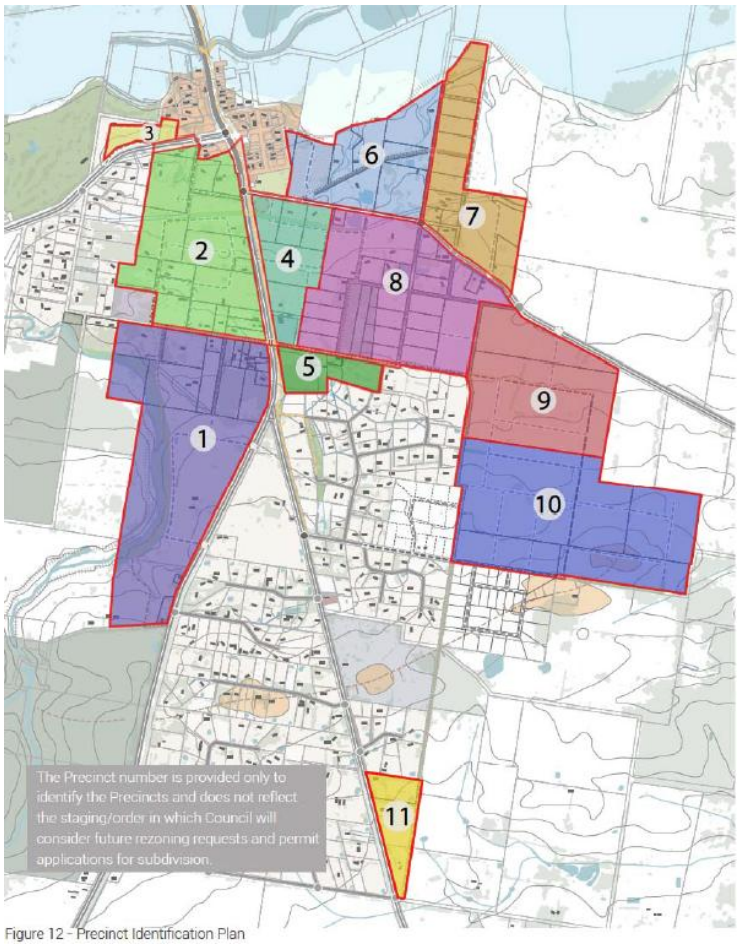


Figure 12 - Precinct Identification Plan

(Source: Longford Development Plan, November 2015)

SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

23/06/2023 C114well

Shown on the planning scheme map as **DPO13**.

North Sale Development Plan Area

1.0 Objectives

23/06/2023 C114well

To create an integrated and coordinated development that achieves high-quality land use outcomes.

To create a vibrant new community with distinct character and sense of place.

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

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

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

2.0 Requirement before a permit is granted

XX/XX/20XX CXXXwell Proposed

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority. ~~A permit may be granted to use or subdivide land, construct a building or construct, or carry out works, before a development plan has been prepared, to the satisfaction of the responsible authority where it does not prejudice the orderly development of the North Sale Development Plan area.~~ [MDFC] [Removed wording inappropriate to this section]

3.0 Conditions and requirements for permits

XX/XX/20XX CXXXwell Proposed

The following conditions and requirements apply to permits applications to subdivide land, where appropriate:

Conditions:

- The preparation and approval of a Construction Management Plan prior to the commencement of works.
- The preparation and approval of a Bushfire Management Plan prior to the commencement of works. The plan must demonstrate how the required bushfire protection measures will be met and implemented on an ongoing basis.
- Any new development must include the following bushfire protection measures:
- All development must be setback a minimum distance of 19m from any bushfire hazard, including internal reserves;
- Any vegetation located within the required setback must be managed to the following defendable space standard:
- Grass must be short cropped and maintained during the declared fire danger period.
- All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
- Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
- Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
- Shrubs must not be located under the canopy of trees.
- Individual and clumps of shrubs must not exceed 5 square metres in area and must be separated by at least 5 metres.
- Trees must not overhang or touch any elements of the building.
- The canopy of trees must be separated by at least 2 metres.
- There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
- A perimeter road must be provided within the subject land along the northern and eastern boundaries between the grassland hazards and future lots.

- The proposed road layout must connect to the existing road network and established residential areas.
- Non-combustible fencing must be provided between any grassland hazards and proposed lots.
- Before certification, building envelopes must be provided on the plan of subdivision for any lots that require vegetation to be managed for the purpose of defendable space.
- Where a subdivision will abut an interim bushfire hazard the required construction management plan must identify the land management measures to be undertaken by the developer to reduce the risk from fire, enable emergency access and specify an area of 19m between the edge of development and any non developed areas where vegetation must be managed to a low threat condition.
- Proposed landscaping within proposed public open space reserves must be designed and implemented to ensure it does not result in a bushfire hazard through the establishment of classifiable vegetation as defined under *AS 3959-2018 Construction of Buildings in Bushfire-prone Areas (Standards Australia, 2018)*.
- Prior to the issue of a statement of compliance the permit holder must enter into an agreement with the Responsible Authority under Section 173 of the *Planning and Environment Act 1987.* The Section 173 Legal Agreement must be executed on title of the relevant land prior to the commencement of the use and prior to the issue of a statement of compliance under the *Subdivision Act 1988*. The applicant must meet the costs associated with the drafting and execution of the Agreement, including those incurred by the responsible authority. It must provide for the following:
- Secure a contribution towards the funding of key infrastructure in accordance with the *North Sale Infrastructure Funding Arrangement - Final Report* (or as amended);
- Ensure future owners are aware of the obligation to implement the requirements of the Bushfire Hazard Management Plan, including compliance at all times during the fire danger period;
- to ensure that any future development is comprised of non-reflective building materials. If it is later found that lights or glare endangers the safety of aircraft operations, Defence may require the lighting to be extinguished or suitably modified; and
- Ensure that any future development of the land complies with the extraneous lighting controls detailed in the *CASA Manual of Standards (MOS-139) Aerodromes*. Outdoor luminaries with no upward light component (e.g., 'aero-screen' type fittings) should be used for any outdoor lighting to minimise potential conflict with aircraft operations.
- Ensure that all the recommendations of the Environmental Audit Statement (Report No. EA001303 (AEA Reference: EA0951)) are complied with to the satisfaction of the responsible authority, prior to commencement of the use of the site. Written confirmation of compliance must be provided by a suitably qualified environmental consultant to the satisfaction of the responsible authority. Compliance sign-off must be in accordance with the Environmental Audit Statement recommendations regarding verification of works.
- Any other condition as deemed appropriate by the responsible authority.

Requirements:

An application for a planning permit to subdivide land must be accompanied by the following information, where appropriate:

- A site analysis plan.
- A proposed subdivision layout including any proposed staging.
- A planning report outlining how the proposed development responds to the relevant sections of the Wellington Planning Scheme and how the proposed development is consistent with the objectives and requirements of the *North Sale Development Plan (2018)*.
- A bushfire hazard assessment that identifies any bushfire hazard, its vegetation type and slope on or within 150m of the development plan boundary.
- A bushfire management plan that demonstrates how the required bushfire protection measures will be met.
- A stormwater management plan.
- A Traffic Impact Assessment and Management Plan.
- The availability of and connection to, relevant utility services.

- Any other requirements as deemed appropriated by the responsible authority.

Development must not prejudice the future use and development of the area affected by the Development Plan Overlay. [MDFC] [Relocated wording from above]

4.0 Requirements for development plan

23/06/2023
C114well

The development plan must include the following requirements:

- A site analysis plan
- An overall plan of subdivision which shows proposed lot layout and sizing (including staging), street networks, walking and cycling networks, public open space areas.
- An open space plan which details open space improvements and landscaping.
- A bushfire management assessment and management plan.
- A Flora and fauna assessment.
- A cultural heritage assessment.
- Identification of infrastructure requirements for the North Sale Development Plan Area including but not limited to utilities, stormwater management and movement networks.
- Details of infrastructure delivery including timing and how it is to be funded. The arrangement of infrastructure contributions identified in the development plan will be agreed upon and given effect by an agreement entered into by the landowner(s) and the responsible authority under *Section 173 of the Planning and Environment Act 1987.*

LAND MANAGEMENT OVERLAYS

44

19/01/2006
VC37

XX/XX/20XX CXXXwell Proposed

SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

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

1.0 Floodway objectives to be achieved

25/07/2019 C106well

None specified.

2.0 Statement of risk

25/07/2019 C106well

None specified.

3.0 Permit requirement

XX/XX/20XX CXXXwell Proposed

A permit is not required for the following:

Buildings

- A pergola, carport or in-ground swimming pool associated with an existing dwelling;
- A deck or verandah associated with an existing dwelling that does not impede the flow of floodwaters and has a floor area no greater than $20m^2$;
- A rainwater tank associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed $20m^2$;
- An upper storey extension to an existing building within the existing building footprint, provided that the total number of bedrooms is not increased;
- A pump shed;
- An agricultural shed with open sides; ~~and~~ [Fixed grammar]
- Open type fencing (excluding paling fencing, brick and concrete walls) and maintenance to existing fencing;
- Open sports ground with no grandstands or raised viewing areas, playgrounds, picnic shelters and barbeques;
- A mast, antenna, power pole, light pole, or telecommunication tower; ~~and~~ [Fixed grammar]
- An outdoor sign/structure, provided it does not alter flood flows or floodplain storage capacity.

Works

- Works ancillary to an existing building (including landscaping) that do not alter the surface profile by more than 150 mm;
- Works associated with roads, roadsides or any other access way (public or private) that do not alter the existing surface level;
- Works associated with roads, roadsides or any other access ways (public or private) carried out by a public authority that have received written consent from the floodplain management authority;
- Earthworks in accordance with a *whole farm plan* approved by the responsible authority and floodplain management authority;
- Works associated with vine or horticultural trellises or watering systems; and
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Buildings and works

- Buildings and works undertaken by Gippsland Ports associated with jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.

- Buildings and works associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cox's Bridge) between May Street, Sale and the Thomson River Bridge (constructed as part of the South Gippsland Highway upgrade: Stage 1 – Swing Bridge Realignment), provided that the buildings and works are to the satisfaction of the floodplain management authority.

4.0 Application requirements

25/07/2019 C106well

None specified.

5.0 Decision guidelines

25/07/2019 C106well

None specified.

XX/XX/20XX CXXXwell Proposed

SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY

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

1.0 Land subject to inundation objectives to be achieved

25/07/2019 C106well

None specified.

2.0 Statement of risk

25/07/2019 C106well

None specified.

3.0 Permit requirement

XX/XX/20XX CXXXwell Proposed

A permit is not required to carry out the following:

Buildings

- A non-habitable building (other than industrial or commercial) with a floor area less than 20m^2;
- An extension to a non-habitable building (other than industrial or commercial), provided that the total ground floor area of the extension is less than 20m^2;
- An extension to an existing habitable building of less than 20m^2, provided that the proposed floor level is at least 300 mm above the 100 year ARI flood level;
- A single replacement dwelling, provided that the floor level is at least 300 mm above the 100 year ARI flood level;
- A pergola, carport or in-ground swimming pool associated with an existing dwelling;
- A deck or verandah associated with an existing dwelling that does not impede the flow of floodwaters and has a floor area no greater than 20m^2;
- A rainwater tank associated with an existing dwelling,provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20m^2;
- An upper storey extension to an existing building within the existing building footprint;
- Open type fencing (excluding paling and colourbond fencing, brick and concrete walls) and maintenance to existing fencing;
- Open sports ground with no grandstands or raised viewing areas, playgrounds, picnic shelters and barbeques;
- A pump shed;
- An agricultural shed with open sides;
- A mast, antenna, power pole, light pole, or telecommunication tower; ~~and~~ [Removed to ensure consistent formatting of lists]
- An outdoor sign/structure, provided that it does not alter flood flows or floodplain storage capacity.

Works

- Works ancillary to an existing building, including landscaping and pathways that do not alter the existing surface profile by more than 150 mm;
- Works associated with roads, roadsides or any other access way (public or private) that do not alter the existing surface level by more than 150mm;
- Works associated with roads, roadsides or any other access ways (public or private) carried out by a public authority that have received written consent from the floodplain management authority;
- Earthworks in accordance with a*whole farm plan*approved by the responsible authority and floodplain management authority;
- Works associated with vine or horticultural trellises or watering systems; and

- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Buildings and works

- Buildings and works undertaken by Gippsland Ports associated with jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.
- Buildings and works associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cox's Bridge) between May Street, Sale and the Thomson River Bridge (constructed as part of the South Gippsland Highway upgrade: Stage 1 – Swing Bridge Realignment), provided that the buildings and works are to the satisfaction of the floodplain management authority.

4.0 Application requirements

25/07/2019
C106well

None specified.

5.0 Decision guidelines

25/07/2019
C106well

None specified.

SCHEDULE 1 TO CLAUSE 44.05 SPECIAL BUILDING OVERLAY

25/07/2019
C106well

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

1.0 Flooding management objectives to be achieved

25/07/2019
C106well

None specified.

2.0 Statement of risk

25/07/2019
C106well

None specified.

3.0 Permit requirement

25/07/2019
C106well

None specified.

4.0 Application requirements

25/07/2019
C106well

None specified.

5.0 Decision guidelines

25/07/2019
C106well

None specified.

XX/XX/20XX
CXXXwell
Proposed

SCHEDULE 1 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

Shown on the planning scheme map as **BMO1**.

SEATON BUSHFIRE RECONSTRUCTION AREA [MDFC] [Added title to schedule]

1.0 Statement of the bushfire management objectives to be achieved

25/07/2019
C106well

To support the rebuilding of dwellings damaged or destroyed by a bushfire in January and February 2013 in a manner that maximises the bushfire protection that can be achieved having regard to relevant site constraints.

2.0 Application

25/07/2019
C106well

This schedule applies where all of the following are met:

- The application is for the construction of a building or the construction and carrying out of works associated with the rebuilding of a dwelling that was damaged or destroyed by a bushfire that occurred in January and February 2013.
- The application includes the substitute approved measures or applicable alternative measure set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0 Permit requirement

25/07/2019
C106well

None specified.

4.0 Application requirements

25/07/2019
C106well

The following application requirements apply to an application for a permit under Clause 44.06:

- In addition to the application requirements in Clause 44.06-3 of this planning scheme, an application to construct a building or construct or carry out works associated with the rebuilding of a dwelling that was damaged or destroyed by a bushfire that occurred in January and February 2013 must be accompanied by:
- The application requirements set out in Clause 53.02 of this planning scheme.
- A site plan that shows:
- The boundaries of the property.
- The location of any damaged or destroyed dwelling.
- The proposed location of the replacement dwelling.
- The existing and proposed access to the lot.
- Vegetation to be removed, destroyed or lopped to enable rebuilding construction of vehicle access.
- A report which considers whether the development:
- Reduces the bushfire risk from that which existed in association with the previous use of the land.
- Does not increase the likely intensity of use of the land.
- Is sited no closer to the bushfire hazard than the previous building footprint.
- Uses siting to enhance bushfire protection where reasonable siting options are available on land
- Implements approved measures or relevant alternative measures in Clause 53.02 to the fullest reasonable extent having regard to any relevant site constraints, including lot size.

5.0 Requirements to be met

25/07/2019
C106well

None specified.

6.0 Substitute approved measures for Clause 53.02

05/05/2026
VC248

Approved Measure	Substitute approved measure
AM2.1	The approved measure in Clause 53.02 applies unless the application demonstrates that the approved measures set out in this schedule have been implemented to the fullest reasonable extent.
AM3.1	The approved measure in Clause 53.02 applies unless it cannot be met due to the size of the lot in which case a setback should be provided to the property boundary.

7.0 Additional alternative measures for Clause 53.02

25/07/2019
C106well

None specified.

8.0 Mandatory Condition

25/07/2019
C106well

None specified.

9.0 Referral of application not required

25/07/2019
C106well

None specified.

10.0 Notice and review

25/07/2019
C106well

None specified.

11.0 Decision guidelines

25/07/2019
C106well

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The extent to which development can reasonably achieve compliance with the relevant requirements of Clause 53.02 of this scheme.
- The extent to which the replacement dwelling can be located on the land to assist the minimisation of risk to life and property from bushfire.

SCHEDULE 2 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **BMO2**.

LANGSBOROUGH, THE HONEYSUCKLES, GOLDEN BEACH, PARADISE BEACH, LOCH SPORT BAL-29 AREAS

1.0 Statement of the bushfire management objectives to be achieved

25/07/2019
C106well

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

2.0 Application

25/07/2019
C106well

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0 Permit requirement

25/07/2019
C106well

None specified.

4.0 Application requirements

25/07/2019
C106well

The following application requirements apply to an application for a permit under Clause 44.06:

- An application must be accompanied by a bushfire management plan that:
- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
- Details vehicle access.

5.0 Requirements to be met

25/07/2019
C106well

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-29
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
- The canopy of trees must be separated by at least 2 metres.
- A static water supply must be provided in accordance with Clause 53.02, and
- Vehicle access must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

6.0 Substitute approved measures for Clause 53.02

25/07/2019
C106well

None specified.

7.0 Additional alternative measures for Clause 53.02

25/07/2019
C106well

None specified.

8.0

XX/XX/20XX CXXXwell Proposed

Mandatory Condition

~~An application must include the mandatory conditions as specified in Clause 44.06-5.~~None specified [MDFC]
[Removed content not aligned with MDFC]

9.0

25/07/2019 C106well

Referral of application not required

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

10.0

25/07/2019 C106well

Notice and review

None specified.

11.0

25/07/2019 C106well

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- whether all of the bushfire protection measures in this schedule have been met.

SCHEDULE 3 TO CLAUSE 44.06 BUSHFIRE MANAGEMENT OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **BMO3**.

BRIAGOLONG, GLENMAGGIE, PORT ALBERT, COONGULLA BAL-12.5 AREAS

1.0 Statement of the bushfire management objectives to be achieved

25/07/2019
C106well

To specify bushfire protection measures to construct or extend one dwelling on a lot.

To specify referral requirements for applications to construct or extend one dwelling on a lot.

2.0 Application

25/07/2019
C106well

The application to construct or extend one dwelling on a lot must include all the requirements set out in this schedule.

Clause 53.02 applies in all other circumstances.

3.0 Permit requirement

25/07/2019
C106well

None specified.

4.0 Application requirements

25/07/2019
C106well

The following application requirements apply to an application for a permit under Clause 44.06:

- An application must be accompanied by a bushfire management plan that:
- Shows all of the required bushfire protection measures specified in this schedule,
- Includes written conditions that implement the required bushfire protection measures,
- Identifies water supply including the location of any fire hydrant within 120 metres of the rear of the building, and
- Details vehicle access.

5.0 Requirements to be met

25/07/2019
C106well

The following requirements apply to an application to construct a single dwelling on a lot:

- The dwelling must be constructed to BAL-12.5
- Defendable space is to be provided for a distance of 30 metres around the dwelling or to the property boundary, whichever is the lesser and maintained in accordance with the vegetation management requirements of Clause 53.02 with the following variation:
- The canopy of trees must be separated by at least 2 metres.
- Vehicle access must be provided in accordance with Clause 53.02, and
- A static water supply must be provided in accordance with Clause 53.02.

If these requirements are not met, the requirements of Clause 53.02 apply.

6.0 Substitute approved measures for Clause 53.02

25/07/2019
C106well

None specified.

7.0 Additional alternative measures for Clause 53.02

25/07/2019
C106well

None specified.

8.0
XX/XX/20XX
CXXXwell
Proposed

Mandatory Condition

None specified. ~~An application must include the mandatory conditions as specified in Clause 44.06-5.~~ [MDFC]
[Removed content not aligned with MDFC]

9.0
25/07/2019
C106well

Referral of application not required

An application for a single dwelling on a lot meeting all of the required bushfire protection measures is not required to be referred under Section 55 of the Act to the person or body specified as the referral authority in Clause 66.03.

10.0
25/07/2019
C106well

Notice and review

None specified.

11.0
25/07/2019
C106well

Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 44.06, in addition to those specified in Clause 44.06 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether all of the bushfire protection measures in this schedule have been met.

SCHEDULE 1 TO CLAUSE 44.07 STATE RESOURCE OVERLAY

19/08/2021
VC196

Shown on the planning scheme map as **SRO1.**

GIPPSLAND BROWN COALFIELDS

1.0 Statement of resource significance

19/08/2021
VC196

The Gippsland Coalfields provide a secure long term energy source for base load power generation in Victoria, as well as providing a unique opportunity for other related significant developments.

2.0 Management objectives

19/08/2021
VC196

In order to ensure the medium to long term extraction and use of the coal resource for power generation, building, works and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource.

3.0 Use of land

19/08/2021
VC196

None specified.

4.0 Subdivision

19/08/2021
VC196

None specified.

5.0 Buildings and works

19/08/2021
VC196

None specified.

6.0 Application requirements

19/08/2021
VC196

The following applications for buildings, works, or subdivision must be accompanied by a report:

- To subdivide land which creates a lot with an area less than 20 hectares.
- To construct a building or construct or carry out works for: A fire management plan, to the satisfaction of the responsible authority, must be submitted with any application for building, works, or subdivision within 1,000 metres of a Mining Licence.
- Accommodation, if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building.
- Cemetery.
- Education centre.
- Exhibition centre.
- Function centre.
- Golf course.
- Hospital.
- Industry (other than rural industry).
- Major sports and recreation facility.
- Office with a floor area exceeding 2,000 square metres.
- Shop with a floor area exceeding 2,000 square metres.

7.0 Referral of applications

19/08/2021 VC196

Kind of application	Referral authority	Type of referral authority
To subdivide land which creates a lot with an area less than 20 hectares.	The Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act1990*	Determining referral authority
To develop land for: ▪ Accommodation if the total number of people to be accommodated exceeds 100 of the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building ▪ Cemetery ▪ Education centre ▪ Exhibition centre ▪ Function centre ▪ Golf course ▪ Hospital ▪ Industry (other than rural industry) ▪ Major sports and recreation facility ▪ Office with a floor area exceeding 2,000 square metres ▪ Shop with a floor area exceeding 2,000 square metres ▪ Timber plantation.	The Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990*	Determining referral authority

8.0 Exemption from notice and review

19/08/2021 VC196

None specified.

9.0 Decision guidelines

19/08/2021 VC196

Before deciding on an application of a kind specified in Clause 6.0 of this schedule, the responsible authority must consider, as appropriate:

- The need to ensure development of the land does not inhibit the eventual development or use of the coal resource.
- The need to exclude urban development, including low density residential development and rural living development, from the area to which this schedule applies.
- The impact of the buildings or works on nearby existing or proposed brown coal mining or electricity generation and on any nearby agricultural uses.

OTHER OVERLAYS

45

19/01/2006
VC37

SCHEDULE TO CLAUSE 45.01 PUBLIC ACQUISITION OVERLAY

22/06/2017
C51
1.0

22/06/2017
C51

Public acquisition

PS Map	Acquiring Authority	Purpose of Acquisition
PAO1	Roads Corporation	Road
PAO2	Wellington Shire Council	Road
PAO3	Wellington Shire Council	Park
PAO5	Wellington Shire Council	Car park/accessway
PAO8	Gippsland Water	Water storage basin

SCHEDULE 1 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **AEO1**.

1.0

14/12/2023
VC253

Requirements

Despite the provisions of the zone, land must not be used for any of the following:

- Accommodation (other than Dwelling, Host farm, Residential hotel and Small second dwelling).
- Drive-in theatre.
- Education centre.
- Hospital.

A permit is required to use land for any of the following uses:

- Art and craft centre.
- Bar.
- Display home centre.
- Dwelling provided no more than one is established on any lot.
- Host farm.
- Hotel.
- Office.
- Place of assembly (except Drive-in theatre).
- Research and development centre.
- Research centre.
- Residential hotel.
- Restricted recreation facility.
- Small second dwelling (provided no more than one is established on any lot).

A Small second dwelling must be a moveable building and only used to provide accommodation for a person dependent on a resident of the existing dwelling.

An application to use land under this overlay must be referred to the airport owner under Section 55 of the Act unless in the opinion of the responsible authority the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the airport owner.

SCHEDULE 2 TO CLAUSE 45.02 AIRPORT ENVIRONS OVERLAY

25/07/2019
C106well

Shown on the planning scheme map as **AEO2**.

1.0 Requirements

08/08/2019
VC159

An application to use land for the following must be referred to the airport owner under Section 55 of the Act unless, in the opinion of the responsible authority, the proposal satisfies requirements or conditions previously agreed in writing between the responsible authority and the airport owner:

- Accommodation.
- Art and craft centre.
- Bar.
- Display home centre.
- Education centre.
- Hospital.
- Hotel.
- Office.
- Place of assembly.
- Research and development centre.
- Research centre.
- Restricted recreation facility.

SCHEDULE TO CLAUSE 45.05 RESTRUCTURE OVERLAY

25/07/2019
C106well

Restructure plan

1.0

25/07/2019
C106well

PS map ref	Land	Title of restructure plan
RO1	Land at: ▪ Pacific Square, Ninety Mile Beach. ▪ Generally bounded by Fifth Avenue, Third Street, Fourth Avenue and Tenth Street, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R1*(15 June 2000).
RO2	Land to the south of Cooper Parade and west of the Boulevard, including land fronting Holmes Road and Stephenson Avenue, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R2*(15 June 2000).
RO3	Land bounded by Moonrise Road, Shoreline Drive, Driftwood Avenue and Golden beach Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R3* (15 June 2000).
RO4	Land bounded by Driftwood Avenue, Shoreline Drive and Marine Drive and including land fronting Calypso Court and Golden Beach Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R4* (15 June 2000).
RO5	Land bounded by Shoreline Drive, Golden Beach Drive, Marine Drive, Flamingo Drive and Sea Glint Avenue, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R5* (15 June 2000).
RO6	Land bounded by Shoreline Drive, Sea Glint Avenue, Flamingo Drive and Firefly Road, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R6* (15 June 2000).
RO7	Land bounded by Firefly Road, Shoreline Drive and Winklers Way and including land fronting Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R7, DRG No 3421019-00-001*as contained in the *''Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012''.*
RO8	Land bounded by Winklers Way, Shoreline Drive and Midway Drive and including land fronting Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R8, DRG No 3421019-00-002*as contained in the *''Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012''.*
RO9	Land bounded by Midway Drive, Shoreline Drive, Caribbean Way and Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R9, DRG No 3421019-00-003*as contained in the *''Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012''.*
RO10	Land bounded by Caribbean Way, Shoreline Drive and Foreshore Drive and including land fronting Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R10, DRG No 3421019-00-004*as contained in the *''Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012''.*
RO11	Land bounded by Foreshore Drive, Shoreline Drive and Puerto Rica Way and including land fronting Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R11, DRG No 3421019-00-005*as contained in the *''Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012''.*

PS map ref	Land	Title of restructure plan
RO12	Land bounded by Puerto Rica Way, Shoreline Drive and Mirrabella Drive and fronting Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R12, DRG No 3421019-00-006*as contained in the *"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012".*
RO13	Land bounded by Mirrabella Drive, Shoreline Drive, San Julian Way and Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R13, DRG No 3421019-00-007*as contained in the *"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012".*
RO14	Land bounded by San Julian Way, Shoreline Drive, Santa Rosa Avenue and Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R14, DRG No 3421019-00-008*as contained in the *"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012".*
RO15	Land bounded by Santa Rosa Avenue, Shoreline Drive, Santiago Drive and Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R15, DRG No 3421019-00-009*as contained in the *"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012".*
RO16	Land bounded by Santiago Drive, Shoreline Drive and San Gemini Drive and including land fronting Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R16, DRG No 3421019-00-010A*as contained in the *"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012".*
RO17	Land bounded by San Gemini Drive, Shoreline Drive and San Salvadore Drive and including land fronting Flamingo Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R17, DRG No 3421019-00-011*as contained in the *"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012".*
RO18	Land to the west of San Salvadore Drive, Ninety Mile Beach, and including land fronting: ▪ Shoreline Drive, ▪ Seascape Avenue and ▪ Toledo Drive east of Acrux ▪ Way; and ▪ Flamingo Drive.	*Ninety Mile Beach Restructure Plan Stage R18, DRG No 3421019-00-012*as contained in the *"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012".*
RO19	Land in Ninety Mile Beach generally: ▪ north of Seascape Avenue, ▪ west of Acrux Way, ▪ fronting Shoreline Drive ▪ east of Atlas Way; and ▪ fronting Glomar Drive and/or Valencia Way.	*Ninety Mile Beach Restructure Plan Stage R19, DRG No 3421019-00-013A*as contained in the *"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012".*
RO20	Land generally between and fronting Glomar Drive and Shoreline Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R20, DRG No 3421019-00-014A*as contained in the *"Ninety Mile Beach Development and Subdivision*

PS map ref	Land	Title of restructure plan
		Controls Golden Beach to Glomar Beach Incorporated Document, March 2012''.
RO21	Land generally between and fronting Glomar Drive and Shoreline Drive and south of Eden Avenue and Taranto Avenue, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R21, DRG No 3421019-00-015A*as contained in the *''Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012''.*
RO22	Land generally fronting and south of Shoreline Drive east of Vegas Way. Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R22, DRG No 3421019-00-016*as contained in the *''Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach Incorporated Document, March 2012''.*
RO23	Land fronting the north side of Shoreline Drive and Mandalay Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R23*(15 June 2000).
RO24	Land fronting the north side of Shoreline Drive east of McLachlan Street, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R24*(15 June 2000).
RO25	Land fronting Shoreline Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R25 & R26*(15 June 2000).
RO26	Land fronting Shoreline Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R25 & R26*(15 June 2000).
RO27	Land fronting Shoreline Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R27 & R28*(15 June 2000).
RO28	Land fronting Shoreline Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R27 & R28*(15 June 2000).
RO29	Land generally fronting Kimberley Way and east of Vegas Way, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R29*(15 June 2000).
RO30	Land fronting Shoreline Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R30*(15 June 2000).
RO31	Land fronting Shoreline Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R31*(15 June 2000).
RO32	Land fronting Shoreline Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R32*(15 June 2000).
RO33	Land generally between and fronting Foreshore Drive and Paloma Drive, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R33*(15 June 2000).
RO34	Land at Firefly Road and including land bounded by, between and fronting Marine Drive on the north and Granada Grove on the south, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R34*(15 June 2000).
RO35	Land generally fronting Surf Edge Drive and including land in Club Court, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R35 & R36*(15 June 2000).
RO36	Land fronting Lakeline Road, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R35 & R36*(15 June 2000).
RO37	Land north of Cooper Parade, Ninety Mile Beach.	*Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2*(15 June 2000).

PS map ref	Land	Title of restructure plan
RO38	Land to the east and west of Hollands Landing Road, Hollands Landing.	*Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2*(15 June 2000).

SCHEDULE TO CLAUSE 45.12 SPECIFIC CONTROLS OVERLAY

17/05/2019
C105well
1.0

Specific controls

04/10/2019
C107well

PS Map Ref	Name of incorporated document
~~SCO1~~	~~*Gippsland Line Upgrade - Avon River Bridge Upgrade Incorporated Document (*~~March 2019~~)~~ [Removed project since it is complete]
SCO2	*Basslink – Land Use and Development Controls* (2002)

PARTICULAR PROVISIONS

50

19/01/2006
VC37

This section sets out Particular Provisions which apply to the matters specified.

51 PROVISIONS THAT APPLY ONLY TO A SPECIFIED AREA

31/07/2018
VC148

SCHEDULE TO CLAUSE 51.01 SPECIFIC SITES AND EXCLUSIONS

31/07/2018
VC148
1.0

XX/XX/20XX
CXXXwell
Proposed

Specific sites and exclusions

Address of land	Title of incorporated document
~~The land required for the Princes Highway duplication, Traralgon East to Kilmany, as identified in Clause 3 of the Incorporated Document.~~None specified.	~~*Princes Highway Duplication, Traralgon East to Kilmany, Incorporated Document*(November 2012)~~None specified. [Removed project that has already been complete]

PROVISIONS THAT REQUIRE, ENABLE OR EXEMPT A PERMIT

52

31/07/2018
VC148

SCHEDULE TO CLAUSE 52.02 EASEMENTS, RESTRICTIONS AND RESERVES

25/07/2019
C106well

1.0

19/01/2006
VC37

Under Section 23 of the Subdivision Act 1988

Land	Easement or restriction	Requirement
None specified		

2.0

19/01/2006
VC37

Under Section 24A of the Subdivision Act 1988

Land	Person	Action
None specified		

3.0

19/01/2006
VC37

Under Section 36 of the Subdivision Act 1988

Land	Easement or right of way	Requirement
None specified		

SCHEDULE TO CLAUSE 52.05 SIGNS

25/07/2019
C106well

1.0

25/07/2019
C106well

Exemption from notice and review

Land	Condition
None specified	

SCHEDULE TO CLAUSE 52.16 NATIVE VEGETATION PRECINCT PLAN

25/07/2019
C106well
1.0

15/09/2008
VC49

Native vegetation precinct plan

Name of plan
None specified

SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

25/07/2019
C106well

Scheduled area

1.0

XX/XX/20XX
CXXXwell
Proposed

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
~~Land required for the construction of the deviation of the South Gippsland Highway at the Swing Bridge and associated ancillary works, as shown stippled on Map 1 (drawing number SP18813A dated 13-01-94).~~	~~All native vegetation~~
~~Land associated with the construction of the South Gippsland Highway upgrade (Stage 3 – Cox's Bridge) between May Street Sale and the Thompson River bridge (constructed as part of South Gippsland Highway upgrade: Stage 1 - Swing Bridge Realignment).~~	~~All native vegetation to the minimum extent necessary, subject to meeting the requirements of the background document *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment, 2002) to the satisfaction of the Department of Environment, Land, Water and Planning.~~
~~Land associated with the construction of the Hyland Highway overtaking lane between Lays Road and Campbells Road.~~	~~All native vegetation to the minimum extent necessary, subject to meeting the requirements of the background document *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment, 2002) to the satisfaction of the Department of Environment, Land, Water and Planning.~~
~~Land associated with the construction of the Princes Highway duplication between Sale and Templeton Road, Kilmany as shown in the map of the Public Acquisition Overlay Schedule 1 or Transport Zone 2.~~	~~All native vegetation to the minimum extent necessary, subject to meeting the requirements of the background document *Victoria's Native Vegetation Management – A Framework for Action* (Department of Natural Resources and Environment 2002) to the satisfaction of the Department of Environment, Land, Water and Planning.~~
None specified	None specified [Removed projects because these have all been complete]

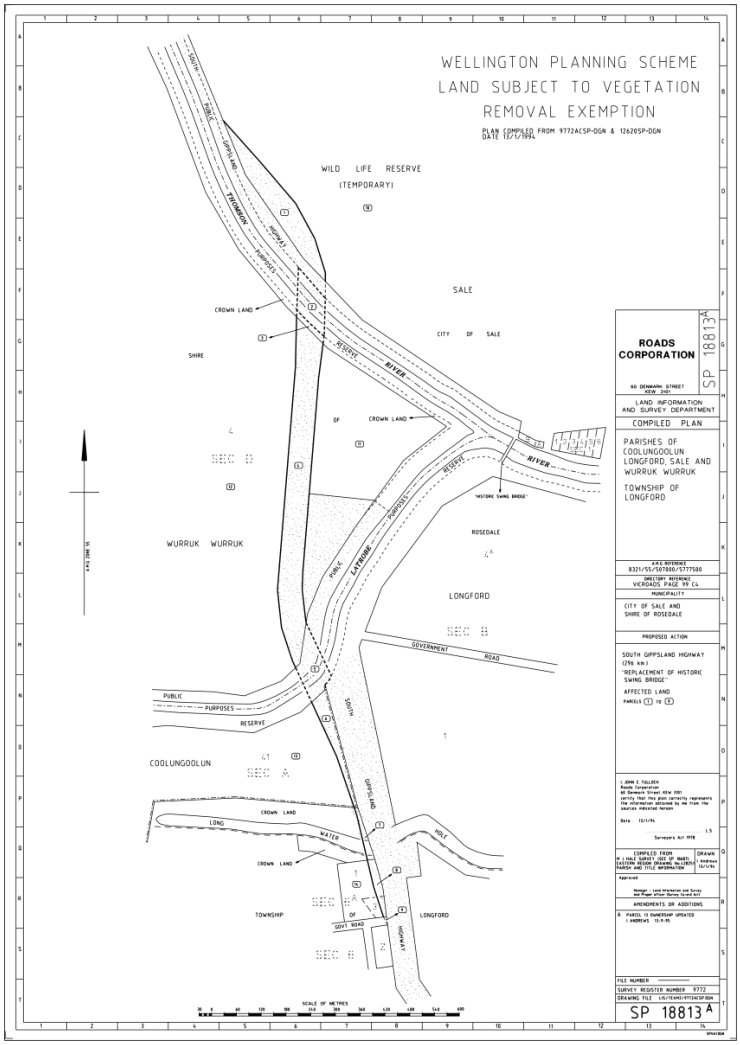
Scheduled weed

2.0

25/07/2019
C106well

Area	Description of weed
None specified	

Map 1 to the Schedule to Clause 52.17



SCHEDULE TO CLAUSE 52.28 GAMING

25/07/2019
C106well

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Prohibition of a gaming machine in a shopping complex

01/10/2019
GC149

Installation or use of a gaming machine as specified in Clause 52.28-4 is prohibited on land described in Table 1 below.

Table 1

Name of shopping complex and locality	Land description
Gippsland Centre, Sale	37-79 Cunningham Street, Sale

3.0 Prohibition of a gaming machine in a strip shopping centre

01/10/2019
GC149

A gaming machine as specified in Clause 52.28-5 is prohibited in all strip shopping centres on land covered by this planning scheme.

4.0 Locations for gaming machines

25/07/2019
C106well

None specified.

5.0 Venues for gaming machines

25/07/2019
C106well

None specified.

6.0 Application requirements

25/07/2019
C106well

None specified.

7.0 Decision guidelines

25/07/2019
C106well

None specified.

SCHEDULE TO CLAUSE 52.32 WIND ENERGY FACILITY

31/07/2018
VC148

Wind energy facility prohibition

1.0

XX/XX/20XX
CXXXwell
Proposed

Land where a Wind energy facility is prohibited
All land within five kilometres of a residential zone, an industrial zone, a ~~business~~ commercial zone or a special purpose zone in the urban area of Sale. [Updated zoning terminology]

SCHEDULE TO CLAUSE 52.33 POST BOXES AND DRY STONE WALLS

31/07/2018
VC148

1.0

Permit requirement for dry stone walls

31/07/2018
VC148

Land
None specified

GENERAL REQUIREMENTS AND PERFORMANCE STANDARDS

53

31/07/2018
VC148

SCHEDULE TO CLAUSE 53.01 PUBLIC OPEN SPACE CONTRIBUTION AND SUBDIVISION

31/07/2018
VC148

Subdivision and public open space contribution

1.0

XX/XX/20XX
CXXXwell
Proposed

Type or location of subdivision	Amount of contribution for public open space
GRZ1, LDRZ, TZ, MUZ, RLZ, NRZ [Added missing residential zone]	5%
CDZ1	0% [Relocated contribution exemption from the CDZ1 schedule to here. Exemption stated here so that contribution is exempt from section 18 of the Subdivision Act 1988]

SCHEDULE TO CLAUSE 53.06 LIVE MUSIC ENTERTAINMENT VENUES

18/02/2021
GC175

1.0 Areas to which Clause 53.06 does apply

04/05/2022
VC210

Name of area	Description
None specified	

2.0 Areas to which Clause 53.06 does not apply

04/05/2022
VC210

Name of area	Description
None specified	

3.0 Other venues to which Clause 53.06 applies

04/05/2022
VC210

Name of venue	Address	Condition or limitation
None specified		

SCHEDULE TO CLAUSE 53.15 STATEMENT OF UNDERLYING PROVISIONS

31/07/2018
VC148

1.0

31/07/2018
VC148

Incorporated statement

Land	Incorporated Document
None specified	None specified

SCHEDULE TO CLAUSE 59.15 LOCAL VICSMART APPLICATIONS

31/07/2018
VC148

1.0

31/07/2018
VC148

Table 1 Classes of local VicSmart application under zone provisions

Name of zone or class of zone	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

2.0

31/07/2018
VC148

Table 2 Classes of local VicSmart application under overlay provisions

Name of overlay or class of overlay	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

3.0

31/07/2018
VC148

Table 3 Classes of local VicSmart application under Particular Provisions

Name of particular provision	Class of application	Permit requirement provision	Information requirements and decision guidelines
None specified			

SCHEDULE TO CLAUSE 59.16 INFORMATION REQUIREMENTS AND DECISION GUIDELINES FOR LOCAL VICSMART APPLICATIONS

31/07/2018
VC148

1.0 Information requirements

25/07/2019
C106well

None specified.

2.0 Decision guidelines

25/07/2019
C106well

None specified.

GENERAL PROVISIONS

60

31/07/2018
VC148

This section sets out provisions about existing uses, decision guidelines, referral of applications and other matters.

REFERRAL AND NOTICE PROVISIONS

66

14/05/2021
VC198

SCHEDULE TO CLAUSE 66.04 REFERRAL OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

25/07/2019
C106well

1.0

XX/XX/20XX
CXXXwell
Proposed

Referral of permit applications under local provisions

Clause	Kind of application	Referral authority	Referral authority type
On land identified as the Gippsland Coalfields Policy Area in the Municipal Planning Strategy and Planning Policy Framework	To subdivide land. To use land or to construct a building or construct or carry out works for a cemetery, educational centre, exhibition centre, function centre, golf course, hospital, industry), major sports and recreational facility, shop or office with a gross floor area exceeding 2000 square metres, or accommodation if the total number of people to be accommodated exceeds 100 or the proposed development results in an increase of greater than 25 percent to the gross floor area of the existing accommodation building.	Secretary to the Department administering the*Mineral Resources (Sustainable Development) Act 1990*	Determining referral authority
		Secretary to the Department administering the*Mineral Resources (Sustainable Development) Act 1990*	Determining referral authority
Clause 34.0 of Schedule 2 to Clause 37.01 (SUZ)	An application to subdivide land.<br~~An application for buildings and works.~~ [MDFC] [Split into two for clarity and corrected clause reference]	Environment Protection Authority	Determining referral authority
Clause 4.0 of Schedule 2 to Clause 37.01 (SUZ)	An application for buildings and works. [MDFC] [Split into two for clarity]	Environment Protection Authority	Determining referral authority
Clause 3.0 of Schedule 4 to Clause 37.01 (SUZ)	An application to subdivide land [Practitioner's Guide] [Formalised informal referral requirement]	West Gippsland Catchment Management Authority	Recommending referral authority
Clause 3.0 of Schedule 5 to Clause 37.01 (SUZ)	An application to subdivide land [Practitioner's Guide] [Formalised informal referral requirement]	West Gippsland Catchment Management Authority	Recommending referral authority
Clause 2.0 of Schedule 6 to Clause 37.01 (SUZ)	An application to use land [Practitioner's Guide] [Formalised informal referral requirement]	Environment Protection Authority	Recommending referral authority
Clause 4.0 of Schedule 6 to Clause 37.01 (SUZ)	An application for buildings and works [Practitioner's Guide] [Formalised informal referral requirement]	Environment Protection Authority	Recommending referral authority
Clause 3.0 to Schedule 1 to Clause 37.02 (CDZ)	An application to subdivide land [Added referral requirement as requested by the WGCMA]	West Gippsland Catchment Management Authority	Recommending referral authority
Clause 4.0 to Schedule 1 to Clause 37.02 (CDZ)	An application for works within the bed or banks of Boggy Creek [Practitioner's Guide] [Formalised informal referral requirement]	West Gippsland Catchment Management Authority	Recommending referral authority
Clause 3.0 Schedule 2 to Clause 42.01 (ESO)	All applications [Practitioner's Guide] [Formalised informal referral requirement]	Department of Energy, Environment and Climate Action	Recommending referral authority

Clause	Kind of application	Referral authority	Referral authority type
Clause 36.0 of Schedule 3 to Clause 42.01 (ESO) [Corrected clause reference]	To subdivide land which creates a lot with an area less than 20 hectares.	Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990*	Determining referral authority
Clause 36.0 of schedule 3 to Clause 42.01 (ESO) [Corrected clause reference]	To develop land for: ▪ Accommodation if the total number of people to be accommodated exceeds 100, or the proposed development results in an increase of greater than 25% to the floor area of an existing accommodation building. ▪ Cemetery ▪ Education Centre ▪ Exhibition Centre ▪ Function Centre ▪ Golf course ▪ Hospital ▪ Industry (other than Rural industry) ▪ Major sports and recreation facility ▪ Office with a floor area exceeding 2, 000 square metres ▪ Shop with a floor area exceeding 2, 000 square metres ▪ Timber plantation.	Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990*	Determining referral authority
Clause 3.0 of Schedule 5 to Clause 42.01 (ESO)	An application to construct a building or to subdivide land [Practitioner's Guide] [Formalised informal referral requirement]	The Facilities Officer of the East Sale RAAF Base	Determining referral authority
		Director General Facilities- Air Force	Determining referral authority
		Department of Defence	Determining referral authority
Clause 3.0 of Schedule 7 to Clause 42.01 (ESO)	An application to construct a building or subdivide land for residential purposes [Practitioner's Guide] [Formalised informal referral requirement]	Environment Protection Authority	Recommending referral authority
Clause 3.0 of Schedule 8 to Clause 42.01 (ESO)	An application to subdivide land [Practitioner's Guide] [Formalised informal referral requirement]	Gippsland Water	Determining referral authority
Clause 2.0 of Schedule 4 to Clause 43.02 (DDO4)	All application to construct a building [Practitioner's Guide] [Formalised informal referral requirement]	The Facilities Officer of the East Sale RAAF Base	Determining referral authority
		Director General Facilities- Air Force	Determining referral authority
		Department of Defence	Determining referral authority

Clause	Kind of application	Referral authority	Referral authority type
Clause 2.0 of Schedule 5 to Clause 43.02 (DDO5)	An application to construct a building greater than 7.5 metres in building height [Practitioner's Guide] [Formalised informal referral requirement]	The Facilities Officer of the East Sale RAAF Base	Determining referral authority
		Director General Facilities- Air Force	Determining referral authority
		Department of Defence	Determining referral authority
Clause 2.0 of Schedule 6 to Clause 43.02 (DDO6)	An application to construct a building greater than 15 metres in building height [Practitioner's Guide] [Formalised informal referral requirement]	The Facilities Officer of the East Sale RAAF Base	Determining referral authority
		Director General Facilities- Air Force	Determining referral authority
		Department of Defence	Determining referral authority
Clause 6.0 of Schedule 10 to Clause 43.02 (DDO10)	All applications to construct a building, to construct or carry out works or to construct a fence.	Department of Health	Determining referral authority
Clause 6.0 of Schedule 11 to Clause 43.02 (DDO11)	All applications to construct a building, to construct or carry out work or to construct a fence which has a finished height greater than 35.1 metres above the Australian Height Datum.	Department of Health	Determining referral authority
Schedule 1 to Clause 45.02 (AEO)	An application for a use listed in the Schedule.	Airport owner	Determining referral authority
Schedule 2 to Clause 45.02 (AEO)	An application for a use listed in the Schedule.	Airport owner	Determining referral authority
Schedule 1 to Clause 44.07 (SRO)	An application for any use listed in Clause 3.0 of the Schedule.	Secretary to the Department administering the *Mineral Resources (Sustainable Development) Act 1990*	Determining referral authority

SCHEDULE TO CLAUSE 66.06 NOTICE OF PERMIT APPLICATIONS UNDER LOCAL PROVISIONS

25/07/2019
C106well

1.0

XX/XX/20XX
CXXXwell
Proposed

Notice of permit applications under local provisions

Clause	Kind of application	Person or body to be notified
Schedule 2 to Clause 35.07 (FZ2)	An application for subdivision where more than 2 lots are created [Formalised notice requirement]	Southern Rural Water
Schedule 2 to Clause 35.07 (FZ2)	An application to construct a new dwelling on a lot adjacent to an irrigation channel [Formalised notice requirement]	Southern Rural Water
~~None specified~~		

OPERATIONAL PROVISIONS

70

31/07/2018
VC148

This section sets out provisions about the operation, administration and enforcement of this planning scheme, the meaning of terms used in this planning scheme, and other matters.

ADMINISTRATION AND ENFORCEMENT OF THIS PLANNING SCHEME

72

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.01 RESPONSIBLE AUTHORITY FOR THIS PLANNING SCHEME

31/07/2018
VC148

1.0 Responsible authority for administering and enforcing this planning scheme:

31/07/2018
VC148

The Wellington Shire Council is the responsible authority for administering and enforcing the planning scheme, except for matters specified in Clause 72.01-1 and matters listed in this schedule.

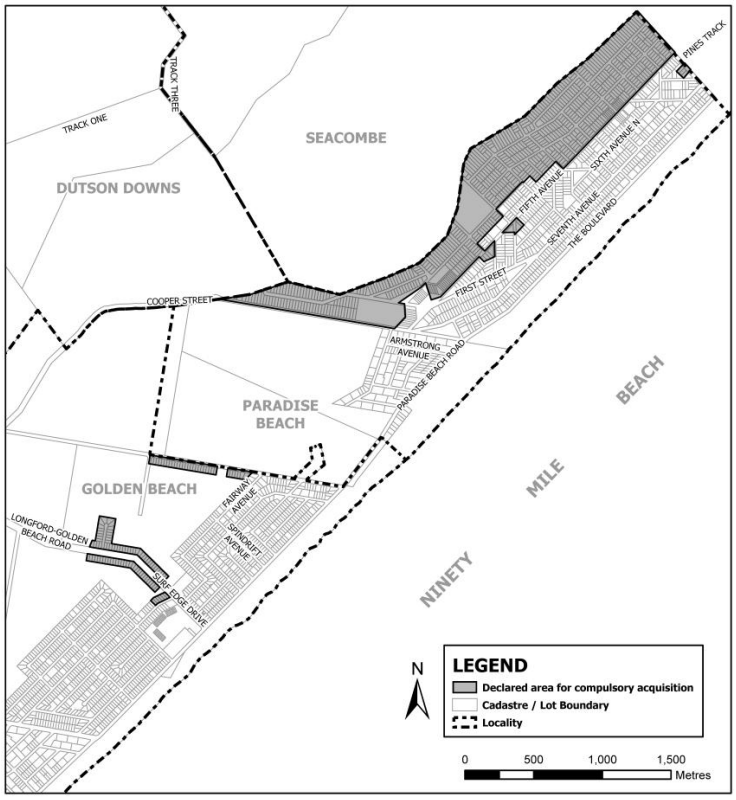
2.0 Responsible authority for administering and enforcing a provision of this planning scheme:

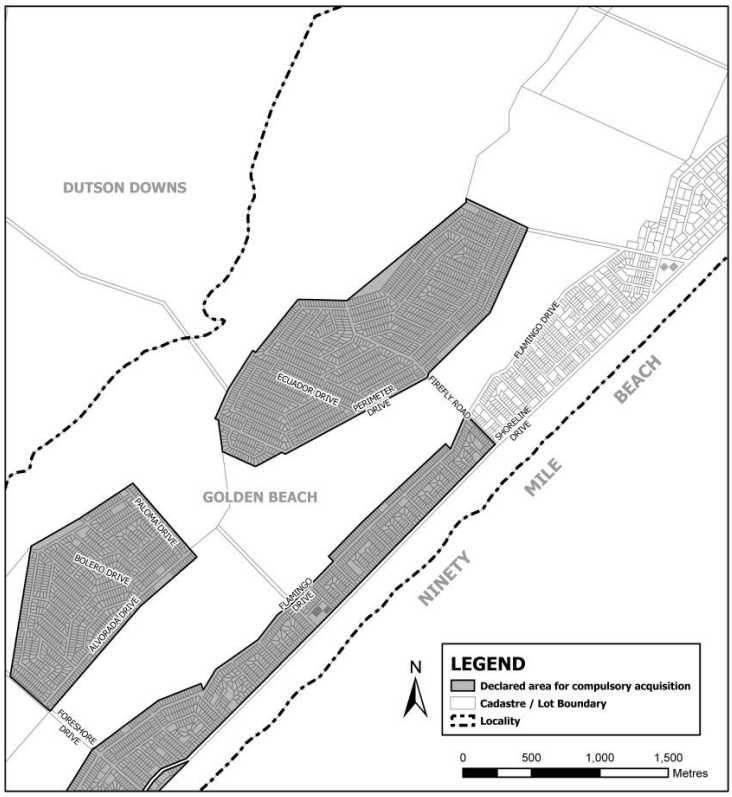
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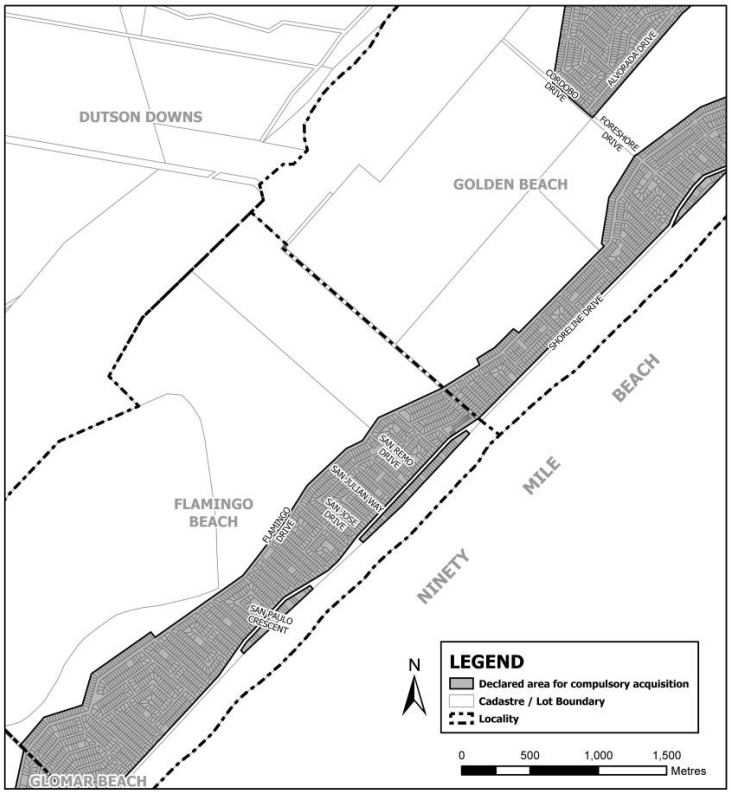
The Minister for Planning is the responsible authority for administering and enforcing the *Basslink – Land Use and Development Controls*(2002) in the schedule to Clause 51.01 of this planning scheme.

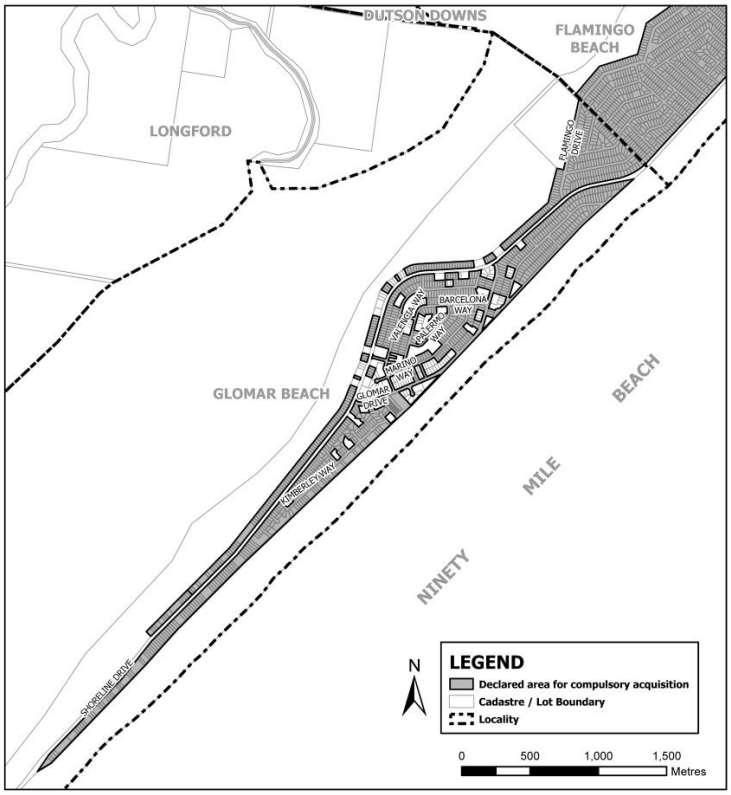
The Minister responsible for administering Part 2 of the *Crown Land (Reserves) Act 1978* is the responsible authority for the purposes of section 172(1)(c) of the *Planning and Environment Act 1987* for land within the Declared Area identified in Map 1 (six sheets) in this schedule.

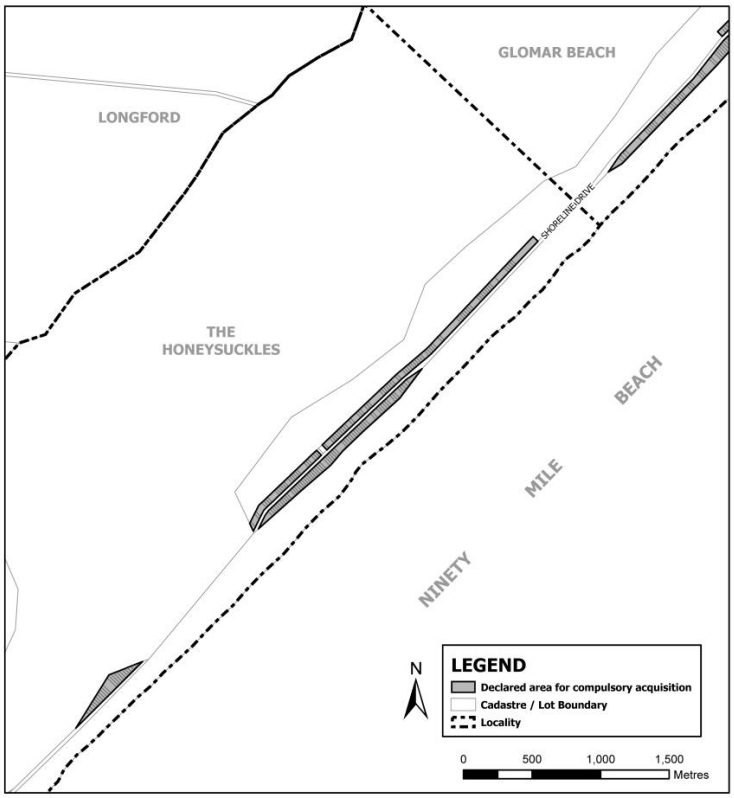
Map 1 Declared Area(6 sheets)

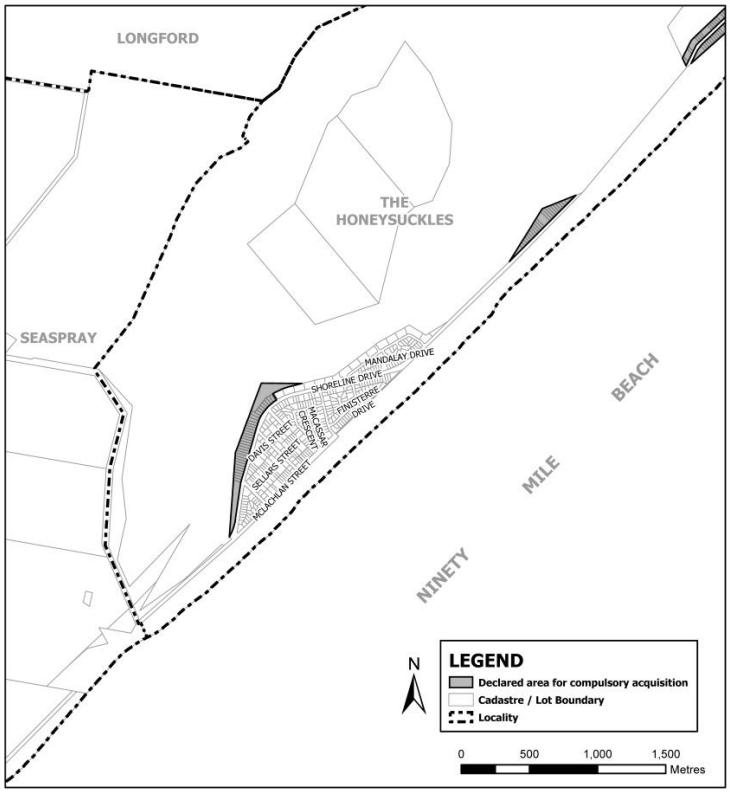



DUTSON DOWNS
GOLDEN BEACH
NINETY MILE BEACH
EQUADOR DRIVE
PERIMETER DRIVE
FIREFLY ROAD
FLAMINGO DRIVE
SHORELINE DRIVE
PALOMA DRIVE
BOLERO DRIVE
ALVARADO DRIVE
FLAMINGO DRIVE
FORESHORE DRIVE
N
LEGEND
Declared area for compulsory acquisition
Cadastre / Lot Boundary
Locality
0
500
1,000
1,500
Metres


DUTSON DOWNS
GOLDEN BEACH
FLAMINGO BEACH
GLOMAR BEACH
NINETY MILE BEACH
CORDOBA DRIVE
ALVORADA DRIVE
FORESHORE DRIVE
SHORELINE DRIVE
SAN REMO DRIVE
SAN JULIAN WAY
SAN JOSE DRIVE
FLAMINGO DRIVE
SAN PAULO CRESCENT
N
LEGEND
Declared area for compulsory acquisition
Cadastre / Lot Boundary
Locality
0
500
1,000
1,500
Metres


DUTSON DOWNS
FLAMINGO BEACH
LONGFORD
FLAMINGO DRIVE
BARCELONA WAY
VALENCIA WAY
MALAGA WAY
MARTINO WAY
GLOMAR BEACH
GLOMAR DRIVE
KIRKLEY WAY
SHORELINE DRIVE
BEACH
MILE
NINETY
N
LEGEND
Declared area for compulsory acquisition
Cadastre / Lot Boundary
Locality
0
500
1,000
1,500
Metres


GLOMAR BEACH
LONGFORD
SHORELINE DRIVE
THE
HONEYSUCKLES
BEACH
MILE
NINETY
N
LEGEND
Declared area for compulsory acquisition
Cadastre / Lot Boundary
Locality
0
500
1,000
1,500
Metres



3.0 **Person or responsible authority for issuing planning certificates:**

31/07/2018
VC148

Minister for Planning.

4.0 **Responsible authority for VicSmart and other specified applications:**

22/09/2023
VC243

The Chief Executive Officer of Wellington Shire Council is the responsible authority for considering and determining VicSmart applications to which Clause 71.06 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Wellington Shire Council is the responsible authority for considering and determining applications to which Clause 53.24 applies, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

The Chief Executive Officer of Wellington Shire Council is the responsible authority for considering and determining any application that the notice and review exemption in Clause 52.10-2 applies to, in accordance with Divisions 1, 1A, 2 and 3 of Part 4 of the Act.

SCHEDULE TO CLAUSE 72.02 WHAT AREA IS COVERED BY THIS PLANNING SCHEME?

31/07/2018
VC148

1.0 Area covered by this planning scheme:

31/07/2018
VC148

Municipal District of the Wellington Shire Council.

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

16/08/2018
C101

1.0

XX/XX/20XX
CXXXwell
Proposed

Maps comprising part of this planning scheme:

- ~~1, 1HO, 1BMO~~
- ~~2, 2BMO~~
- ~~3, 3HO, 3BMO~~
- ~~4, 4BMO~~
- ~~5, 5HO, 5BMO~~
- ~~6, 6BMO~~
- ~~7, 7HO, 7BMO~~
- ~~8, 8BMO~~
- ~~9, 9HO, 9BMO~~
- ~~10, 10BMO~~
- ~~11, 11BMO~~
- ~~12, 12ESO8, 12HO, 12BMO~~
- ~~13, 13BMO~~
- ~~14, 14ESO8, 14BMO~~
- ~~15, 15DPO, 15HO, 15BMO~~
- ~~16, 16ESO8, 16BMO~~
- ~~17, 17HO, 17BMO~~
- ~~18, 18BMO~~
- ~~19, 19BMO~~
- ~~20, 20BMO~~
- ~~21, 21BMO~~
- ~~22, 22BMO~~
- ~~23, 23BMO~~
- ~~24, 24HO, 24LSIO-FO, 24BMO~~
- ~~25, 25ESO2, 25LSIO-FO, 25BMO~~
- ~~26, 26DPO, 26HO, 26LSIO-FO~~
- ~~27, 27DPO~~
- ~~28, 28DPO, 28HO, 28BMO~~
- ~~29, 29DPO, 29HO, 29BMO~~
- ~~30, 30BMO~~
- ~~31, 31EAO, 31BMO~~
- ~~32, 32BMO~~
- ~~33, 33DPO, 33PAO, 33LSIO-FO, 33BMO~~
- ~~34, 34BMO~~
- ~~35, 35LSIO-FO, 35BMO~~
- ~~36, 36LSIO-FO, 36BMO~~
- ~~37, 37ESO2, 37LSIO-FO, 37BMO~~
- ~~38, 38DPO, 38LSIO-FO, 38BMO~~

- ~~39, 39ESO2, 39LSIO-FO, 39BMO~~
- ~~40, 40BMO~~
- ~~41, 41HO, 41LSIO-FO, 41BMO~~
- ~~42, 42HO, 42LSIO-FO~~
- ~~43, 43LSIO-FO, 43BMO~~
- ~~44, 44BMO~~
- ~~45, 45DDO, 45EAO, 45DPO, 45ESO7, 45LSIO-FO, 45BMO~~
- ~~46, 46ESO7, 46LSIO-FO~~
- ~~47, 47HO, 47LSIO-FO~~
- ~~48, 48HO, 48LSIO-FO~~
- ~~49, 49HO, 49LSIO-FO~~
- ~~50, 50DDO, 50DPO, 50HO, 50LSIO-FO, 50BMO~~
- ~~51, 51DPO, 51LSIO-FO~~
- ~~52, 52DPO, 52BMO~~
- ~~53, 53DPO, 53EAO, 53LSIO-FO~~
- ~~54, 54DDO, 54DPO, 54EAO, 54SBO~~
- ~~55, 55DDO, 55HO, 55LSIO-FO~~
- ~~56, 56DDO, 56DPO~~
- ~~57, 57DPO, 57LSIO-FO~~
- ~~58, 58DDO, 58DPO, 58ESO2, 58LSIO-FO, 58BMO~~
- ~~59, 59DDO, 59DPO, 59EAO, 59HO, 59LSIO-FO, 59SCO~~
- ~~60, 60DDO, 60DPO~~
- ~~61, 61DDO, 61HO, 61LSIO-FO, 61SCO~~
- ~~62, 62DDO, 62DPO, 62HO, 62LSIO-FO~~
- ~~63, 63DDO, 63ESO2, 63BMO~~
- ~~64, 64BMO~~
- ~~65, 65ESO2, 65BMO~~
- ~~66, 66ESO2, 66HO, 66LSIO-FO, 66BMO~~
- ~~67, 67HO, 67LSIO-FO~~
- ~~68, 68DPO, 68LSIO-FO~~
- ~~69, 69DDO, 69DPO, 69EAO, 69HO, 69LSIO-FO~~
- ~~70, 70DDO, 70DPO, 70EAO, 70HO, 70LSIO-FO, 70PAO~~
- ~~71, 71DDO~~
- ~~72, 72LSIO-FO, 72BMO~~
- ~~73, 73LSIO-FO~~
- ~~74, 74DDO, 74HO, 74LSIO-FO~~
- ~~75, 75DDO, 75LSIO-FO, 75SCO~~
- ~~76, 76DDO, 76ESO2, 76HO, 76LSIO-FO~~
- ~~77, 77DDO, 77ESO2, 77HO, 77LSIO-FO~~
- ~~78, 78DDO, 78ESO1, 78ESO2, 78HO, 78LSIO-FO, 78BMO~~
- ~~79~~
- ~~80~~

- ~~81, 81DDO, 81ESO7~~
- ~~82, 82AEO, 82DDO, 82DPO, 82HO, 82LSIO FO~~
- ~~83, 83DDO, 83HO, 83LSIO-FO~~
- ~~84, 84DDO, 84DPO, 84HO~~
- ~~85, 85DDO, 85DPO,~~
- ~~86, 86AEO, 86DDO, 86EAO,~~
- ~~87, 87DDO, 87LSIO FO, 87DPO~~
- ~~88, 88DDO, 88HO, 88LSIO FO~~
- ~~89, 89DDO, 89DPO, 89HO, 89LSIO FO, 89PAO~~
- ~~90, 90DDO, 90DPO, 90HO,~~
- ~~91, 91AEO, 91DDO, 91PAO, 91DPO~~
- ~~92, 92DDO, 92DPO, 92LSIO FO~~
- ~~93, 93DDO, 93DPO, 93HO, 93LISO FO~~
- ~~94, 94DDO, 94HO, 94LSIO FO, 94DPO~~
- ~~95, 95DDO, 95DPO, 95EAO, 95ESO4, 95HO, 95LSIO FO,~~
- ~~96, 96DDO, 96HO~~
- ~~97, 97DDO~~
- ~~98, 98DDO, 98HO, 98LSIO FO~~
- ~~99, 99DDO, 99ESO2, 99ESO4, 99HO, 99LSIO FO~~
- ~~100, 100DDO, 100ESO2, 100HO, 100LSIO FO, 100LSIO~~
- ~~101, 101DDO, 101ESO2, 101LSIO FO~~
- ~~102, 102AEO, 102DDO, 102EAO, 102ESO5, 102PAO~~
- ~~103, 103AEO, 103DDO, 103ESO2, 103ESO5, 103LSIO FO, 103BMO~~
- ~~104, 104AEO, 104DDO, 104ESO1, 104ESO2, 104LSIO FO, 104BMO~~
- ~~105, 105DDO, 105ESO1, 105ESO2, 105HO, 105LSIO FO, 105BMO~~
- ~~106, 106ESO1, 106ESO2, 106LSIO FO, 106BMO~~
- ~~107, 107ESO1, 107ESO2, 107LSIO FO, 107BMO, 107RO~~
- ~~108, 108ESO1, 108ESO2, 108LSIO FO, 108BMO~~
- ~~109, 109DDO, 109ESO1, 109ESO2 ,109LSIO FO, 109BMO~~
- ~~110, 110DDO, 110ESO1, 110ESO2, 110LSIO FO, 110BMO~~
- ~~111, 111DDO, 111ESO1, 111ESO2, 111ESO6, 111LSIO FO, 111BMO~~
- ~~112, 112DDO, 112ESO2, 112LSIO FO, 112BMO~~
- ~~113, 113DDO, 113ESO1, 113ESO2, 113ESO6, 113LSIO FO, 113BMO,~~
- ~~114, 114ESO1, 114ESO2, 114LSIO FO, 114BMO~~
- ~~115, 115LSIO FO, 115SRO1~~
- ~~116, 116ESO3, 116HO, 16LSIO FO~~
- ~~117, 117DDO, 117DPO, 117LSIO FO~~
- ~~118, 118DDO, 118DPO, 118ESO2, 118LSIO FO~~
- ~~119, 119DDO, 119DPO, 119EAO, 119HO, 119LSIO FO, 119PAO~~
- ~~120, 120DDO, 120DPO, 120ESO3, 120LSIO FO~~
- ~~121, 121DDO, 121DPO, 121EAO, 121HO, 121LSIO FO~~
- ~~122, 122HO, 122PAO, 122LSIO FO~~

- ~~123, 123DDO, 123ESO7, 123PAO, 123LSIO FO~~
- ~~124, 124ESO7, 124PAO~~
- ~~125, 125HO, 125DDO, 125DPO, 125LSIO FO, 125AEO,~~
- ~~126, 126ESO2, 126HO, 126DDO, 126DPO, 126LSIO FO~~
- ~~127, 127AEO, 127DDO, 127DPO, 127ESO2, 127ESO5, 127HO, 127LSIO FO, 127BMO~~
- ~~128, 128AEO, 128DDO, 128ESO2, 128ESO5, 128LSIO FO, 128BMO~~
- ~~129, 129DPO, 129ESO3, 129LSIO FO, 129BMO, 129SRO1~~
- ~~130, 130DDO, 130DPO, 130ESO3, 130ESO7, 130LSIO FO, 130BMO, 130SRO1~~
- ~~131, 131ESO7, 131BMO, 131SRO1, 131LSIO FO~~
- ~~132, 132HO, 132LSIO FO, 132BMO, 132SRO1~~
- ~~133, 133DDO, 133HO, 133LSIO FO, 133BMO, 133SRO1~~
- ~~134, 134DDO, 134ESO2, 134LSIO FO, 134BMO, 134SRO1~~
- ~~135, 135DDO, 135DPO, 135ESO2, 135LSIO FO, 135BMO, 135SRO1~~
- ~~136, 136DDO, 136DPO, 136LSIO FO, 136BMO~~
- ~~137, 137DDO, 137ESO2, 137ESO7, 137LSIO FO, 137BMO, 137SRO1~~
- ~~138, 138DDO, 138ESO1, 138ESO2, 138LSIO FO, 138BMO~~
- ~~139, 139DDO, 139ESO1, 139ESO2, 139LSIO FO, 139BMO~~
- ~~140, 140ESO1, 140ESO2, 140LSIO FO, 140BMO~~
- ~~141, 141ESO1, 141ESO2, 141LSIO FO, 141BMO~~
- ~~142, 142ESO2, 142BMO, 142SRO1, 142SCO~~
- ~~143, 143ESO2, 143ESO3, 143ESO8, 143LSIO FO, 143BMO, 143SRO1, 143SCO~~
- ~~144, 144ESO3, 144LSIO FO, 144BMO, 144SRO1, 145SCO~~
- ~~145, 145ESO2, 145LSIO FO, 145BMO, 145SRO1~~
- ~~146, 146LSIO FO, 146BMO~~
- ~~147, 147ESO2, 147LSIO FO, 147BMO, 147SRO1, 147SCO~~
- ~~148, 148DDO, 148ESO2, 148LSIO FO, 148BMO, 148SRO1, 148SCO~~
- ~~149, 149ESO2, 149LSIO FO, 149BMO~~
- ~~150, 150DDO, 150ESO1, 150ESO2 , 150LSIO FO, 150BMO, 150RO~~
- ~~151, 151ESO1, 151ESO2, 151LSIO FO, 151BMO~~
- ~~152, 152ESO1, 152ESO2, 152LSIO FO, 152BMO, 152RO~~
- ~~153, 153ESO1, 153ESO2, 153LSIO FO, 153BMO, 153RO~~
- ~~154, 154ESO1, 154ESO2, 154LSIO FO, 154BMO, 154RO~~
- ~~155, 155ESO1, 155ESO2, 155LSIO FO, 155BMO, 155RO, 155SLO~~
- ~~156, 156ESO1, 156BMO, 156RO, 156SLO~~
- ~~157, 157ESO1, 157ESO2, 157LSIO FO, 157BMO, 157RO, 157SLO~~
- ~~158, 158ESO1, 158ESO2, 158LSIO FO, 158BMO, 158RO, 158SLO~~
- ~~159, 159ESO1, 159ESO2, 159LSIO FO, 159BMO, 159RO, 159SLO~~
- ~~160, 160ESO1, 160ESO2, 160LSIO FO, 160BMO, 160RO, 160SLO~~
- ~~161, 161ESO1, 161ESO2, 161LSIO FO, 161BMO, 161RO, 161SLO~~
- ~~162, 162ESO1, 162ESO2, 162LSIO FO, 162BMO, 162RO, 162SLO~~
- ~~163, 163ESO1, 163ESO2, 163LSIO FO, 163BMO, 163RO~~
- ~~164, 164ESO1, 164ESO2, 164LSIO FO, 164BMO, 164RO, 164SLO~~

- ~~165, 165DDO, 165ESO1, 165ESO2, 165LSIO-FO, 165BMO, 165RO, 165SLO~~
- ~~166, 166ESO1, 166ESO2, 166LSIO-FO, 166RO, 166BMO~~
- ~~167, 167DDO, 167ESO1, 167ESO2, 167LSIO-FO, 167BMO, 167RO~~
- ~~168, 168DDO, 168ESO1, 168ESO2, 168LSIO-FO, 168BMO, 168RO~~
- ~~169, 169DDO, 169ESO1, 169ESO2, 169LSIO-FO, 169BMO, 169RO~~
- ~~170, 170DDO, 170ESO1, 170ESO2, 170LSIO-FO, 170BMO, 170RO~~
- ~~171, 171DDO, 171ESO1, 171ESO2, 171ESO6, 171LSIO-FO, 171BMO, 171RO~~
- ~~172, 172DDO, 172ESO1, 172ESO2, 172LSIO-FO, 172BMO, 172RO~~
- ~~173, 173DDO, 173ESO1, 173ESO2, 173LSIO-FO, 173BMO, 173RO~~
- ~~174, 174BMO~~
- ~~175, 175DPO, 175ESO2, 175ESO8, 175LSIO-FO, 175PAO,175BMO, 175SRO1~~
- ~~176, 176BMO~~
- ~~177, 177BMO~~
- ~~178, 178ESO2, 178HO, 178BMO, 178SRO1~~
- ~~179, 179ESO2, 179BMO, 179SRO1, 179SCO~~
- ~~180, 180ESO1, 180ESO2, 180LSIO-FO, 180BMO, 180SCO~~
- ~~181, 181ESO1, 181ESO2, 181LSIO-FO, 181BMO~~
- ~~182, 182ESO2, 182LSIO-FO, 182BMO, 182PAO~~
- ~~183, 183LSIO-FO, 183PAO~~
- ~~184, 184DDO, 184ESO1, 184ESO2, 184LSIO-FO~~
- ~~185, 185DDO, 185ESO1, 185ESO2, 185LSIO-FO, 185RO, 185BMO~~
- ~~186, 186BMO~~
- ~~187, 187BMO~~
- ~~188, 188 DDO, 188ESO2, 188LSIO-FO, 188BMO~~
- ~~189, 189DPO, 189ESO2, 189LSIO-FO, 189BMO~~
- ~~190, 190ESO2, 190LSIO-FO, 190BMO, 190SRO1~~
- ~~191, 191DDO, 191DPO, 191ESO2, 191ESO3, 191SRO1, 191VPO, 191LSIO-FO, 191BMO~~
- ~~192, 192DDO, 192ESO3, 192SRO1~~
- ~~193, 193DDO, 193DPO, 193HO, 193LSIO-FO~~
- ~~194, 194ESO3, 194SRO1~~
- ~~195, 195DDO, 195DPO, 195HO, 195PAO~~
- ~~196, 196AEO, 196DPO, 196ESO2, 196SRO1, 196VPO, 196LSIO-FO, 196BMO~~
- ~~197, 197DPO, 197VPO, 197BMO~~
- ~~198, 198AEO 198ESO2 198SRO1, 198VPO, 198BMO~~
- ~~199, 199VPO, 199BMO~~
- ~~200, 200VPO, 200BMO~~
- ~~201, 201ESO1, 201ESO2, 201LSIO-FO, 201BMO~~
- ~~202, 202DDO, 202ESO1, 202ESO2~~
- ~~203, 203ESO1, 203ESO2, 203LSIO-FO, 203BMO, 203SCO~~
- ~~204, 204ESO2, 204HO, 204BMO~~
- ~~205, 205DDO, 205ESO1, 205ESO2, 205HO, 205LSIO-FO, 205BMO, 205SRO1~~
- ~~206, 206ESO2, 206SRO1, 205LSIO-FO~~

- ~~207, 207DDO, 207ESO1, 207ESO2, 207ESO3, 207LSIO-RO, 207HO, 207BMO, 207SRO1~~
- ~~208, 208DPO, 208DDO, 208ESO1, 208ESO2, 208ESO3,208LSIO-FO, 208HO, 208SRO1, 208BMO~~
- ~~209, 209DPO, 209DDO, 209ESO1, 209ESO2, 209LSIO-FO, 209HO, 209PAO, 209BMO~~
- ~~210, 210DDO, 210ESO1, 210ESO2, 210LSIO-FO, 210BMO~~
- ~~211, 211ESO1, 211ESO2, 211ESO3, 211HO, 211SRO1, 211LSIO-FO, 211BMO~~
- ~~212, 212DDO, 212ESO3, 212HO, 212LSIO-FO~~
- ~~213, 213DDO, 213ESO2, 213ESO3, 213HO, 213LSIO-FO~~
- ~~214, 214AEO, 214ESO1, 214ESO2, 214ESO3, 214HO, 214SRO1, 214LSIO-FO, 214BMO~~
- ~~215, 215ESO1, 215ESO2, 215ESO3, 215HO, 215LSIO-FO~~
- ~~216, 216AEO, 216ESO1, 216ESO2, 216BMO~~
- ~~217, 217DDO, 217ESO2~~
- ~~218, 218ESO2, 218LSIO-FO, 218BMO~~
- ~~219, 219DDO, 219ESO2, 219LSIO-FO~~
- ~~220, 220BMO~~
- ~~221, 221ESO1, 221ESO2, 221BMO~~
- ~~222, 222ESO1, 222BMO~~1, 1BMO, 1HO
- 2, 2BMO
- 3, 3BMO, 3HO
- 4, 4BMO
- 5, 5BMO, 5HO
- 6, 6BMO
- 7, 7BMO, 7HO
- 8, 8BMO
- 9, 9BMO, 9HO
- 10, 10BMO
- 11, 11BMO
- 12, 12BMO, 12ESO8, 12HO
- 13, 13BMO
- 14, 14BMO, 14ESO8
- 15, 15BMO, 15DPO, 15HO
- 16, 16BMO, 16ESO8
- 17, 17BMO, 17HO
- 18, 18BMO
- 19, 19BMO
- 20, 20BMO
- 21, 21BMO
- 22, 22BMO
- 23, 23BMO
- 24, 24BMO, 24HO, 24LSIO-FO
- 25, 25BMO, 25ESO2, 25LSIO-FO
- 26, 26DPO, 26HO, 26LSIO-FO
- 27, 27DPO

- 28, 28BMO, 28DPO, 28HO
- 29, 29BMO, 29DPO, 29HO
- 30, 30BMO
- 31, 31BMO, 31EAO
- 32, 32BMO
- 33, 33BMO, 33DPO, 33LSIO-FO, 33PAO
- 34, 34BMO
- 35, 35BMO, 35LSIO-FO
- 36, 36BMO, 36LSIO-FO
- 37, 37BMO, 37ESO2, 37LSIO-FO
- 38, 38BMO, 38DPO, 38LSIO-FO
- 39, 39BMO, 39ESO2, 39LSIO-FO
- 40, 40BMO
- 41, 41BMO, 41HO, 41LSIO-FO
- 42, 42HO, 42LSIO-FO
- 43, 43BMO, 43LSIO-FO
- 44, 44BMO
- 45, 45BMO, 45DDO, 45DPO, 45EAO, 45ESO7, 45LSIO-FO
- 46, 46ESO7, 46LSIO-FO
- 47, 47HO, 47LSIO-FO
- 48, 48HO, 48LSIO-FO
- 49, 49HO, 49LSIO-FO
- 50, 50BMO, 50DDO, 50DPO, 50HO, 50LSIO-FO
- 51, 51DPO, 51LSIO-FO
- 52, 52BMO, 52DPO
- 53, 53DPO, 53EAO, 53LSIO-FO
- 54, 54DDO, 54DPO, 54EAO, 54SBO
- 55, 55DDO, 55HO, 55LSIO-FO
- 56, 56DDO, 56DPO
- 57, 57DPO, 57LSIO-FO
- 58, 58BMO, 58DDO, 58DPO, 58ESO2, 58LSIO-FO
- 59, 59DDO, 59DPO, 59EAO, 59HO, 59LSIO-FO, 59SCO
- 60, 60DDO, 60DPO
- 61, 61DDO, 61HO, 61LSIO-FO, 61SCO
- 62, 62DDO, 62DPO, 62HO, 62LSIO-FO
- 63, 63BMO, 63DDO, 63ESO2
- 64, 64BMO
- 65, 65BMO, 65ESO2
- 66, 66BMO, 66ESO2, 66HO, 66LSIO-FO
- 67, 67HO, 67LSIO-FO
- 68, 68DPO, 68LSIO-FO
- 69, 69DDO, 69DPO, 69EAO, 69HO, 69LSIO-FO

- 70, 70DDO, 70DPO, 70EAO, 70HO, 70LSIO-FO, 70PAO
- 71, 71DDO
- 72, 72BMO, 72LSIO-FO
- 73, 73LSIO-FO
- 74, 74DDO, 74HO, 74LSIO-FO
- 75, 75DDO, 75LSIO-FO, 75SCO
- 76, 76DDO, 76ESO2, 76HO, 76LSIO-FO
- 77, 77DDO, 77ESO2, 77HO, 77LSIO-FO
- 78, 78BMO, 78DDO, 78ESO1, 78ESO2, 78HO, 78LSIO-FO
- 79
- 80
- 81, 81DDO, 81ESO7
- 82, 82AEO, 82DDO, 82DPO, 82HO, 82LSIO-FO
- 83, 83DDO, 83HO, 83LSIO-FO
- 84, 84DDO, 84DPO, 84HO
- 85, 85DDO, 85DPO
- 86, 86AEO, 86DDO, 86EAO
- 87, 87DDO, 87DPO, 87LSIO-FO
- 88, 88DDO, 88HO, 88LSIO-FO
- 89, 89DDO, 89DPO, 89HO, 89LSIO-FO, 89PAO
- 90, 90DDO, 90DPO, 90HO
- 91, 91AEO, 91DDO, 91DPO, 91PAO
- 92, 92DDO, 92DPO, 92LSIO-FO
- 93, 93DDO, 93DPO, 93HO, 93LSIO-FO
- 94, 94DDO, 94DPO, 94HO, 94LSIO-FO
- 95, 95DDO, 95DPO, 95EAO, 95ESO4, 95HO, 95LSIO-FO
- 96, 96DDO, 96HO
- 97, 97DDO
- 98, 98DDO, 98HO, 98LSIO-FO
- 99, 99DDO, 99ESO2, 99ESO4, 99HO, 99LSIO-FO
- 100, 100DDO, 100ESO2, 100HO, 100LSIO, 100LSIO-FO
- 101, 101DDO, 101ESO2, 101LSIO-FO
- 102, 102AEO, 102DDO, 102EAO, 102ESO5, 102PAO
- 103, 103AEO, 103BMO, 103DDO, 103ESO2, 103ESO5, 103LSIO-FO
- 104, 104AEO, 104BMO, 104DDO, 104ESO1, 104ESO2, 104LSIO-FO
- 105, 105BMO, 105DDO, 105ESO1, 105ESO2, 105HO, 105LSIO-FO
- 106, 106BMO, 106ESO1, 106ESO2, 106LSIO-FO
- 107, 107BMO, 107ESO1, 107ESO2, 107LSIO-FO, 107RO
- 108, 108BMO, 108ESO1, 108ESO2, 108LSIO-FO
- 109, 109BMO, 109DDO, 109ESO1, 109ESO2, 109LSIO-FO
- 110, 110BMO, 110DDO, 110ESO1, 110ESO2, 110LSIO-FO
- 111, 111BMO, 111DDO, 111ESO1, 111ESO2, 111ESO6, 111LSIO-FO

- 112, 112BMO, 112DDO, 112ESO2, 112LSIO-FO
- 113, 113BMO, 113DDO, 113ESO1, 113ESO2, 113ESO6, 113LSIO-FO
- 114, 114BMO, 114ESO1, 114ESO2, 114LSIO-FO
- 115, 115LSIO-FO, 115SRO1
- 116, 116ESO3, 116HO, 116LSIO-FO
- 117, 117DDO, 117DPO, 117LSIO-FO
- 118, 118DDO, 118DPO, 118ESO2, 118LSIO-FO
- 119, 119DDO, 119DPO, 119EAO, 119HO, 119LSIO-FO, 119PAO
- 120, 120DDO, 120DPO, 120ESO3, 120LSIO-FO
- 121, 121DDO, 121DPO, 121EAO, 121HO, 121LSIO-FO
- 122, 122HO, 122LSIO-FO, 122PAO
- 123, 123DDO, 123ESO7, 123LSIO-FO, 123PAO
- 124, 124ESO7, 124PAO
- 125, 125AEO, 125DDO, 125DPO, 125HO, 125LSIO-FO
- 126, 126DDO, 126DPO, 126ESO2, 126HO, 126LSIO-FO
- 127, 127AEO, 127BMO, 127DDO, 127DPO, 127ESO2, 127ESO5, 127HO, 127LSIO-FO
- 128, 128AEO, 128BMO, 128DDO, 128ESO2, 128ESO5, 128LSIO-FO
- 129, 129BMO, 129DPO, 129ESO3, 129LSIO-FO, 129SRO1
- 130, 130BMO, 130DDO, 130DPO, 130ESO3, 130ESO7, 130LSIO-FO, 130SRO1
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- 135, 135BMO, 135DDO, 135DPO, 135ESO2, 135LSIO-FO, 135SRO1
- 136, 136BMO, 136DDO, 136DPO, 136LSIO-FO
- 137, 137BMO, 137DDO, 137ESO2, 137ESO7, 137LSIO-FO, 137SRO1
- 138, 138BMO, 138DDO, 138ESO1, 138ESO2, 138LSIO-FO
- 139, 139BMO, 139DDO, 139ESO1, 139ESO2, 139LSIO-FO
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- 142, 142BMO, 142ESO2, 142SCO, 142SRO1
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- 156, 156BMO, 156ESO1, 156RO, 156SLO
- 157, 157BMO, 157ESO1, 157ESO2, 157LSIO-FO, 157RO, 157SLO
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- 165, 165BMO, 165DDO, 165ESO1, 165ESO2, 165LSIO-FO, 165RO, 165SLO
- 166, 166BMO, 166ESO1, 166ESO2, 166LSIO-FO, 166RO
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- 174, 174BMO
- 175, 175BMO, 175DPO, 175ESO2, 175ESO8, 175LSIO-FO, 175PAO, 175SRO1
- 176, 176BMO
- 177, 177BMO
- 178, 178BMO, 178ESO2, 178HO, 178SRO1
- 179, 179BMO, 179ESO2, 179SCO, 179SRO1
- 180, 180BMO, 180ESO1, 180ESO2, 180LSIO-FO, 180SCO
- 181, 181BMO, 181ESO1, 181ESO2, 181LSIO-FO
- 182, 182BMO, 182ESO2, 182LSIO-FO, 182PAO
- 183, 183LSIO-FO, 183PAO
- 184, 184DDO, 184ESO1, 184ESO2, 184LSIO-FO
- 185, 185BMO, 185DDO, 185ESO1, 185ESO2, 185LSIO-FO, 185RO
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- 215, 215ESO1, 215ESO2, 215ESO3, 215HO, 215LSIO-FO
- 216, 216AEO, 216BMO, 216ESO1, 216ESO2

[MDFC] [Listed all maps in alphabetical order for each line and corrected mistakes]

SCHEDULE TO CLAUSE 72.04 INCORPORATED DOCUMENTS

15/01/2024
VC249
1.0

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CXXXwell
Proposed

Incorporated documents

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Basslink – Land Use and Development Controls, 2002	C15
Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012" comprising: ▪ Stage R7, DRG No 3421019-00-001 ▪ Stage R8, DRG No 3421019-00-002 ▪ Stage R9, DRG No 3421019-00-003 ▪ Stage R10, DRG No 3421019-00-004 ▪ Stage R11, DRG No 3421019-00-005 ▪ Stage R12, DRG No 3421019-00-006 ▪ Stage R13, DRG No 3421019-00-007 ▪ Stage R14, DRG No 3421019-00-008 ▪ Stage R15, DRG No 3421019-00-009 ▪ Stage R16, DRG No 3421019-00-010A ▪ Stage R17, DRG No 3421019-00-011 ▪ Stage R18, DRG No 3421019-00-012 ▪ Stage R19, DRG No 3421019-00-013A ▪ Stage R20, DRG No 3421019-00-014A ▪ Stage R21, DRG No 3421019-00-015A ▪ Stage R22, DRG No 3421019-00-016 ▪ Index Sheet, DRG No 3421019-00-017	C71
Ninety Mile Beach Restructure Plan Stage R1 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R2 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R3 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R4 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R5 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R6 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R23 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R24 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R25 & R26 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R27 & R28 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R29 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R30 (15 June 2000)	NPS1

Name of document	Introduced by:
Ninety Mile Beach Restructure Plan Stage R31 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R32 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R33 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R34 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R35 & R36 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2 (15 June 2000)	NPS1
~~Princes Highway Duplication, Traralgon to Kilmany, Incorporated Document (November 2012)~~ [MDFC] [Removed because of the removal of this document in Clause 52.01]	~~C76~~
Sale Golf Club Re Development Concept Masterplan (March 2006)	C69
Sale Golf Club Re-Development Landscape Strategy Plan (June 2006)	C69
Wellington Shire Heritage Controls comprising:	
▪ Alberton Cemetery Heritage Permit Exemptions	C26(Part 1)
▪ Individual Heritage Places (Rural areas) Permit Exemptions	C26(Part 1)
▪ Individual Heritage Places (Township areas) Permit Exemptions	C26(Part 1)
▪ Port Albert Heritage Precinct Permit Exemptions (amended August 2019)	C109wellPt1
▪ Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	C26(Part 2)
▪ Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)	C93
▪ Sale Rural Heritage Precinct Permit Exemptions	C26(Part 1)
▪ Sale Town Centre Heritage Precinct Permit Exemptions	C26(Part 1)
Wellington Shire Heritage Place Citations 2007 (amended June 2018)	C100
Wellington Shire Stage 2 Heritage Study, Volume 2: Citations, September 2016 (amended August 2017)	C92(Part 2)

SCHEDULE TO CLAUSE 72.05 WHEN DID THIS PLANNING SCHEME BEGIN?

31/07/2018
VC148

1.0

Date this planning scheme began:

31/07/2018
VC148

15 June 2000

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

24/10/2019
C103well

Background documents

1.0

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CXXXwell
Proposed

Name of background document	Amendment number - clause reference
Assessment of Agricultural Quality of Land in Gippsland(Swan and Volume, 1984)	C109wellPt1
Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans	C84 - Clause 43.04s9
City of Sale Heritage Study (Context Pty Ltd, 1994)	C109wellPt1 - Clause 02.03 Clause 15.03-1L Clause 43.01
Defence Regulations 2016 Part 11A – Defence aviation areas (Department of Defence, 2016) [MDFC] [Added background document]	CXXXwell- Clause 18.02-7L Clause 43.03 s4 Clause 43.03 s5 Clause 43.03 s6
Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018 (Department of Defence, 2018) [MDFC] [Added background document]	CXXXwell- Clause 18.02-7L Clause 43.03 s4 Clause 43.03 s5 Clause 43.03 s6
Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	C50 Pt1 Clause 11.03-4L Clause 43.02s13
Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District(Napier, 2002)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals	C84 - Clause 43.04s9
Gunaikurnai Whole of Country Plan (Gunaikurnai Land and Waters Aboriginal Corporation, 2015) [MDFC] [Added background document]	CXXXwell- Clause 02.03-5
~~*Healthy by Design: A planners' guide to environments for active living*(National Heart Foundation of Australia, 2004)~~ Healthy Active by Design Guide (National Heart Foundation of Australia, 2025) [MDFC] [Updated background document]	~~C38 - Clause 32.07s1~~ ~~Clause 37.01s4~~ ~~Clause 37.01s5~~ ~~Clause 43.04s1 Clause 43.04s2 Clause 43.04s3 Clause 43.04s4 Clause 43.04s5 Clause 43.04s6 Clause 43.04s7 Clause 43.04s8~~ Clause 43.04 s9 Clause 43.04 s10 Clause 43.04 s11 Clause 43.04 s12 Clause 43.04 s13 [MDFC] [Deleted clause references to clauses where reference to the document is removed, added new clause references]

Name of background document	Amendment number - clause reference
Heyfield Low Density Residential Land Supply Study (Urban Enterprise, 2017)	C109wellPt1 – Clause 11.01-1L-04 [MDFC] [Added clause references]
Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road (Meinhardt, 2013)	C109wellPt1 – Clause 11.01-1L-04 Clause 37.01 s4 Clause 37.01 s5 [MDFC] [Added clause references]
The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt1 - Clause 11.03-4L [MDFC] [Added clause references] Clause 43.02s14
Infrastructure Design Manual (Local Government Infrastructure Design Association, ~~2019~~as amended) [MDFC] [Updated background document]	GC112 - Clause 19.03-2L Clause 43.04s8Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	C50 Pt2 - Clause 43.02s20
Longford Development Plan (Mesh, 2015)	C109wellPt1 - Clause 43.04s10
Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 11.03-4L [MDFC] [Added clause references] Clause 43.02s18
McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	C50 Pt2 - Clause 11.03-4L [MDFC] [Added clause references] Clause 43.02s17
North Sale Development Plan (Mesh, 2018)	C109wellPt1 – Clause 43.04 s13 [MDFC] [Added clause references]
Port Albert and Palmerston Urban Design Guidelines(2007)	C29 -Clause 43.02s9
Port Albert Conservation Study (Graeme Butler, 1982)	C109wellPt1 - Clause 02.03 [MDFC] [Corrected clause references] Clause 11.03-4L [MDFC] [Added clause references] Clause 15.03-1L Clause 43.01
Port Albert Masterplan (Chris Dance Land Design Pty Ltd, 2002)	C109wellPt1 – Clause 11.03-4L Clause 43.02 s9 [MDFC] [Added clause references]
~~*Public open space plan 2014-2024*(Wellington Shire Council, 2014)~~ [MDFC] [Removed outdated background document]	~~C109wellPt1 - Clause 19.02-6L~~
~~*Revegetation Planting Standards*(Department of Sustainability)~~ Management standards for native vegetation offset sites (Department of Energy, Environment and Climate Action, 2025) [MDFC] [Updated background document]	~~C58~~ CXXXwell - Clause 43.04s4
Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 11.03-4L [MDFC] [Added clause references] Clause 43.02s19
Rosedale Structure Plan (SMEC 2012)	C109wellPt1 – Clause 11.01-1L-03 [MDFC] [Added clause references]
Sale Industrial Land and Retail Assessment (Essential Economics Pty Ltd, April 2006)	C35 Pt2 - Clause 43.04s3

Name of background document	Amendment number - clause reference
Sale CBD Precinct Plan (David Lock Associates, 2010)	C109wellPt1 – Clause 11.03-1L [MDFC] [Added clause references]
Sale, Wurruk and Longford Structure Plan, 2010 and updates; Relocation of Sale Greyhound Racing Club Strategic Justification (NBA Group, 2014)	C67 - Clause 32.07s1 Clause 43.04s7 Clause 43.04s7
Strategic Assessment of Options for the Provision of Additional Industrial, Bulky Goods Retailing and CBD Retailing Land in Sale report (Coomes Consulting Group, October 2007)	C35 Pt2 - Clause 43.04s3
Stratford Townscape Study (Green and Dale Associates, 1993)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	C50 Pt2 - Clause 43.02s15
Siting and Design Guidelines for Structures on the Victorian Coast (~~Victorian Coastal Council, 1998~~Department of Environment, Land, Water and Planning, 2020) [MDFC] [Updated background document]	C109wellPt1 - Clause 42.03s1 Clause 12.02-1L [MDFC] [Added clause references]
State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	C71 - Clause ~~42.03s1~~12.02-2L Clause 11.03-4L [MDFC] [Added clause references]
The City of Sale Restoration and Conservation Guidelines (Wilson Sayer Pty Ltd, 1983)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
Guidelines for the removal, destruction or lopping of native vegetation (Department of Energy, Environment and Climate Action, 2025) ~~*Victoria's Native Vegetation Management – A Framework for Action*(Department of Natural Resources and Environment, 2002)~~ [MDFC] [Updated background document]	C32 - Clause 42.03s1
Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach(GHD, 2007)	C109wellPt1 - Clause 12.02-1L
Wellington Heritage Study: Stage 1(Context Pty Ltd, 2005)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
~~*Wellington Open Space Strategy*~~ [MDFC] [Removed outdated background document]	~~C86 - Clause 43.04s8~~
Wellington Shire Stage 2 Heritage Study (amended August 2017) (Heritage Intelligence & Briggs, 2016)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
~~*Wellington Shire Walking and Cycling Strategic Plan 2012-16*~~ [MDFC] [Removed outdated background document]	~~C82 - Clause 43.04s6~~
~~*West Gippsland Native Vegetation Plan*(West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)~~*West Gippsland Regional Catchment Strategy 2021-2027* (West Gippsland Catchment Management Authority, 2021) [MDFC] [Updated background document]	C24 Pt1 - Clause 42.02s1

Name of background document	Amendment number - clause reference
West Sale Aerodrome Public Management Agreement (June 2003)	C109wellPt1 - Clause 37.01s1
West Sale Airport Master PlanUpdate (Wellington Shire Council, 2017)	C98 - Clause 37.01s1
WestSaleand Wurruk Industrial Land Supply Strategy (UrbanEnterprise, 2018)	C103 - Clause 43.04s12
Wellington Shire Rural Zones Review, Volume 1 and 2(Maunsell Australia, 2009)	C109wellPt1 - Clause 2.03-4
Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 11.03-4L [MDFC] [Added clause references] Clause 43.02s16

STRATEGIC IMPLEMENTATION

74

31/07/2018
VC148

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SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS [MDFC] [Inserted this schedule because it was missing]

1.0

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Application of zones, overlays and provisions

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Low Density Residential Zone to:
  - Short-, medium- and longer-term growth areas with a minimum lot size.
  - Coastal settlements where a minimum lot size is desired.
- Mixed Use Zone to:
  - Mixed-use areas surrounding commercial precincts in larger settlements.
  - Mixed-use areas outside the town centres in larger settlements.
- Township Zone to:
  - Facilitate appropriate commercial and mixed-use development smaller townships.
  - Smaller townships where the separation of land uses is not critical to the function of the town.
- Residential Growth Zone to the Lake Guthridge Precinct in Sale.
- General Residential Zone to:
  - Sewered residential areas.
  - Established and proposed residential areas.
- Neighbourhood Residential Zone to residential development south of Stevens Street, Sale.
- Industrial 1 Zone to existing industrial precincts.
- Industrial 3 Zone to buffer areas between industries and residential areas.
- Commercial 1 Zone to the central commercial areas of larger townships.
- Commercial 2 Zone to peripheral commercial areas of larger townships to support bulky goods retailing.
- Rural Living Zone to existing rural residential areas on larger allotments.
- Rural Conservation Zone to areas with biodiversity values that should be protected.
- Farming Zone to:
  - The majority of broad acre agricultural land.
  - Agricultural land developed for plantations.
  - The Macallister Irrigation District.
  - Prevent the fragmentation of agricultural land and ensure that lots that are created are suited to broad scale agriculture.
- Rural Activity Zone to provide for agriculture and other uses compatible with agriculture.
- Special Use Zone to:
  - West Sale Airport.
  - Fulham Prison.
  - The Lake Guthridge precinct.
  - The industrial-to-residential transition areas along Firebrace Road, Heyfield.
  - The Sale Greyhound Racing Facility.
- Comprehensive Development Zone to:
  - The Sale Golf Club redevelopment area.
- Environmental Significance Overlay to:
  - Areas of identified environmental importance.

- Significant sites within water catchment areas.
- Urban buffers between settlements and brown coal resource areas.

- Vegetation Protection Overlay to areas of identified flora and fauna importance.
- Significant Landscape Overlay to conservation areas along Ninety Mile Beach.
- Heritage Overlay to buildings, places and precincts of identified heritage value as listed in the Schedule to the Heritage Overlay.
- Design and Development Overlay to:
  - Industrial areas.
  - Business display areas.
  - Coastal settlements including Port Albert, Palmerston, Golden Beach, Paradise Beach, The Honeysuckles, Seaspray, Woodside Beach, McLoughlins Beach, Manns Beach, Robertsons Beach and Loch Sport.
  - The Defence Aviation Area surrounding RAAF Base East Sale.
  - Low density areas along Ninety Mile Beach.
  - Emergency flight path areas in Yarram.
  - Cobains Road Homemakers Centre.
  - The Alberton township.
  - Residential areas south of Stevens Street, Sale.
- Development Plan Overlay to large undeveloped areas zoned for urban development generally under single ownership.
- Floodway Overlay and Land Subject to Inundation Overlay to floodplains and areas subject to inundation as identified in the mapping undertaken by the West Gippsland Catchment Management Authority.
- Special Building Overlay to areas subject to flooding caused by overland flows in Maffra.
- Bushfire Management Overlay to areas identified by the Country Fire Authority and the planning authority as subject to extreme bushfire hazard.
- State Resource Overlay to land within protected coal resource areas.
- Airport Environs Overlay to land subject to high levels of aircraft noise.
- Restructure Overlay to restructure plan areas along Ninety Mile Beach.

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SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK [MDFC] [Inserted this schedule because it was missing content]

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Further strategic work [2026 PSR] [Introduced further strategic work from the 2026 PSR]

Investigate and translate the landfill buffer provisions from Environmental Significance Overlay Schedule 7 to the Buffer Area Overlay and identify any legacy landfill sites that require buffer protection across the Shire.

Review Schedule 4, 5, 6 to the Design and Development Overlay and Schedule 7 to the Environmental Significance Overlay to align requirements and the extent of the overlays with the Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018.

Review and update Schedule 6 to the Environmental Significance Overlay and investigate the possibility of converting it into a Restructure Overlay.

Review and potentially remove the Special Building Overlay applied to Maffra.

Review and update Schedule 8 to the Design and Development Overlay and investigate whether it could be converted into a Buffer Area Overlay.

Audit, review and update all Development Plan Overlay (DPO) schedules in the Scheme to:

- Remove DPO schedules or instances of a DPO schedule where a development plan has already been prepared and development is underway or completed.
- Consolidate DPOs relating to Longford and investigate whether further strategic work is needed.
- Ensure that requirements for development plans do not duplicate other parts of the Scheme and other legislation.
- Update or remove references to, or requirements from outdated guidelines, particularly ones related to noise, drainage, and water sensitive urban design.
- Clarify or remove community participation requirements.

As resources allow, progressively undertake a review of the Heritage Overlay to:

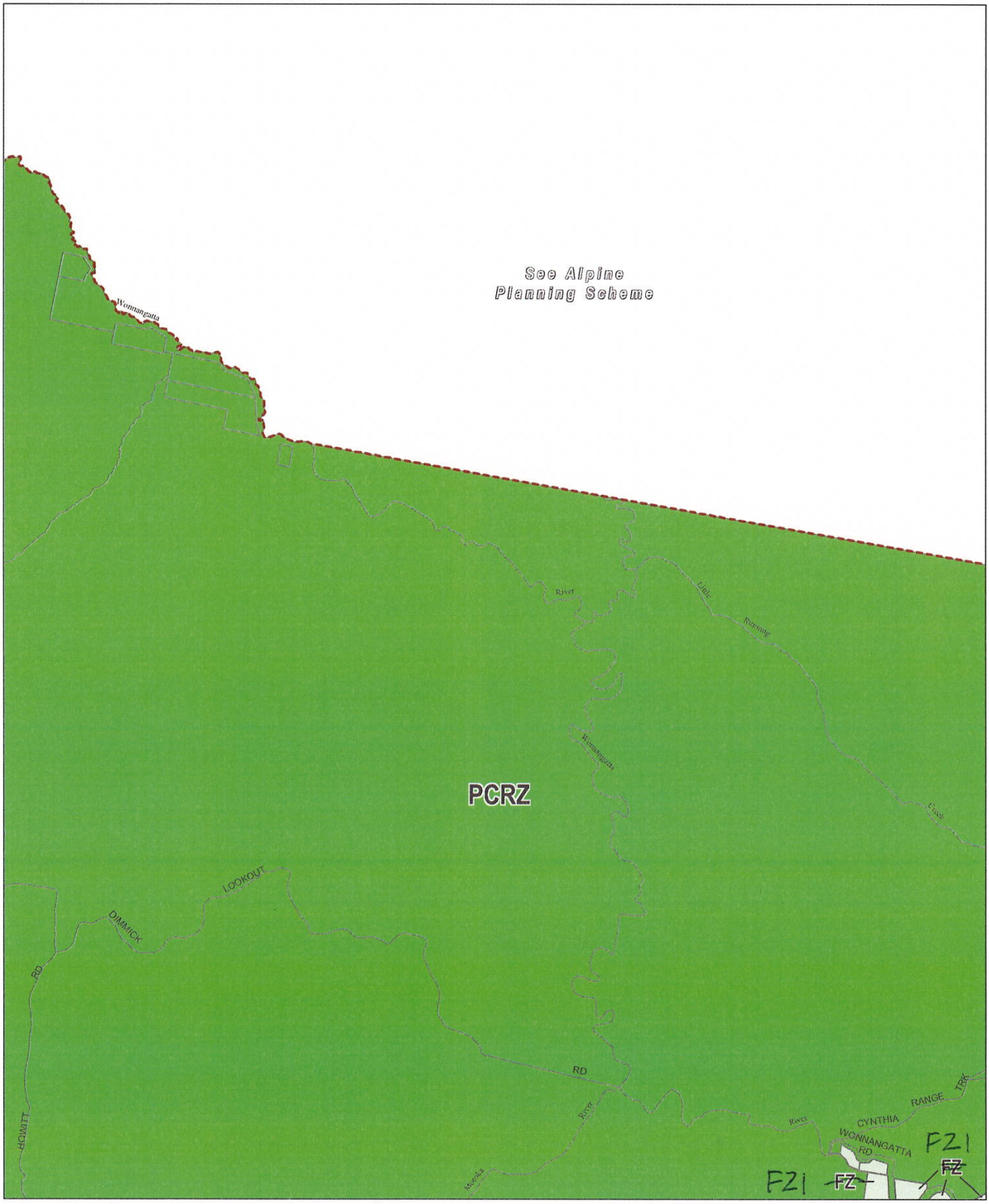
- Apply the Heritage Overlay over sites identified by existing heritage studies, where this has not occurred yet and is still deemed necessary
- Remove the Heritage Overlay over sites where the protected site is demolished or the significant heritage fabric no longer exists
- Ensure that the mapping of Heritage Overlays is correct and up to date
- Ensure that requirements for each site are correct and up to date. Prepare and implement a Structure Plan for the Stratford township.

Finalise and implement a Structure Plan for the Stratford township. Commence work associated with infrastructure provision and developer contributions for the town.

Carry out a land supply and options analysis for residential growth areas for the township of Sale.

Undertake a focused Rural Land Use Strategy for the Shire that addresses the location and impacts of specific issues such as intensive animal industries, dwellings and small lot subdivision in the Farming Zone and agritourism.

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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This map should be read in conjunction with additional Planning Overlay Maps (if applicable) as indicated on the INDEX TO MAPS.

Public Land
PCRZ Public Conservation And Resource Zone
Rural
FZ Farming Zone

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AUSTRALIAN MAP GRID ZONE 55

N

Victoria

INDEX TO ADJOINING METRIC SERIES MAP

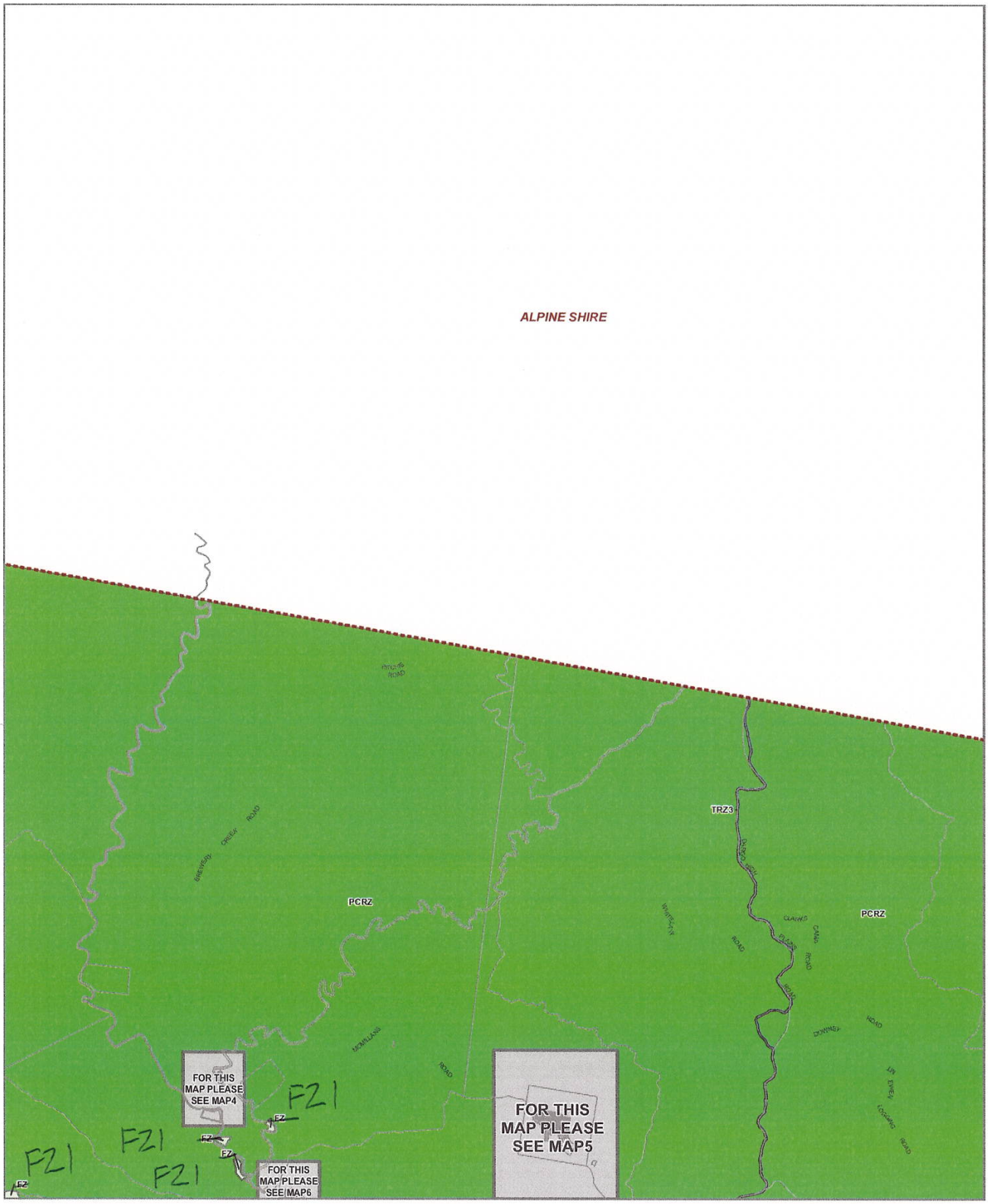
Printed: 29/4/2011

AMENDMENT C55 PART1

ZONES

MAP No 2

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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Australian Map Grid Zone 55

NORTH

Planning Group

AMENDMENT VC205

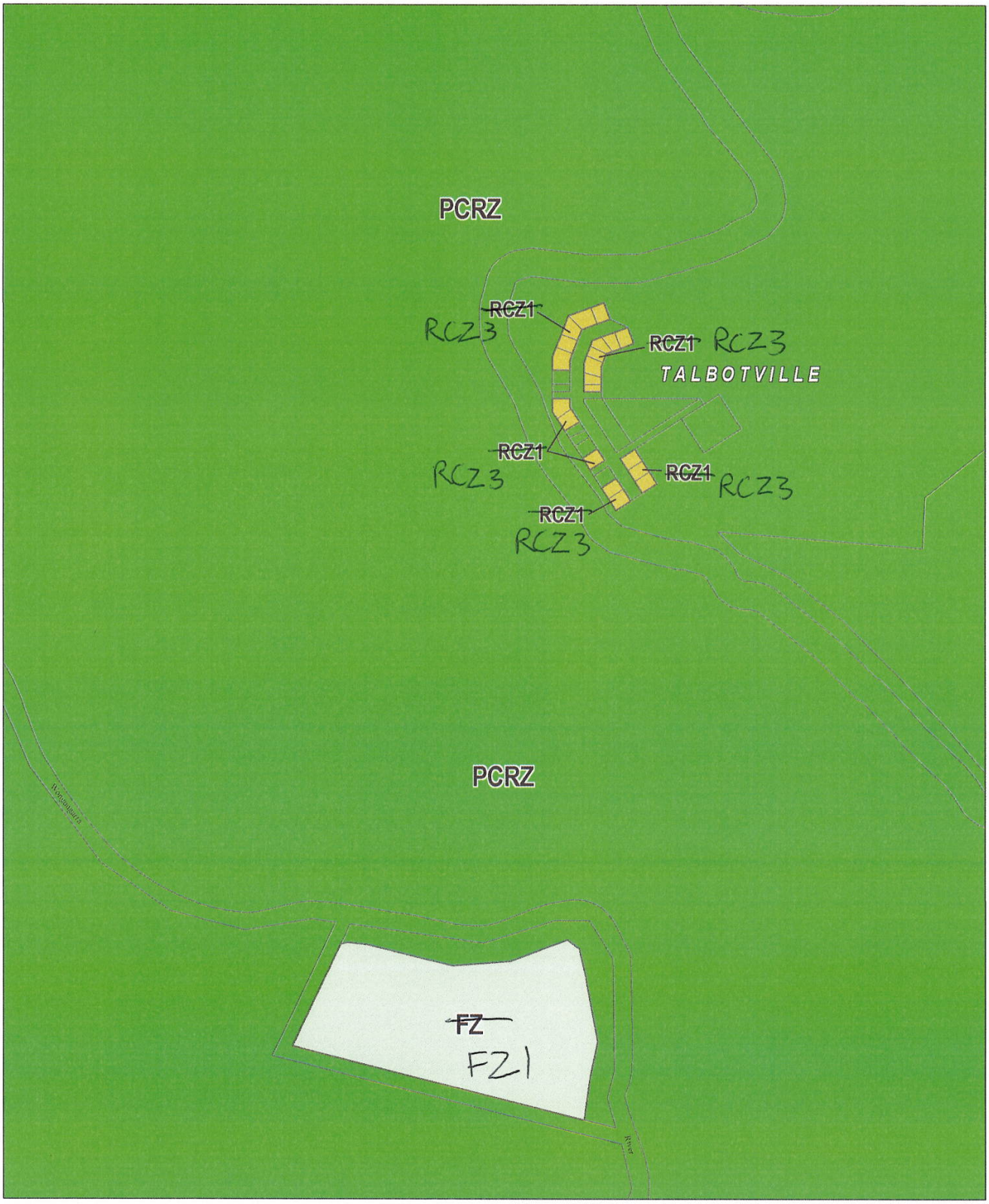
Printed: 17/01/2022

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 3**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone

Rural
FZ Farming Zone
RCZ1 Rural Conservation Zone - Schedule 1

100 0 100 200 300 m
AUSTRALIAN MAP GRID ZONE 55

N

Victoria

INDEX TO ADJOINING METRIC SERIES MAP

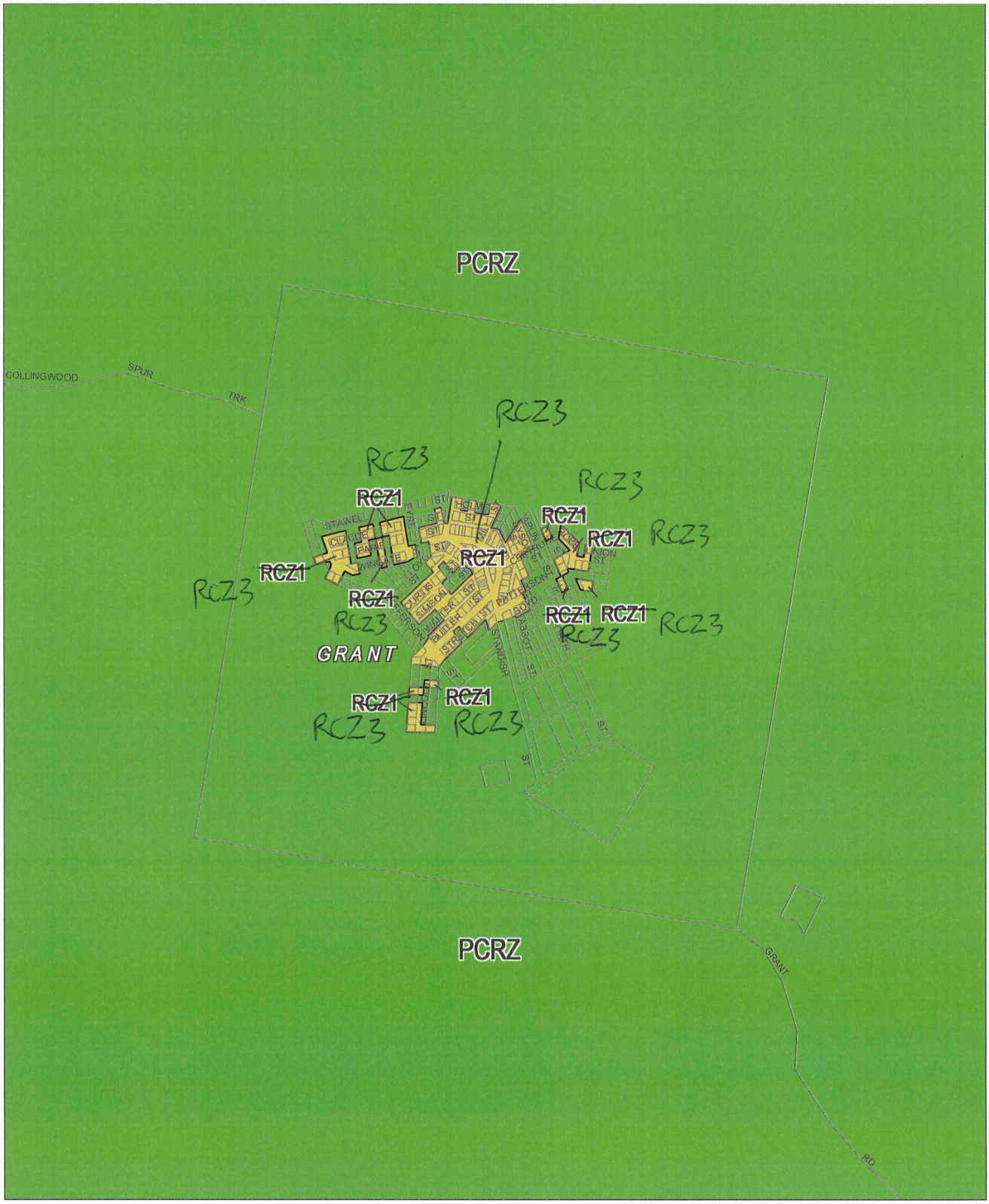
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AMENDMENT C55 PART1

ZONES

MAP No 4

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
Public Conservation And Resource Zone
Rural
Rural Conservation Zone - Schedule 1

AUSTRALIAN MAP GRID ZONE 55

INDEX TO ADJOINING METRIC SERIES MAP

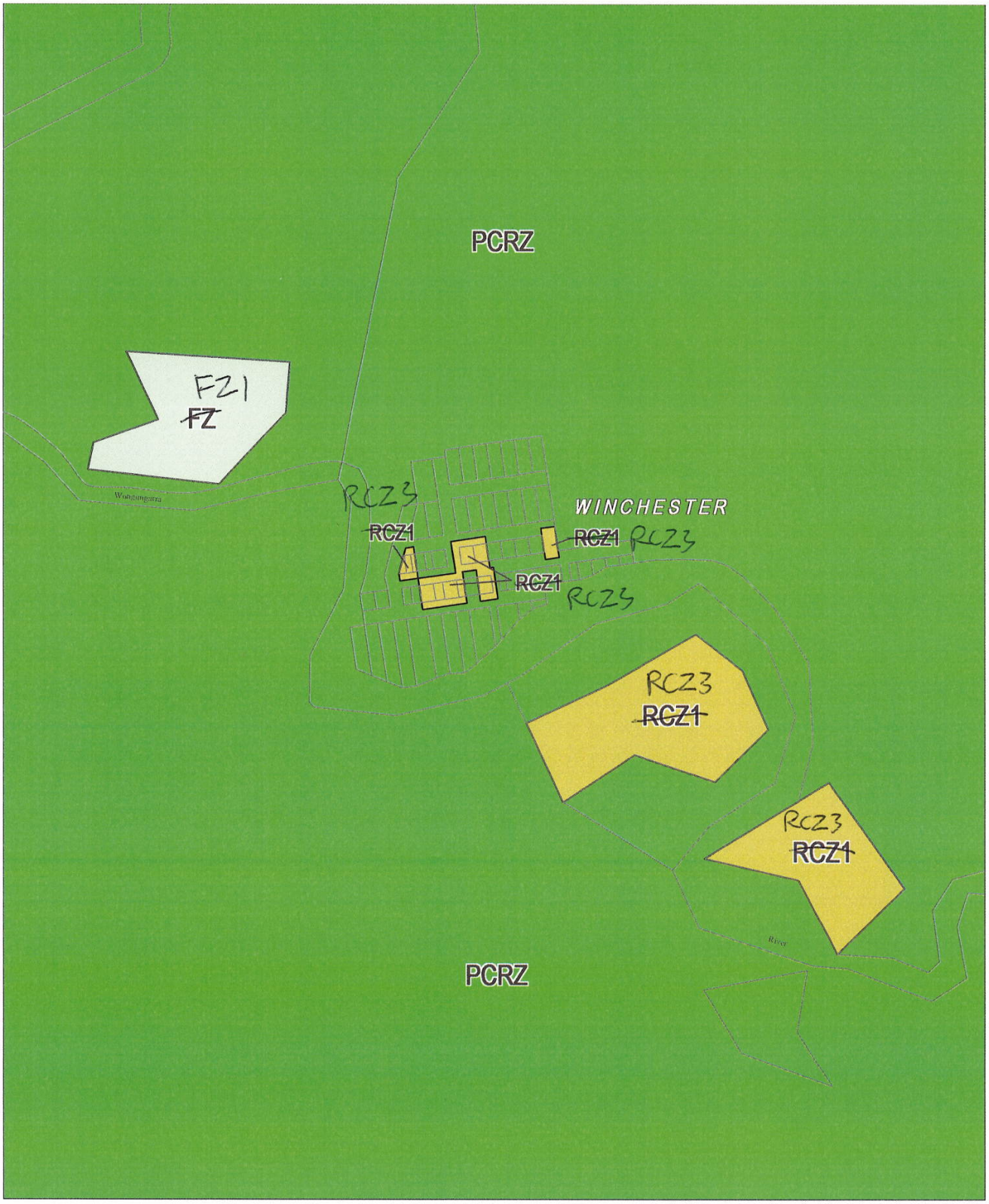
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AMENDMENT C71

ZONES

MAP No 5

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
Public Conservation And Resource Zone

Rural
Farming Zone
Rural Conservation Zone - Schedule 1

100 0 100 200 300 m
AUSTRALIAN MAP GRID ZONE 55

N

Victoria

INDEX TO ADJOINING METRIC SERIES MAP

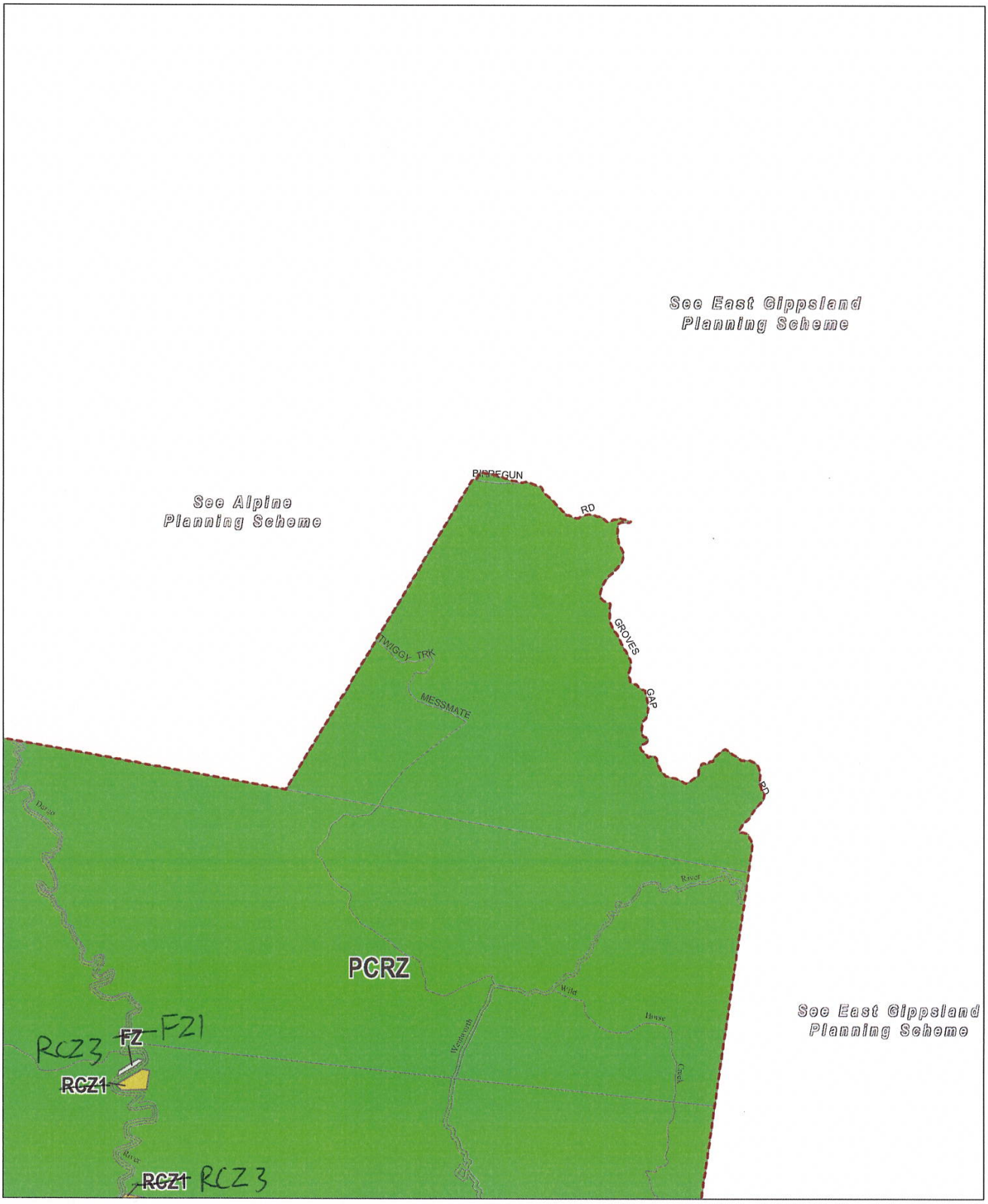
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AMENDMENT C71

ZONES

MAP No 6

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone

Rural
FZ Farming Zone
RCZ1 Rural Conservation Zone - Schedule 1

1000 0 1000 2000 3000 4000 5000 m
AUSTRALIAN MAP GRID ZONE 55

INDEX TO ADJOINING METRIC SERIES MAP

N

Victoria

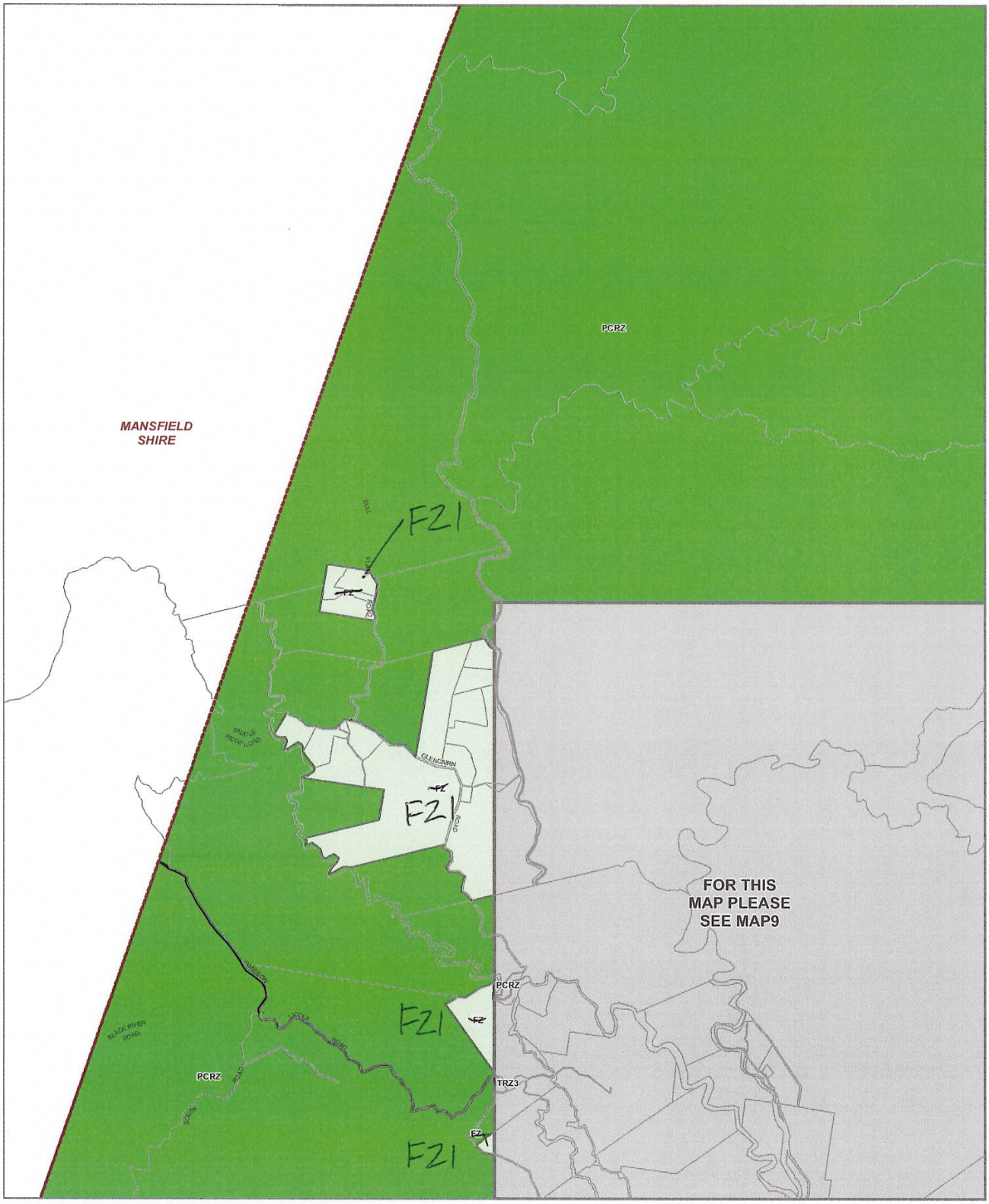
Printed: 29/4/2014

AMENDMENT C55 PART1

ZONES

MAP No 7

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 8**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Fanning Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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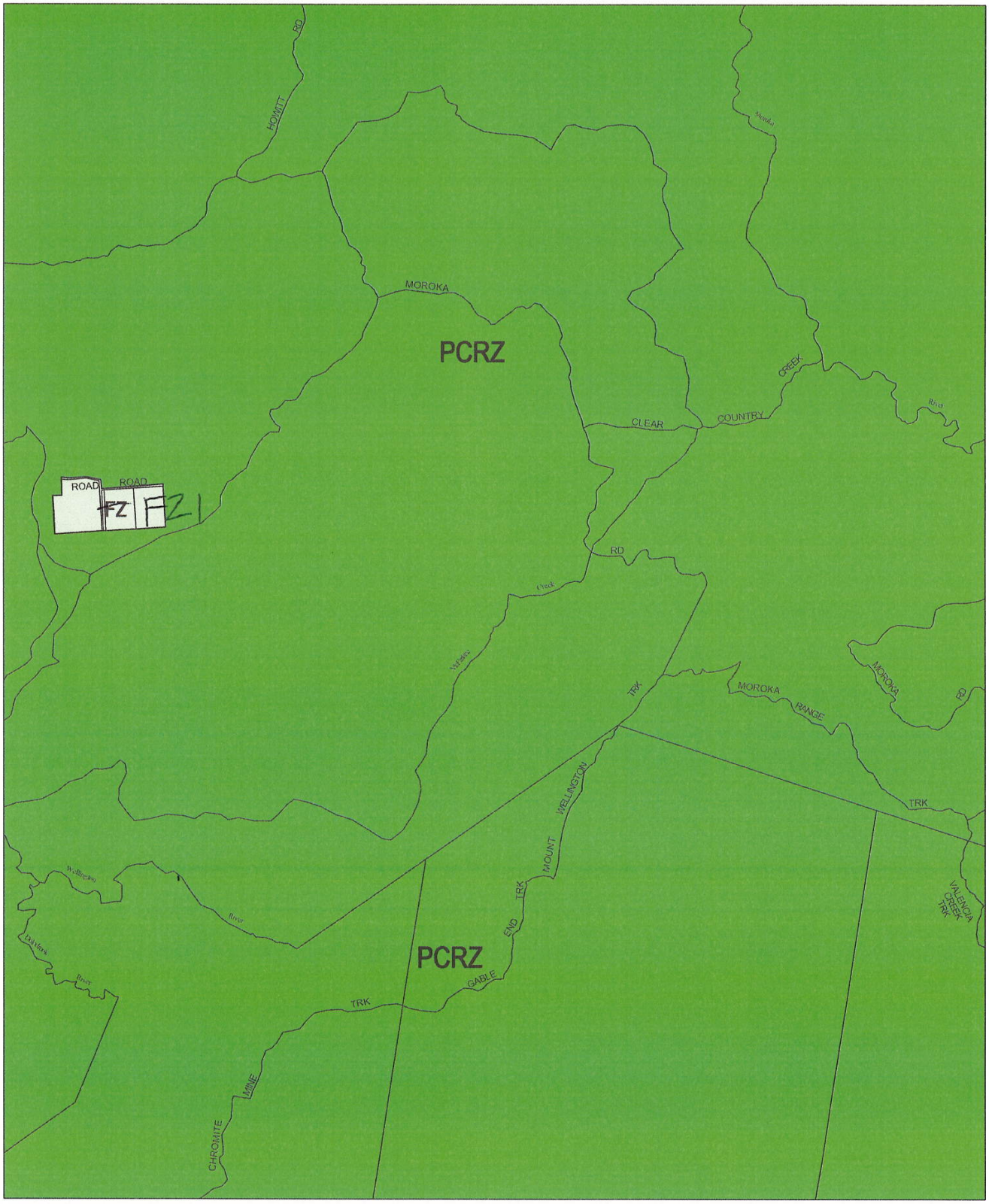
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 9**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
Rural
FZ Farming Zone

1000 0 1000 2000 3000 4000 5000 m

AUSTRALIAN MAP GRID ZONE 55

N

Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

Period: 2/2007

AMENDMENT C43

ZONES

MAP No 10

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
RCZ - Rural Conservation Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 11**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
RCZ - Rural Conservation Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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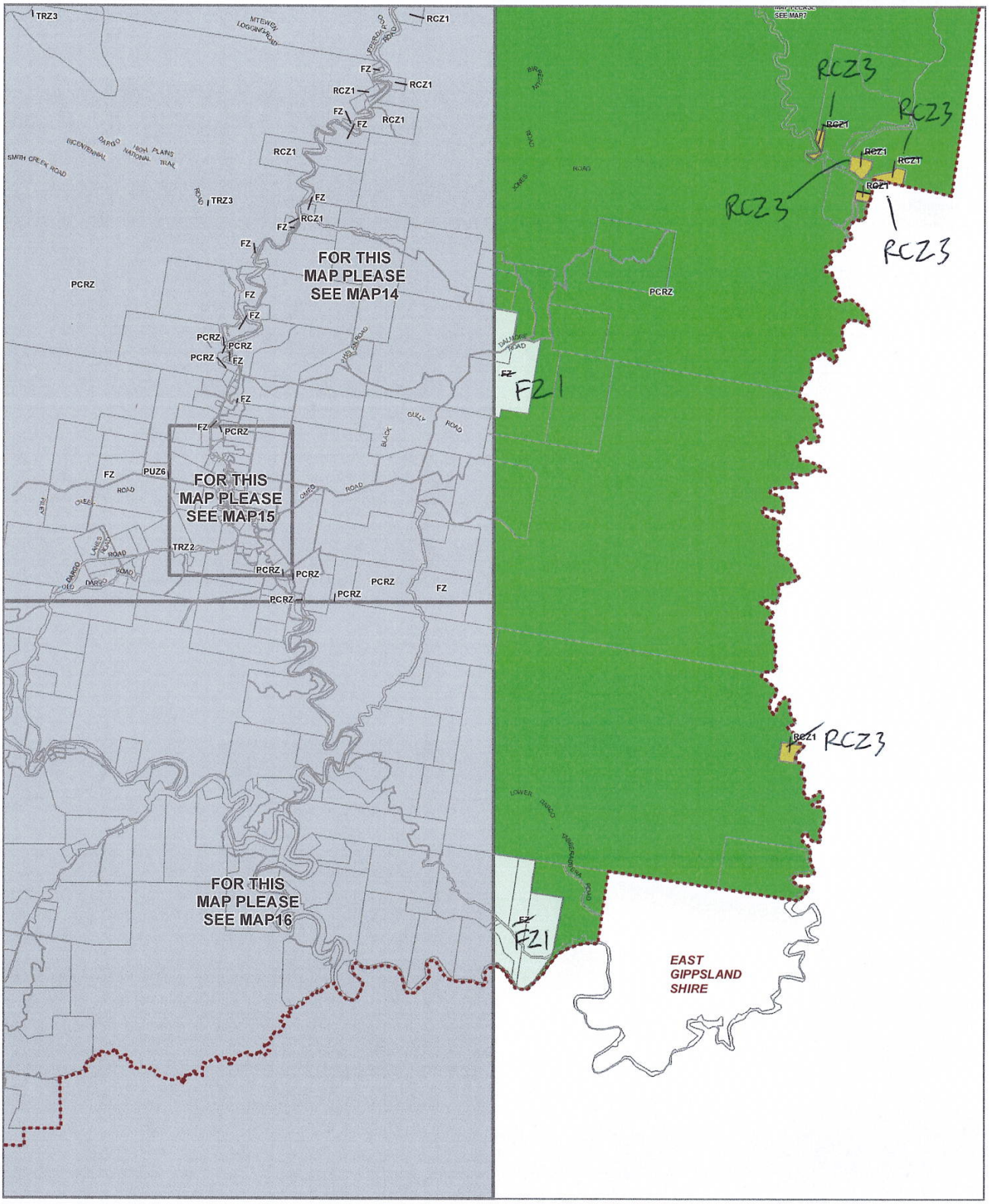
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 12**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ6 - Public Use Zone - Local Government
RCZ - Rural Conservation Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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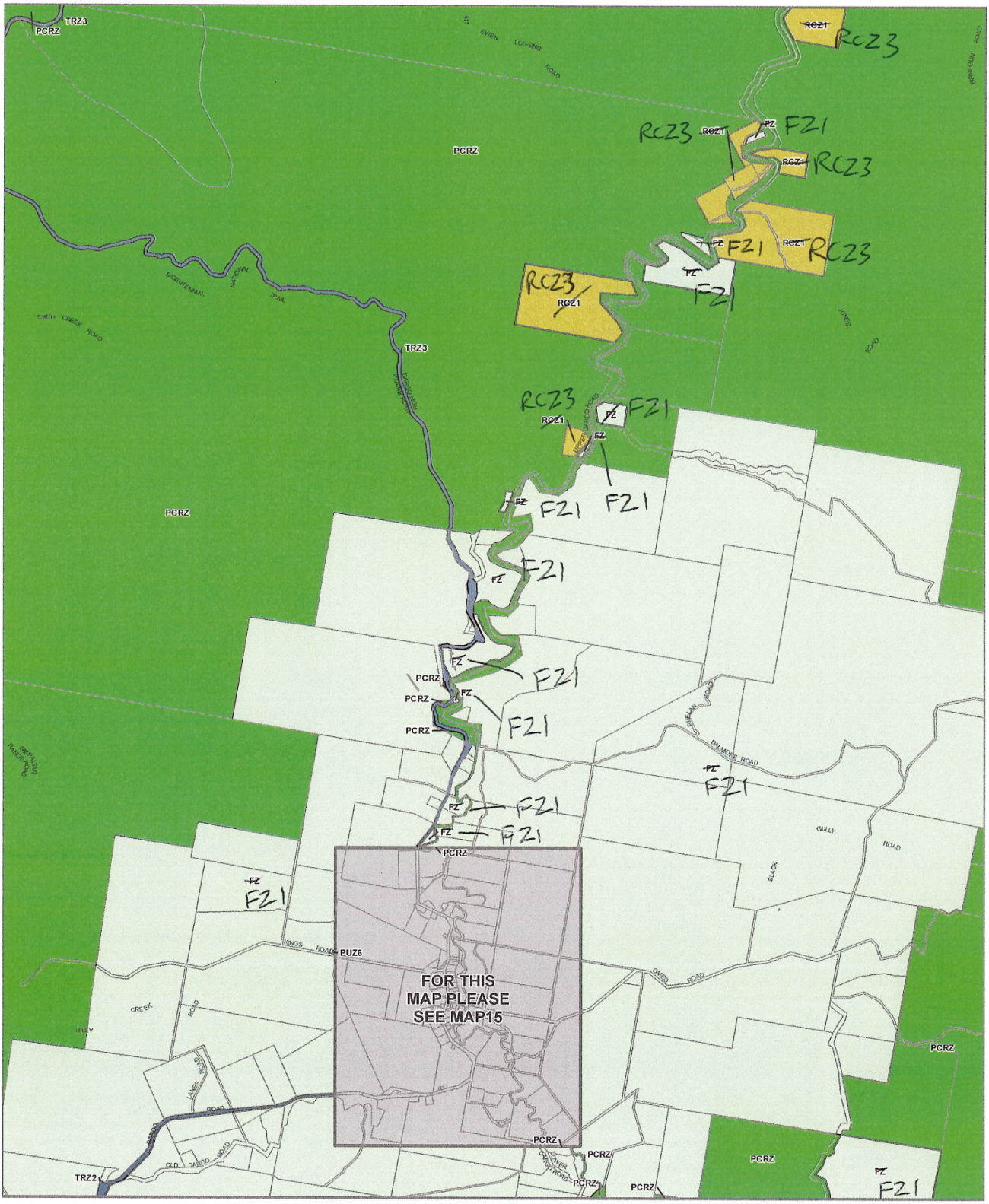
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 13**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Fanning Zone
PCRZ - Public Conservation and Resource Zone
PUZ6 - Public Use Zone - Local Government
RCZ - Rural Conservation Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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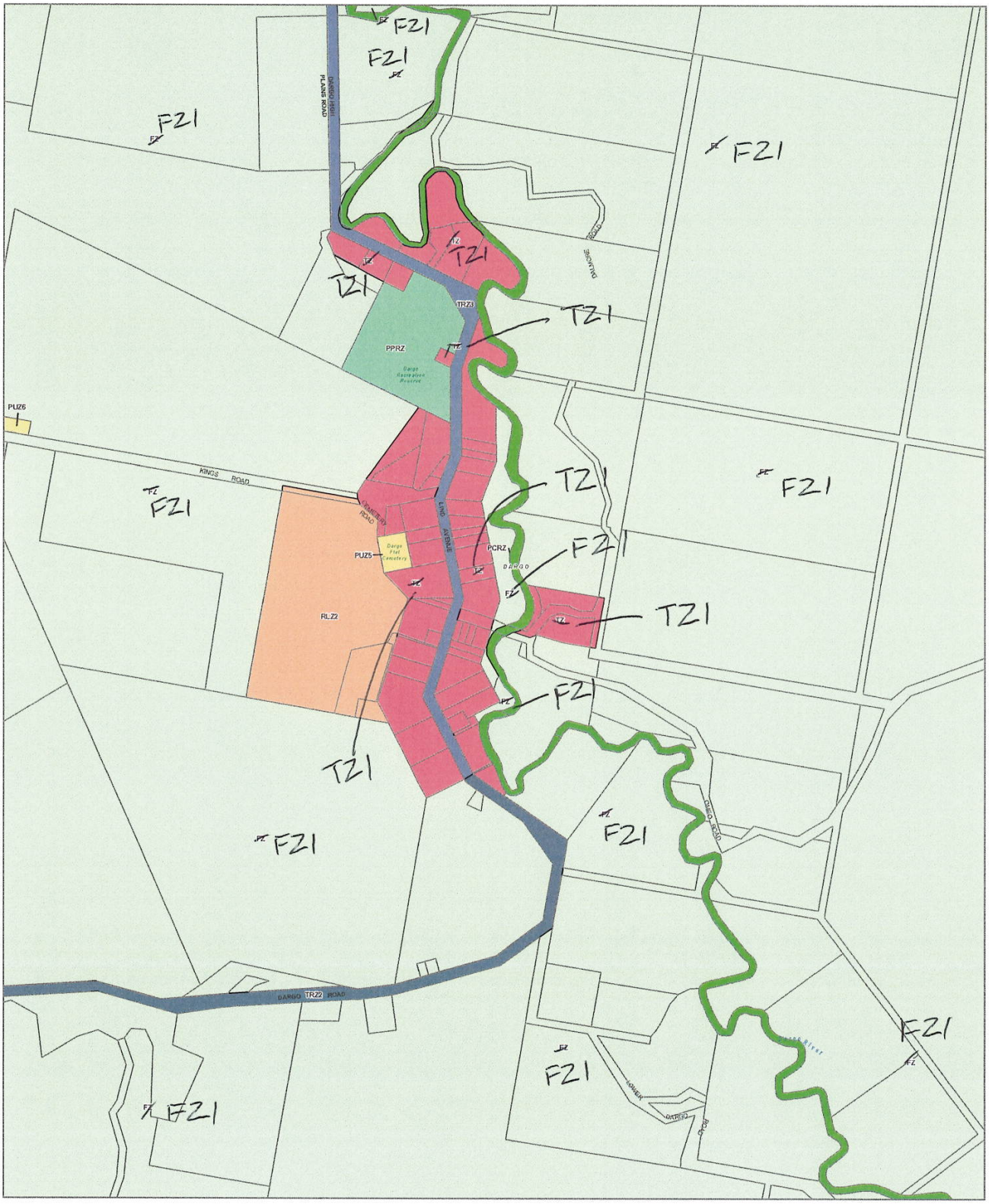
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 14**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ6 - Public Use Zone - Local Government
- RLZ - Rural Living Zone
- TZ - Township Zone
- Municipal Boundary

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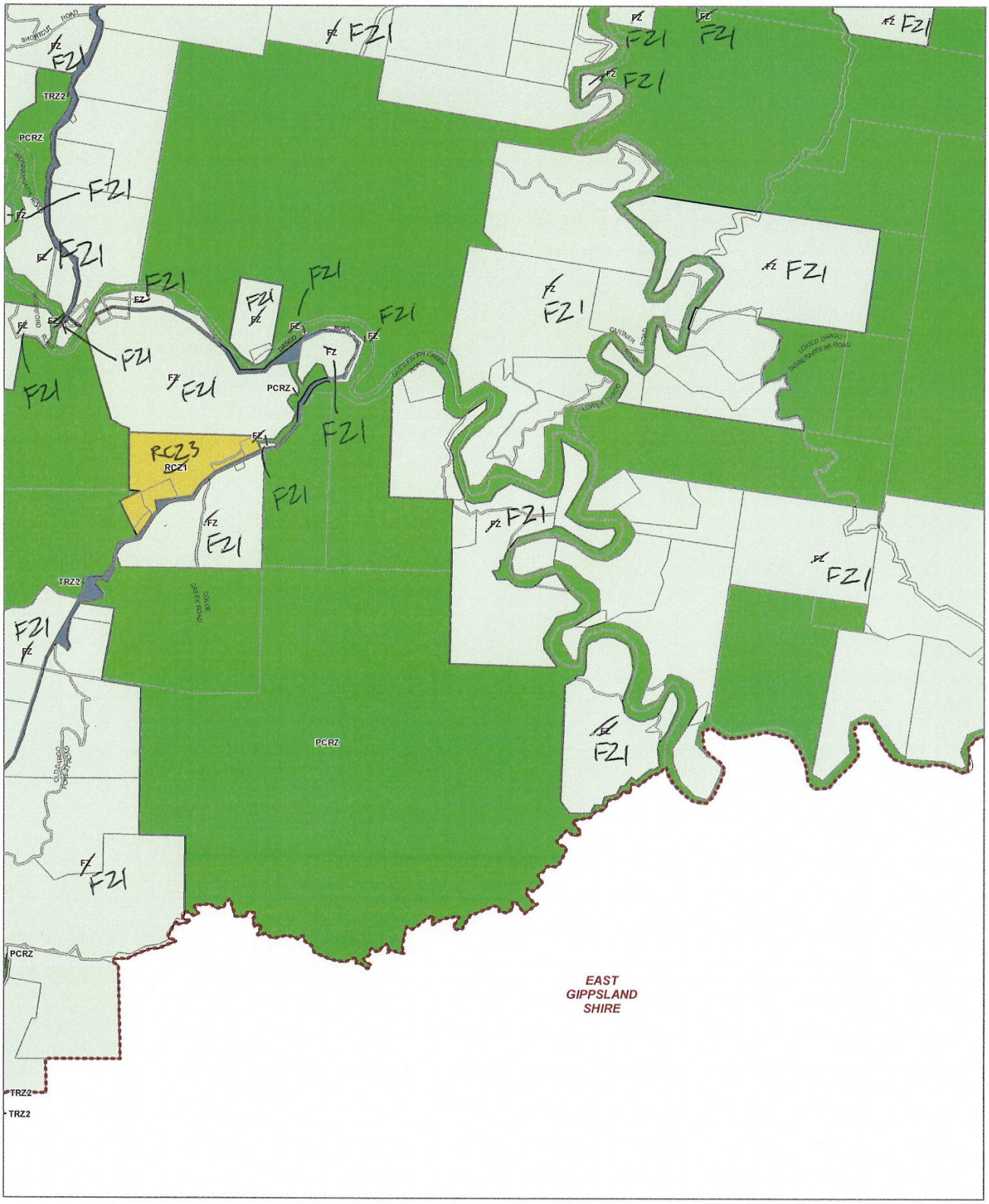
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INDEX TO ADJOINING SCHEME MAPS

ZONES MAP No 15

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
RCZ - Rural Conservation Zone
TRZ2 - Principal Road Network
Municipal Boundary

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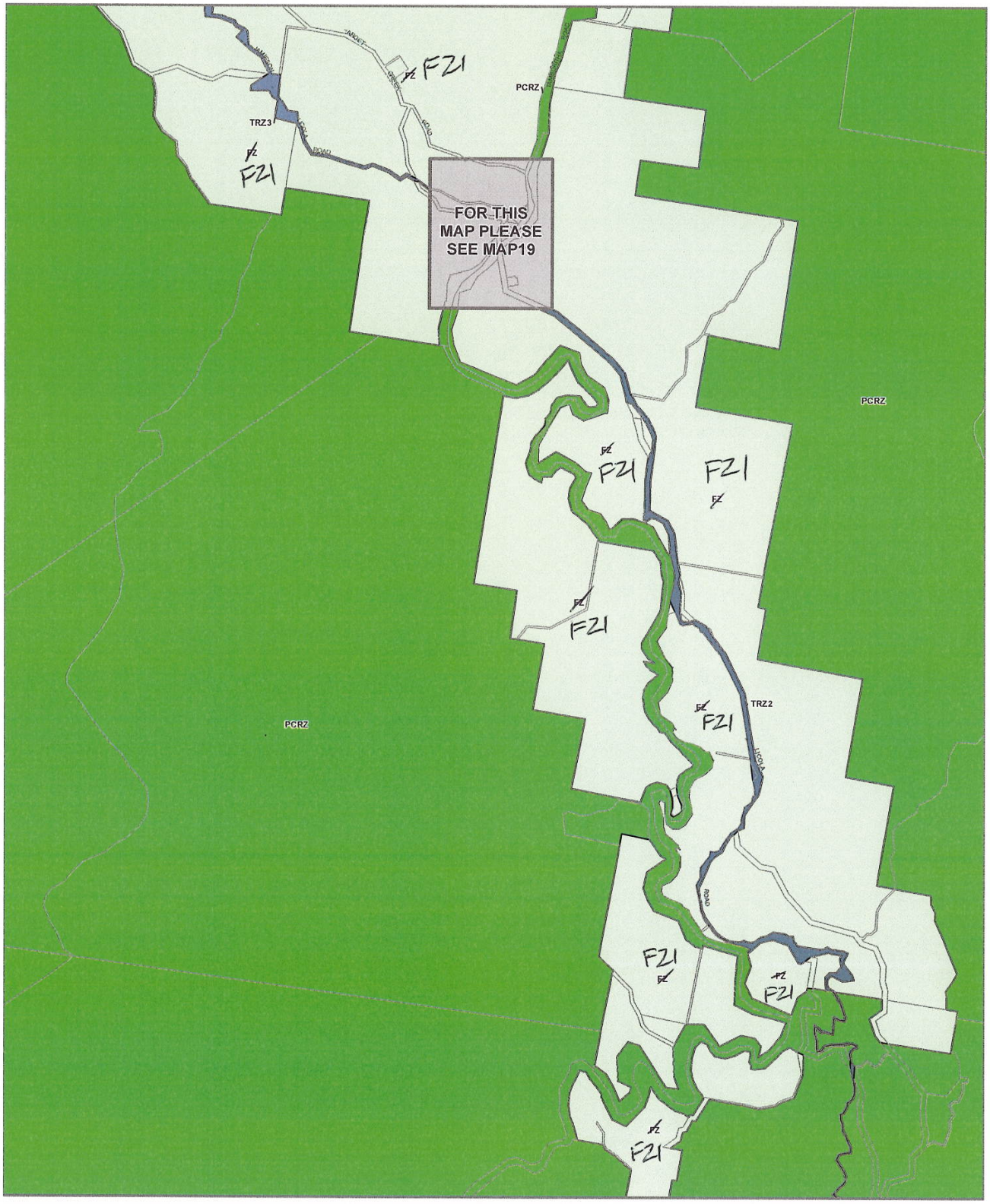
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 16**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND
FZ - Fanning Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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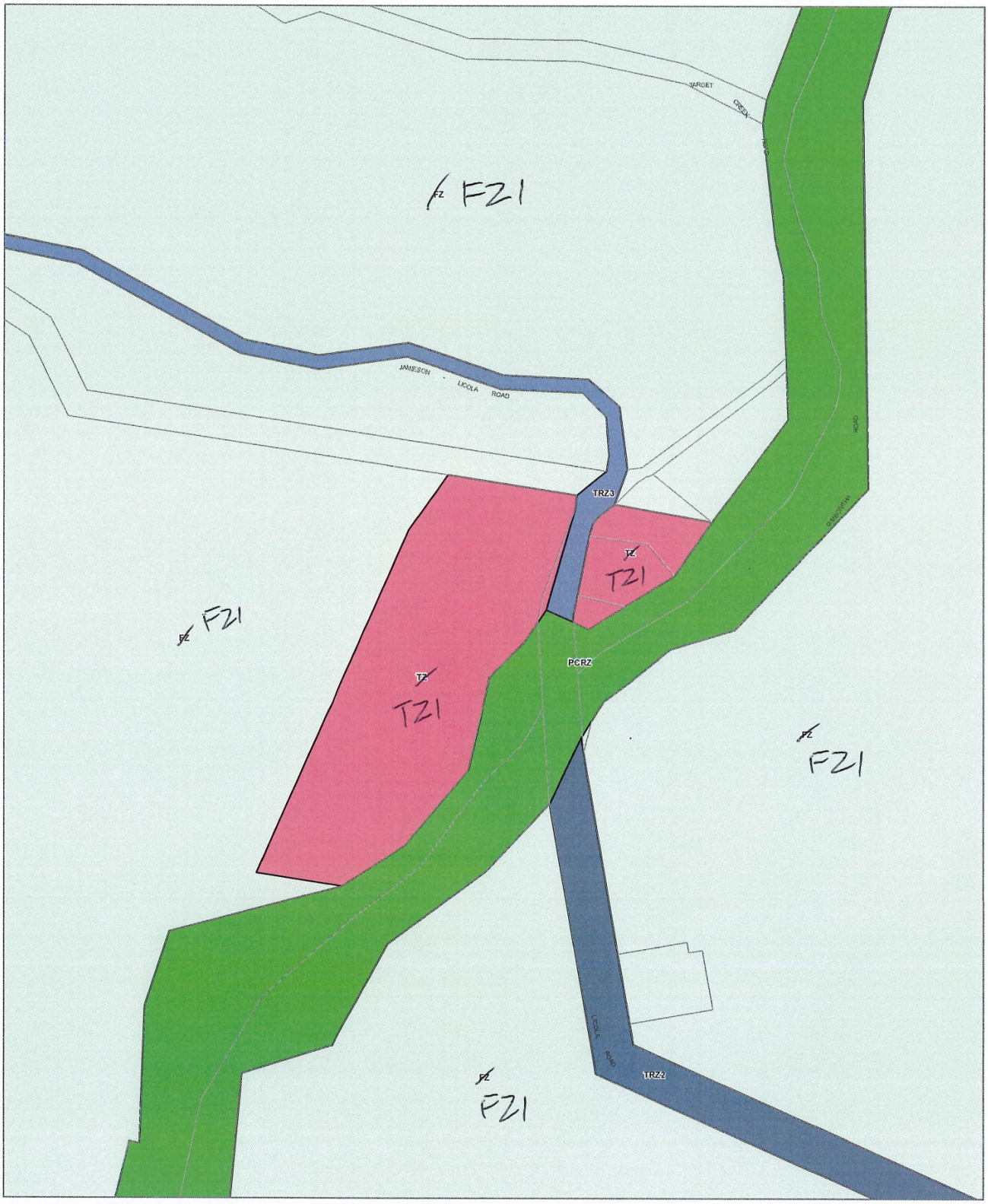
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 18**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
TZ - Township Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 19**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
TRZ2 - Principal Road Network
PCRZ - Public Conservation and Resource Zone
Municipal Boundary

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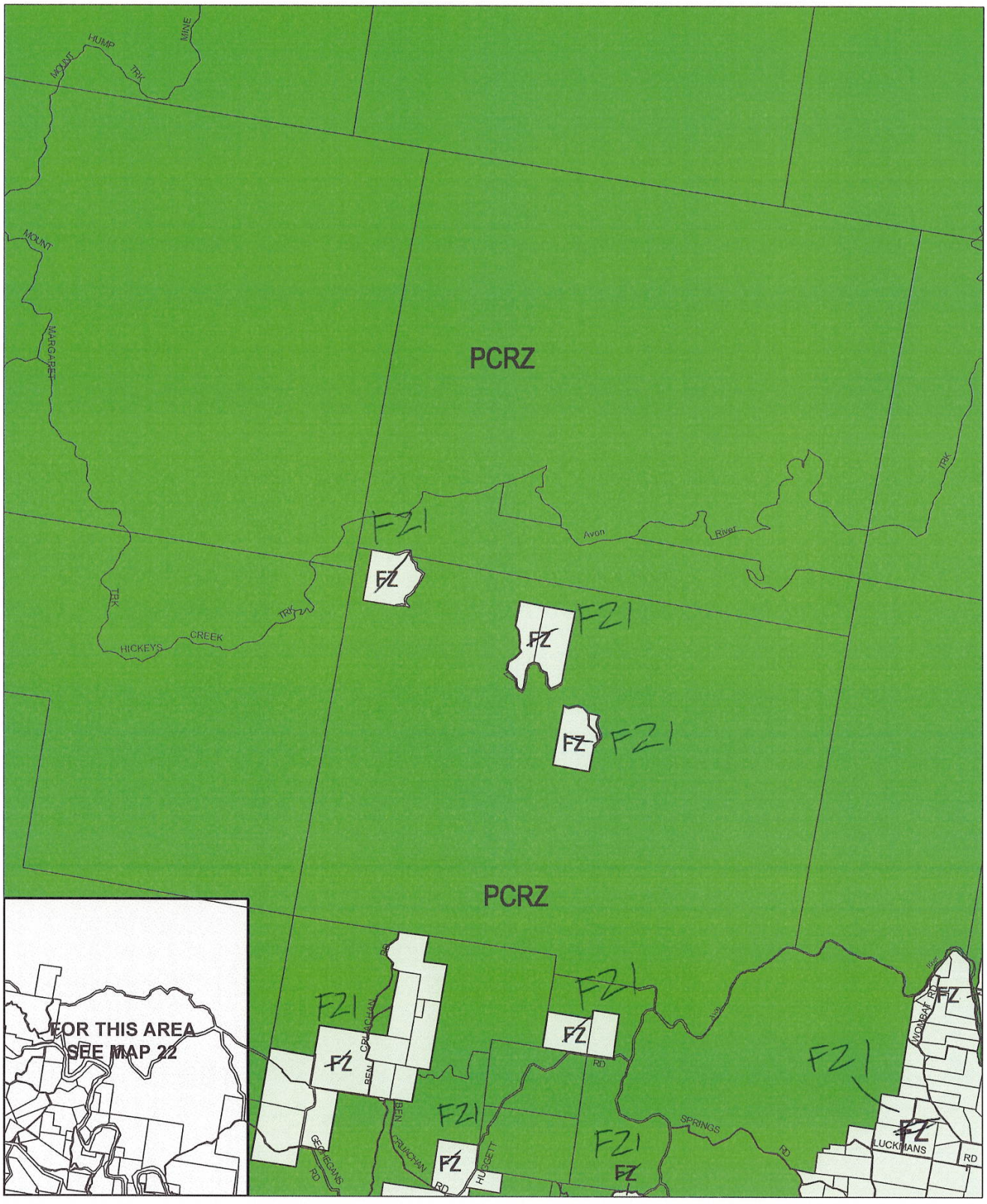
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 20**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
Rural
FZ Farming Zone

1000 0 1000 2000 3000 4000 5000 m
AUSTRALIAN MAP GRID ZONE 55

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Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

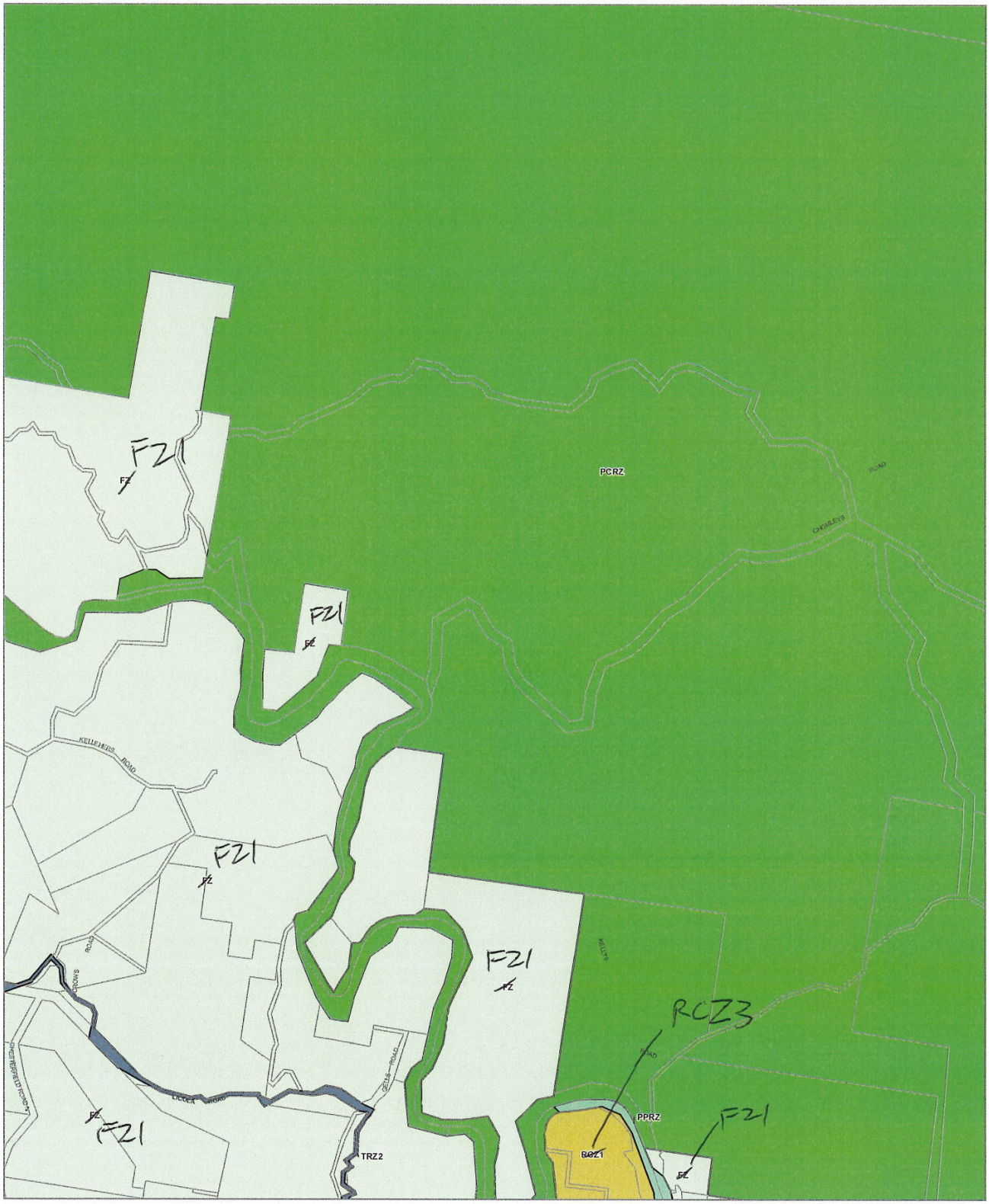
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AMENDMENT C43

ZONES

MAP No 21

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
RCZ - Rural Conservation Zone
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 22**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
RLZ - Rural Living Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 23**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
Municipal Boundary

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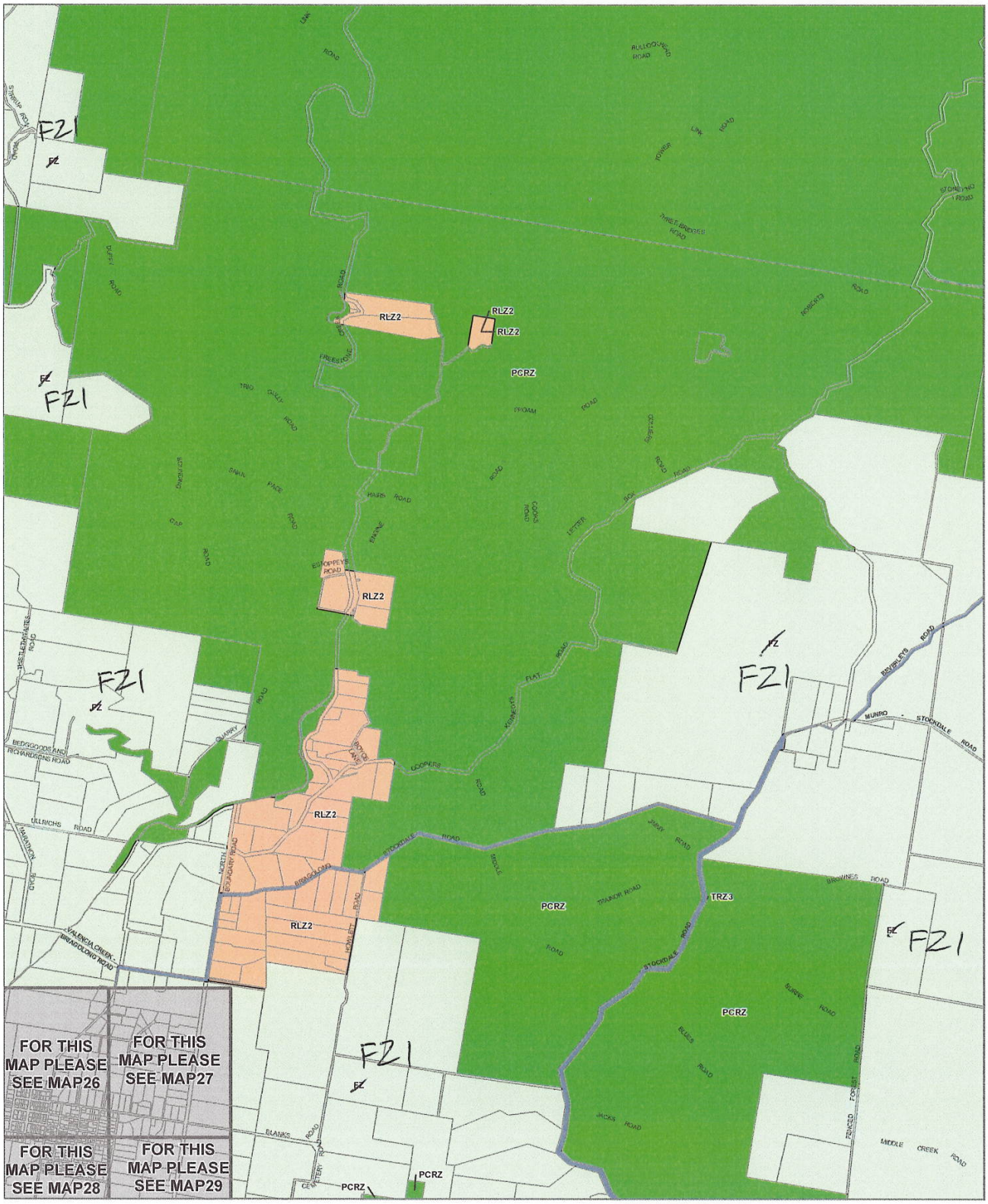
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 24**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
RLZ - Rural Living Zone
PCRZ - Public Conservation and Resource Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 25**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- TZ - Township Zone
- Municipal Boundary

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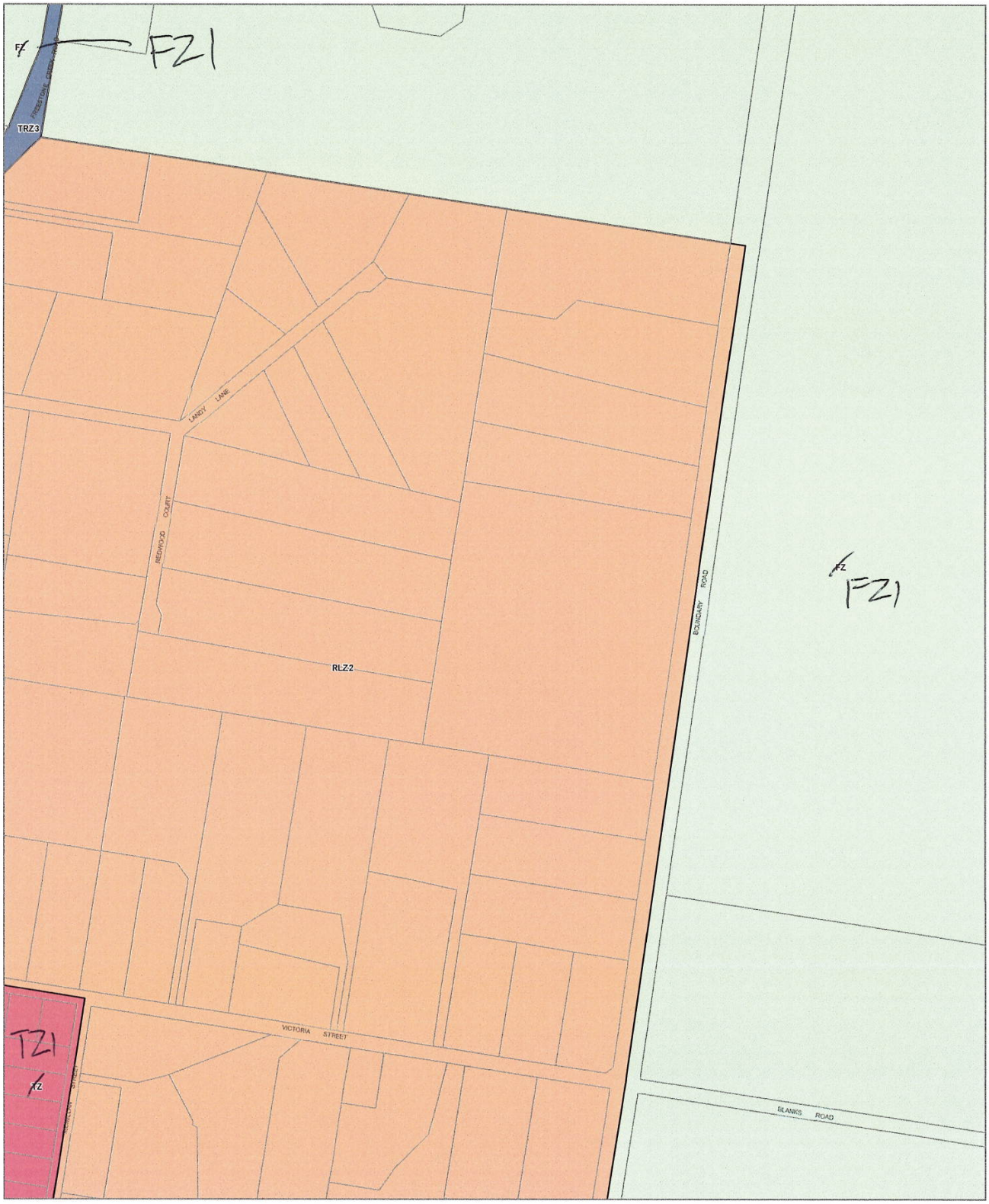
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 26**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
RLZ - Rural Living Zone
TRZ1 - Significant Municipal Road
TZ - Township Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 27**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TZ - Township Zone
Municipal Boundary

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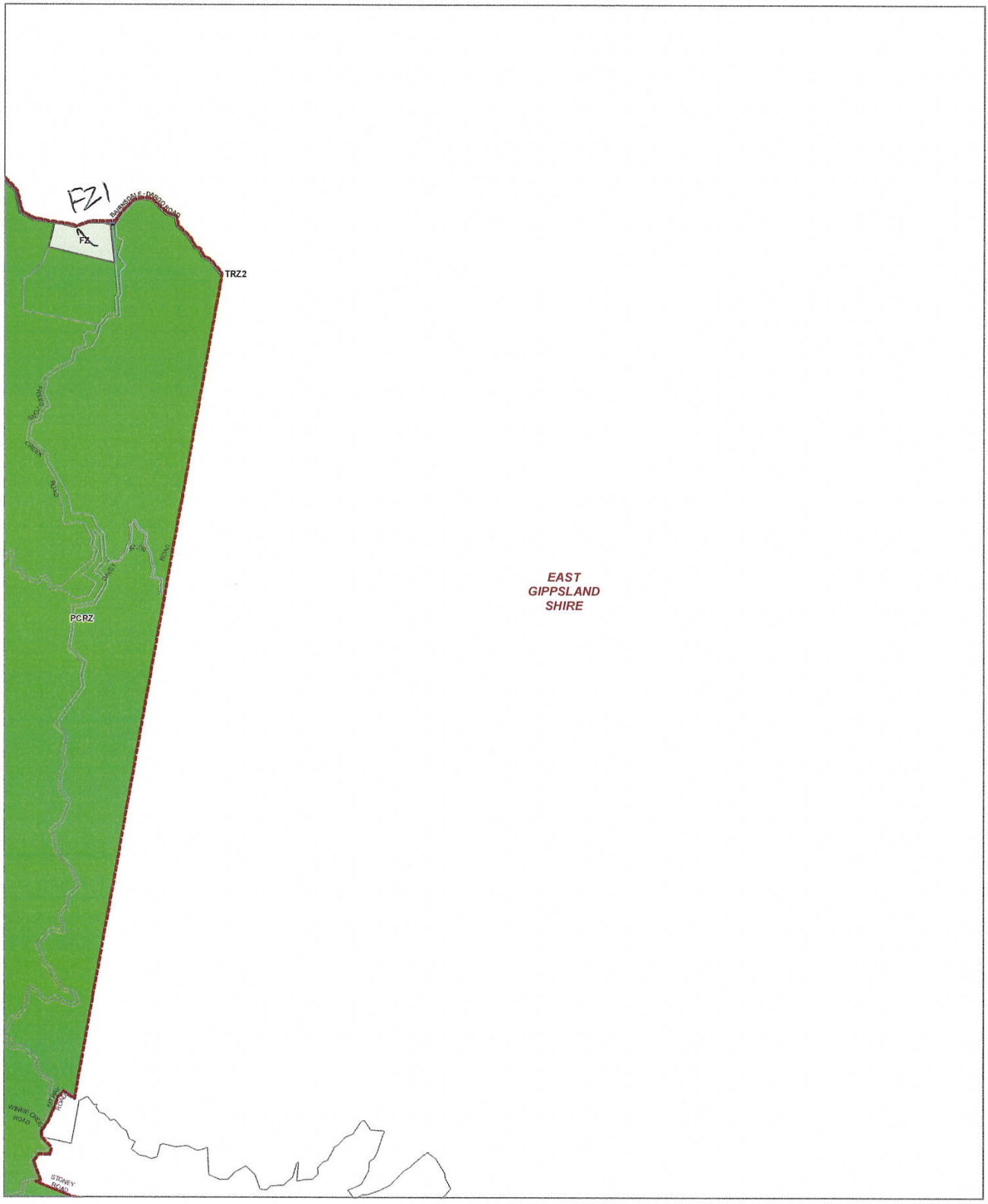
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 28**


WELLINGTON PLANNING SCHEME - LOCAL PROVISION
TZ1
PUZ1
TZ
BRIAGOLONG
RLZ2
McMILLAN ST
RD
FZ1
FZ
FZ1
FZ
PUZ5
CEMETERY
RD
CEMETERY
RD
BOUNDARY
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Public Land
PUZ1 Public Use Zone - Cemetery/crematorium
PUZ5 Public Use Zone - Service And Utility
Residential
RLZ1 Township Zone
Rural
FZ1 Farming Zone
RLZ2 Rural Living Zone - Schedule 2
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Environment, Land, Water and Planning
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INDEX TO ADJOINING METRIC SERIES MAP
AMENDMENT C93
ZONES
MAP No 29

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
Municipal Boundary

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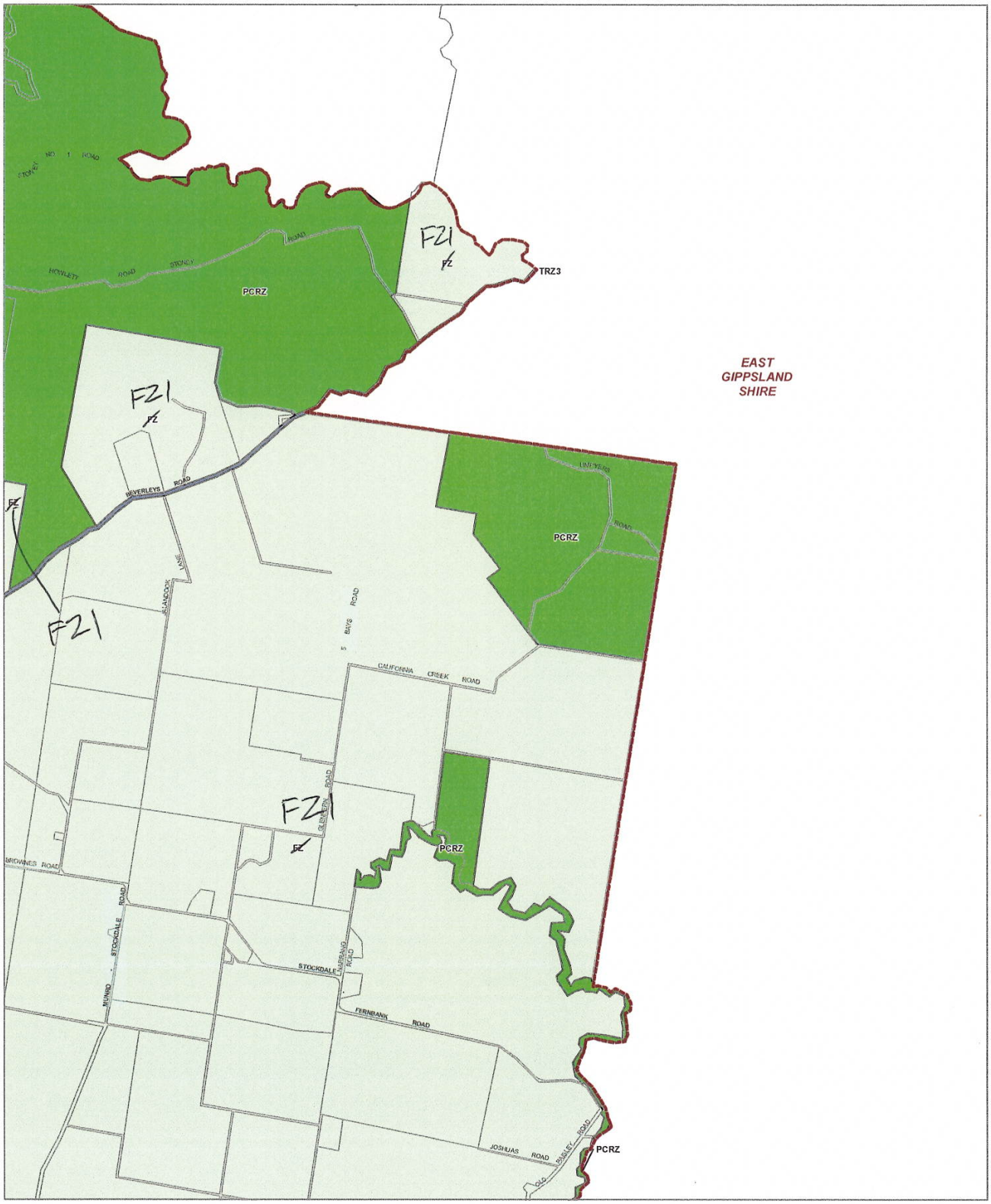
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 30**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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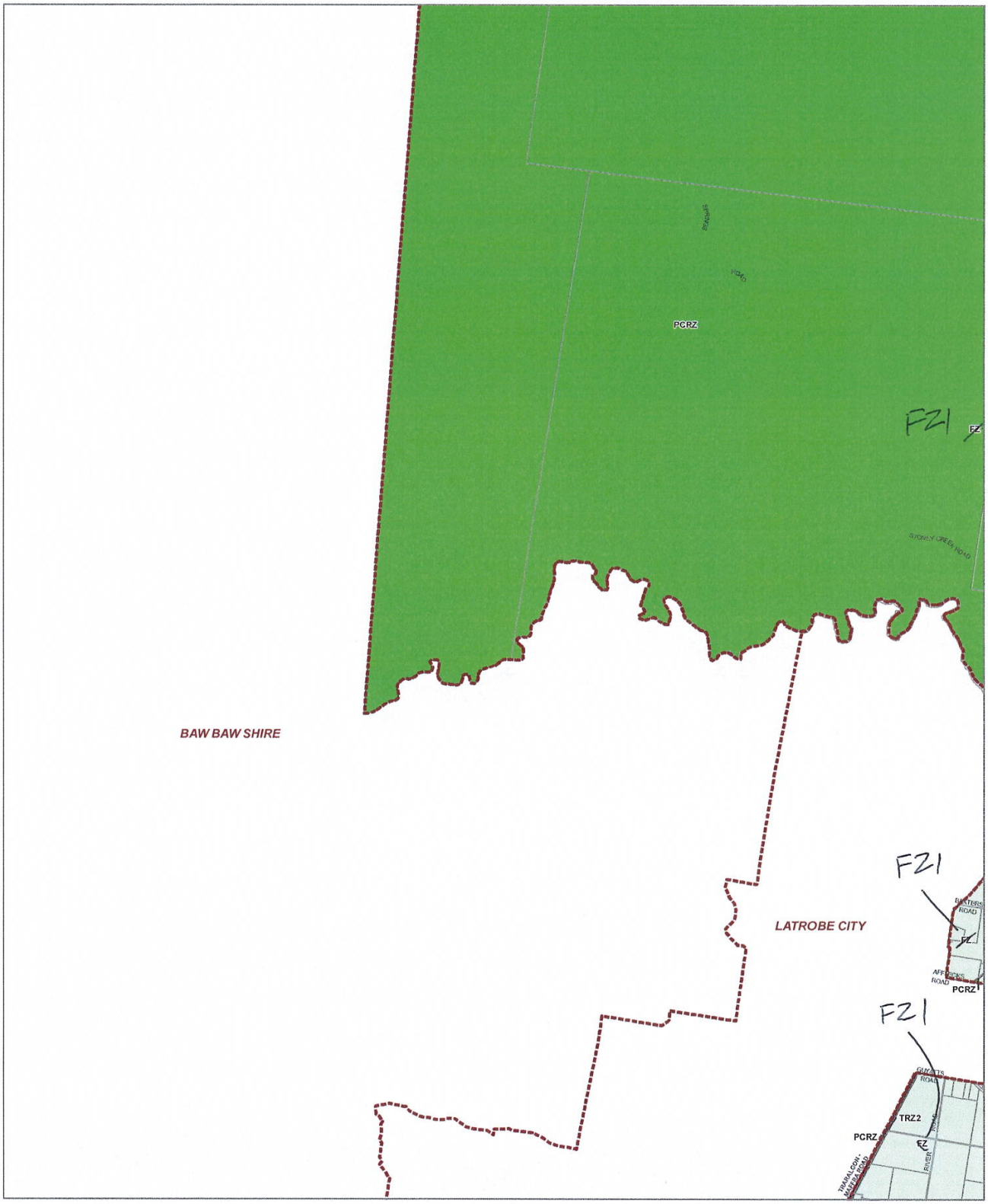
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 31**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
Municipal Boundary

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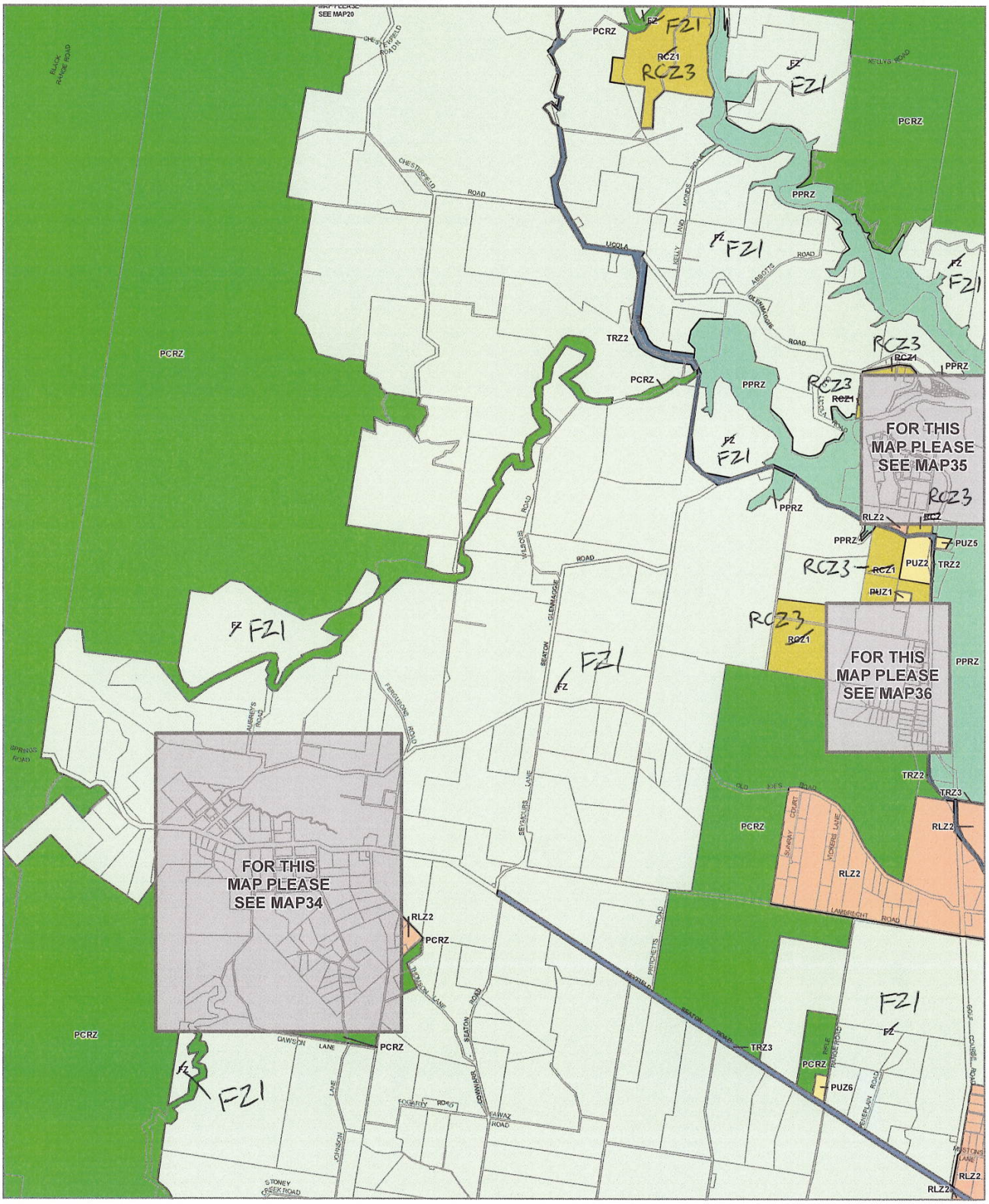
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 32**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ6 - Public Use Zone - Local Government
- RCZ - Rural Conservation Zone
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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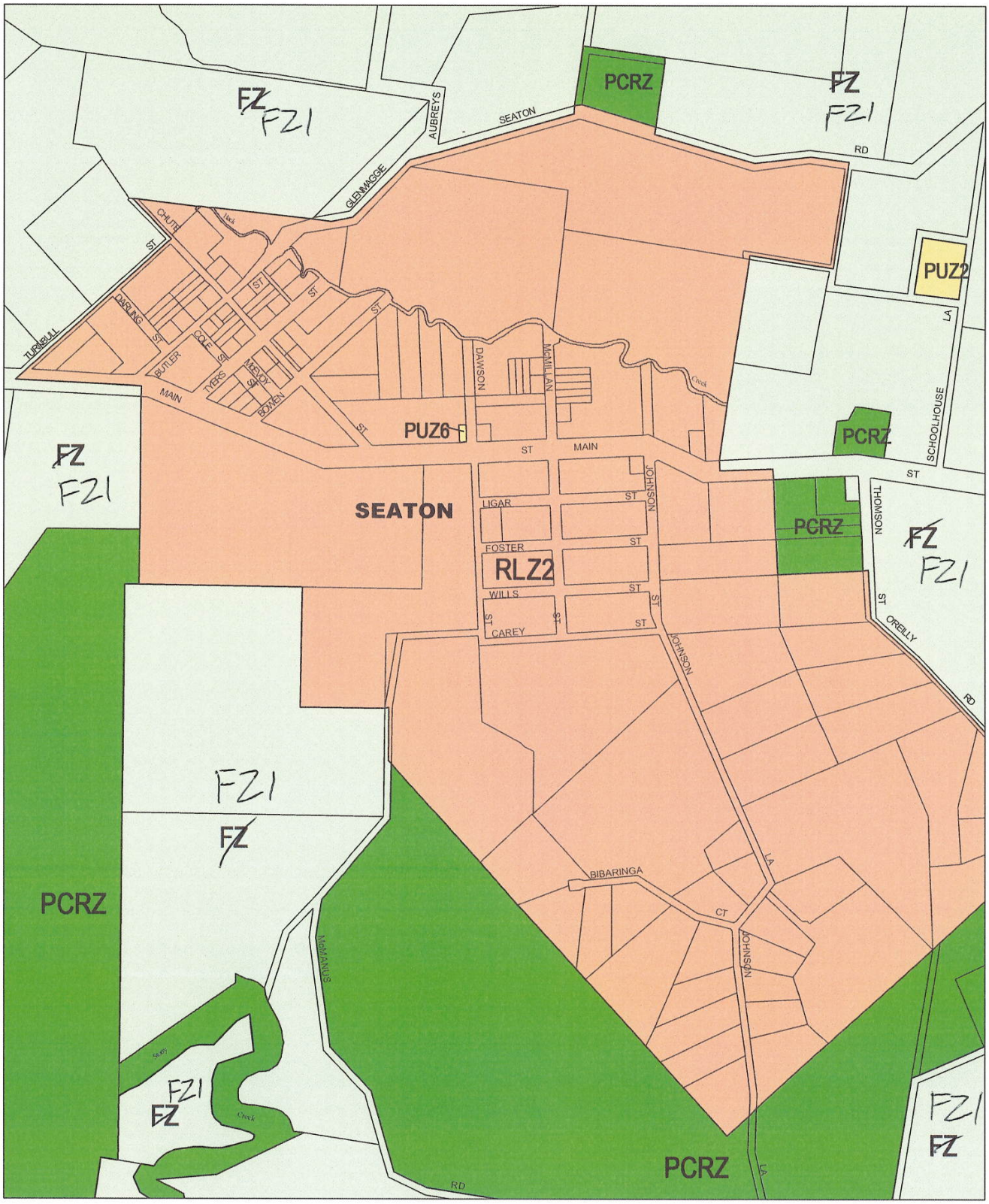
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 33**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
PUZ2 Public Use Zone - Education
PUZ6 Public Use Zone - Local Government

Rural
FZ Farming Zone
RLZ2 Rural Living Zone - Schedule 2

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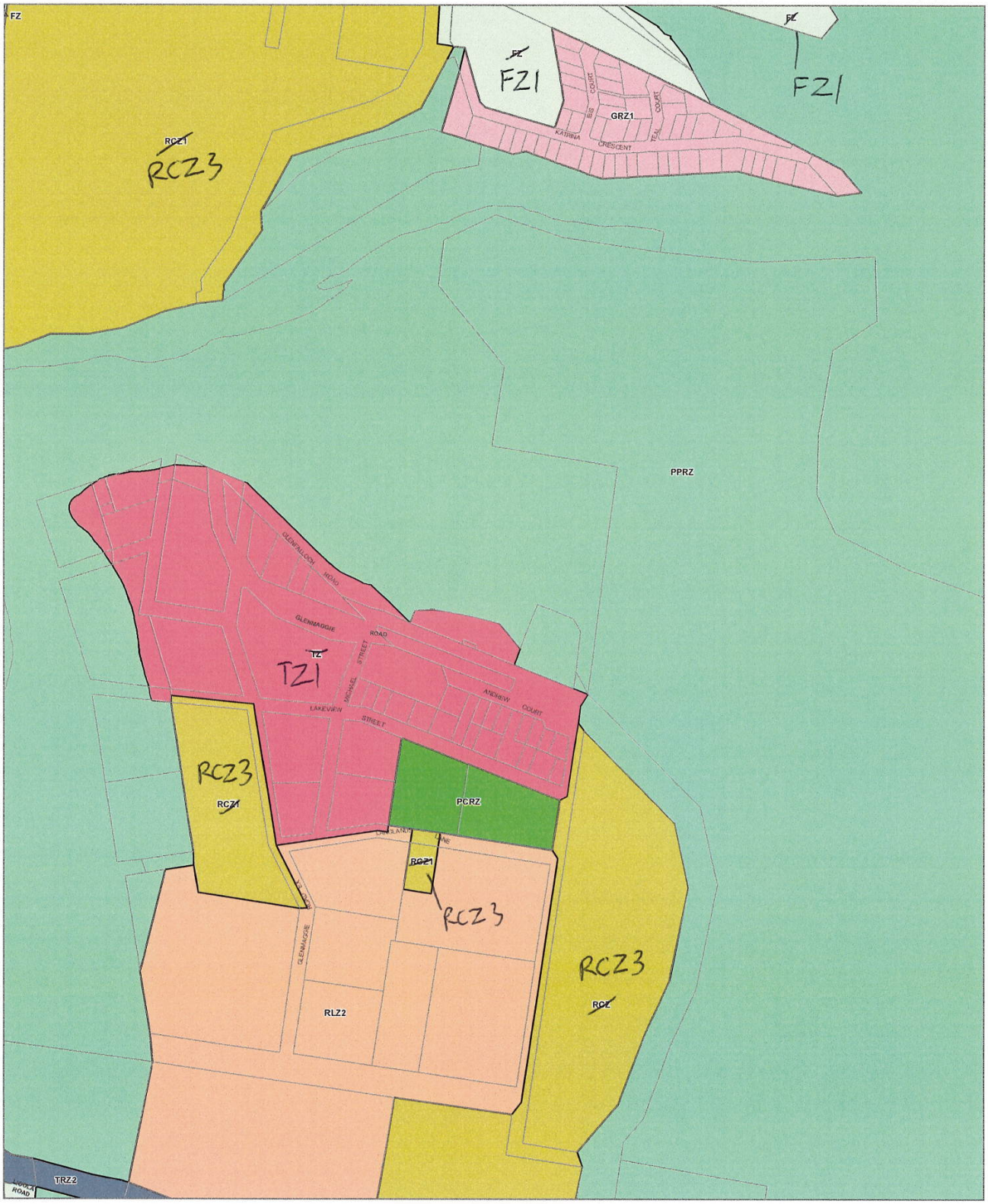
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AMENDMENT C43

ZONES

MAP No 34

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- RCZ - Rural Conservation Zone
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TZ - Township Zone
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 35**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- RCZ - Rural Conservation Zone
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 36**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
RCZ - Rural Conservation Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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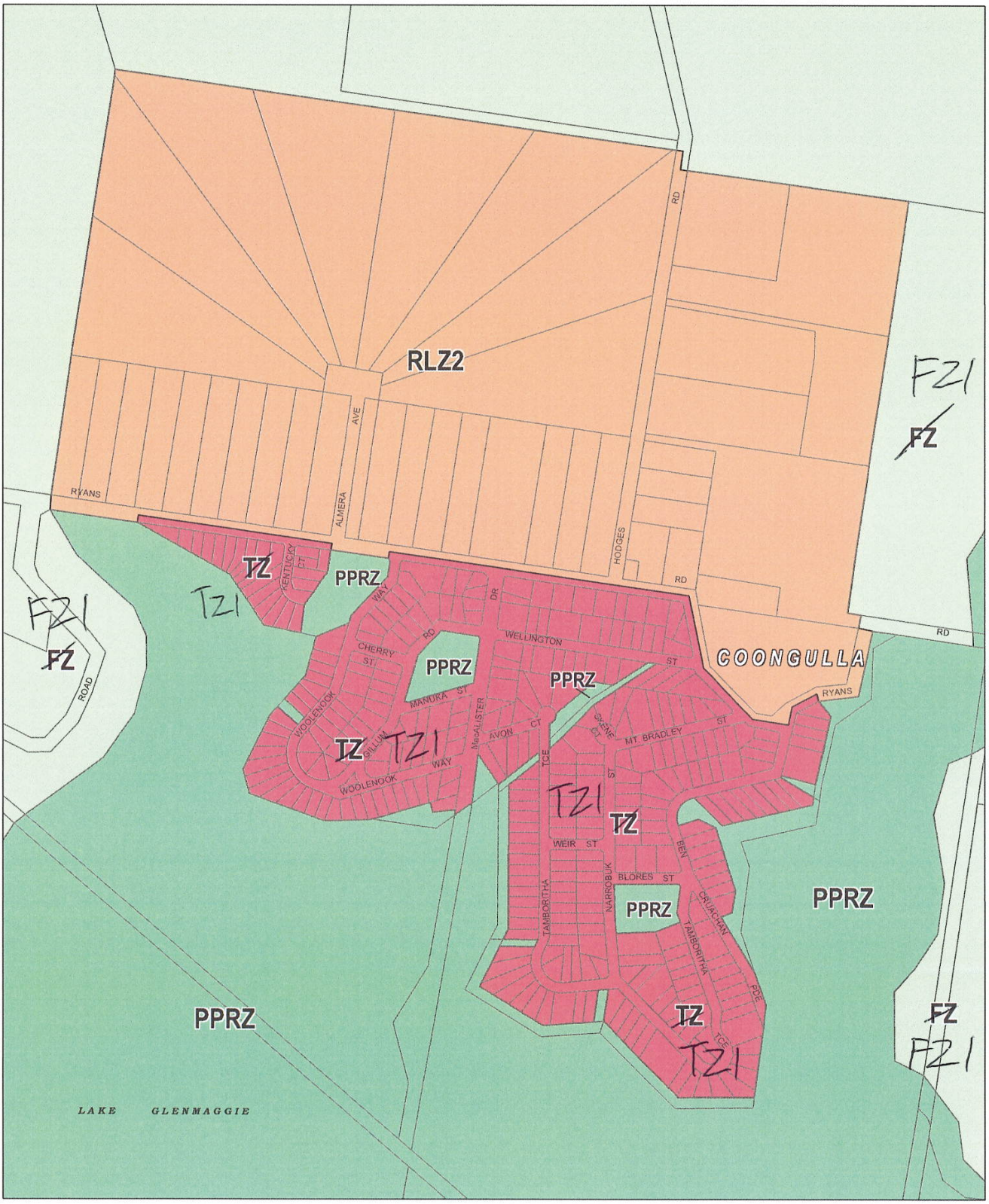
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 37**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PPRZ Public Park And Recreation Zone
Residential
TZ Township Zone
Rural
FZ Farming Zone
RLZ Rural Living Zone - Schedule 2

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AUSTRALIAN MAP GRID ZONE 55

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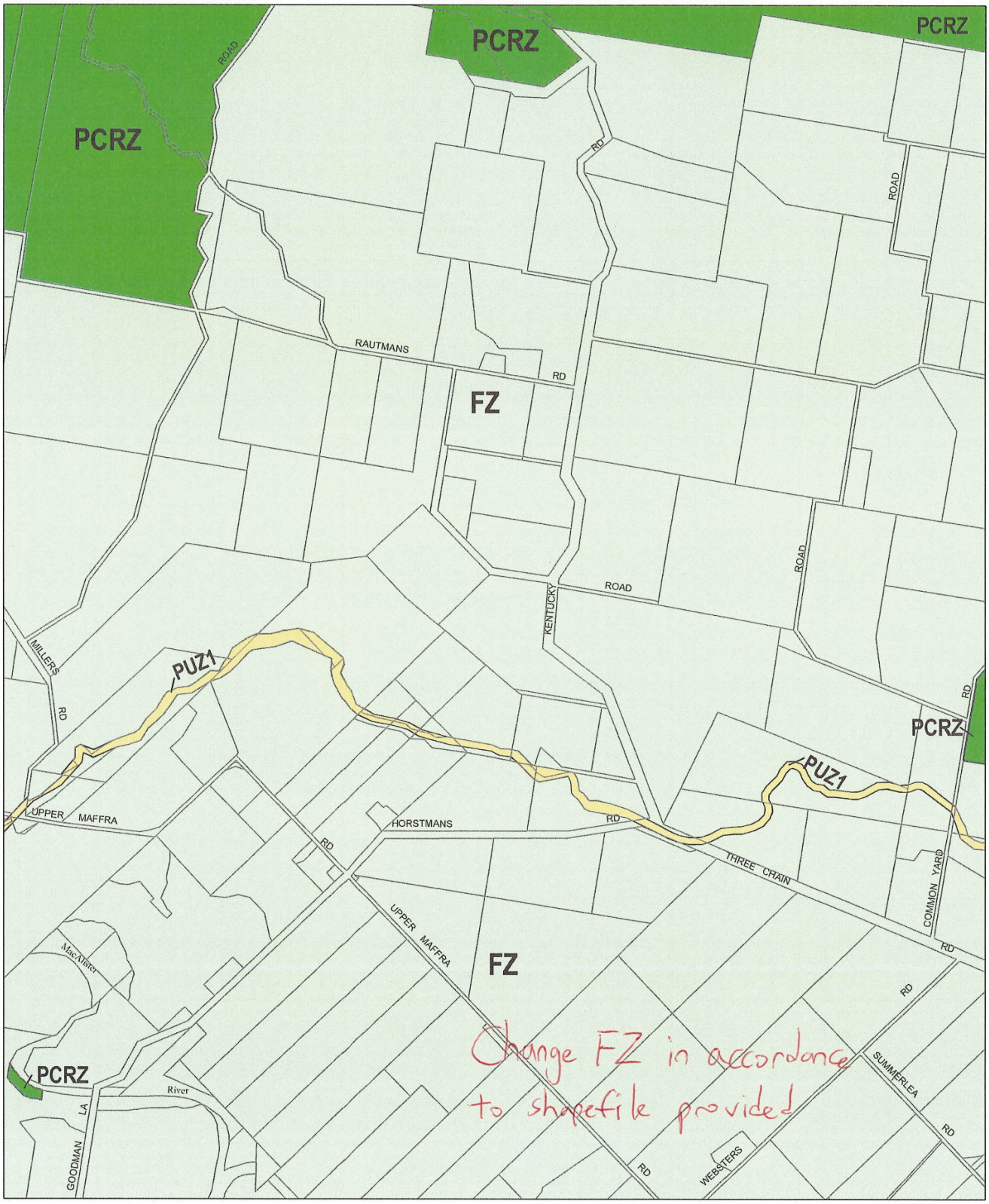
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AMENDMENT C73

ZONES

MAP No 38

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Public Land
- PCRZ — Public Conservation And Resource Zone
- PUZ1 — Public Use Zone - Service And Utility

Rural
- FZ — Farming Zone

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AUSTRALIAN MAP GRID ZONE 55

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INDEX TO ADJOINING METRIC SERIES MAP

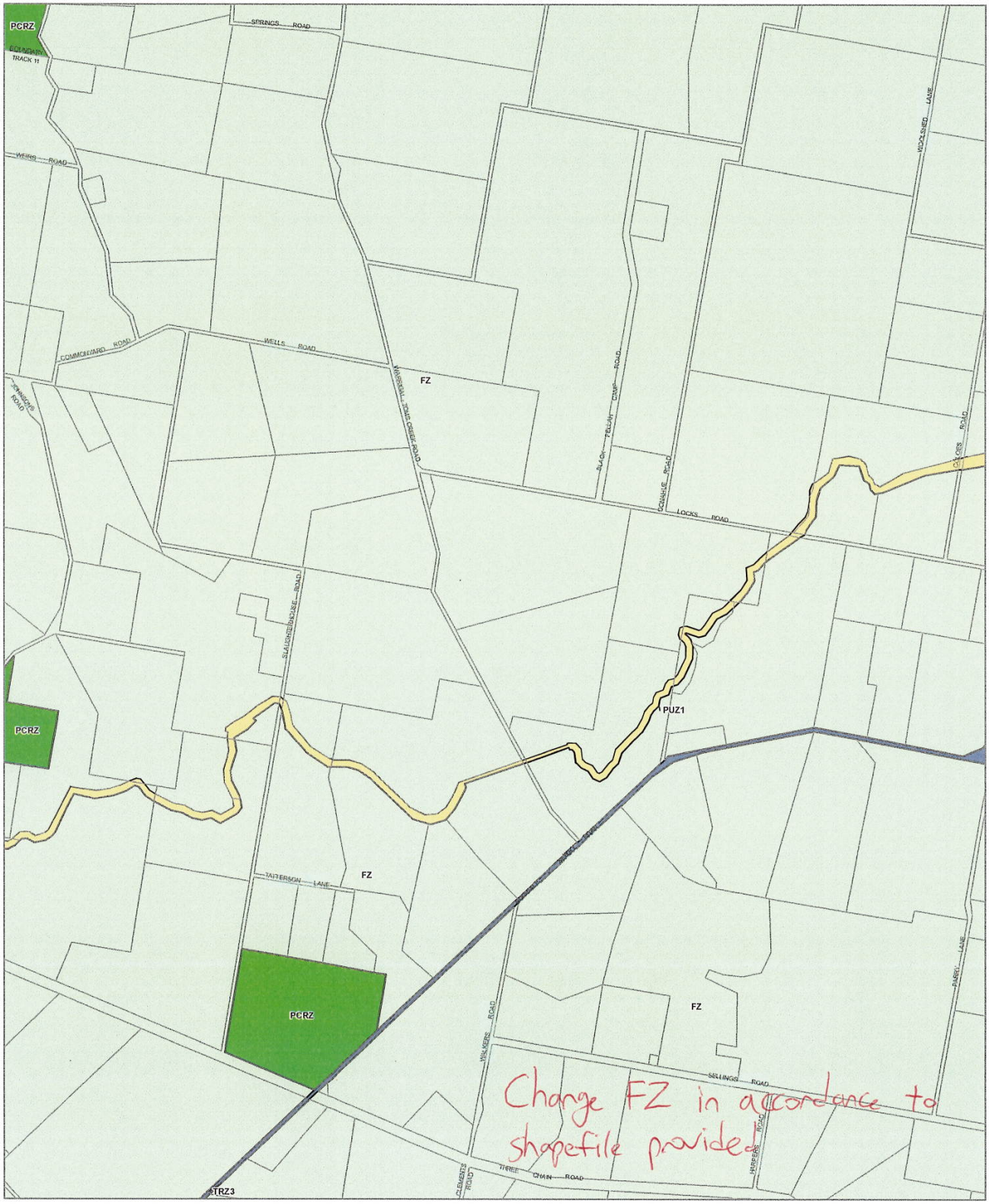
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AMENDMENT C68 PART 2

ZONES

MAP No 39

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ3 - Significant Municipal Road
Municipal Boundary

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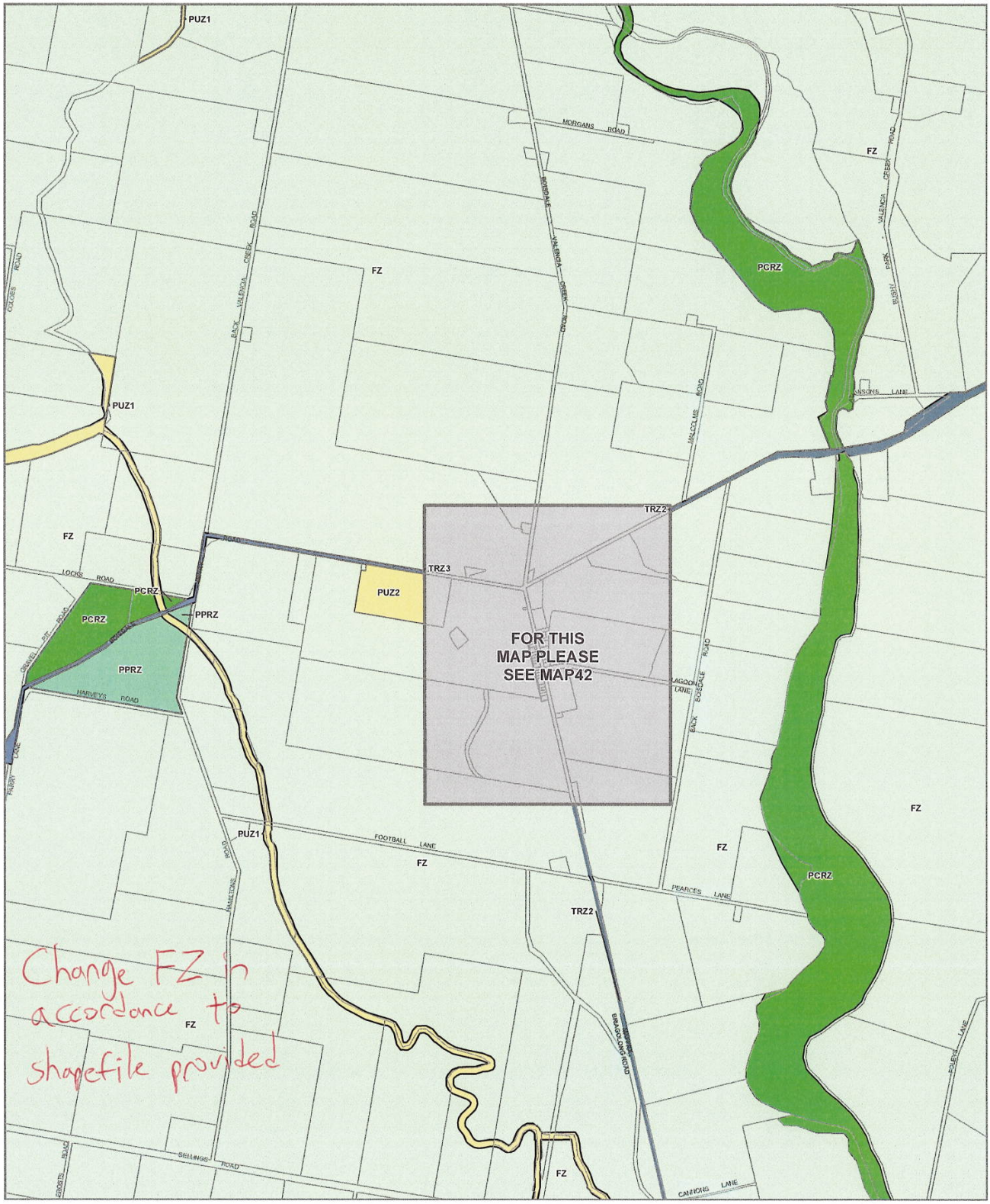
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 40**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 41**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- TZ - Township Zone
- Municipal Boundary

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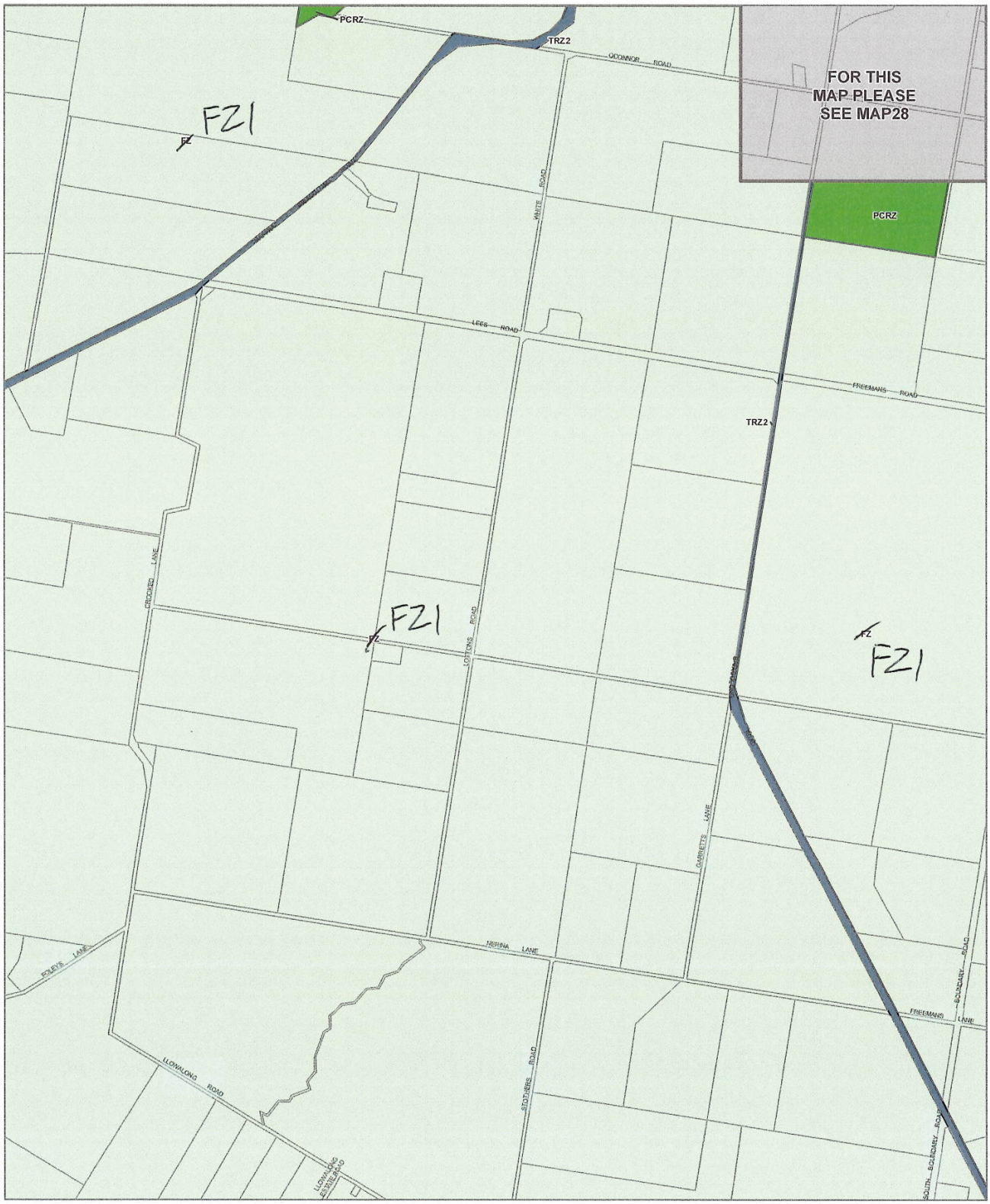
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 42**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 43**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
TRZ2 - Significant Municipal Road
Municipal Boundary

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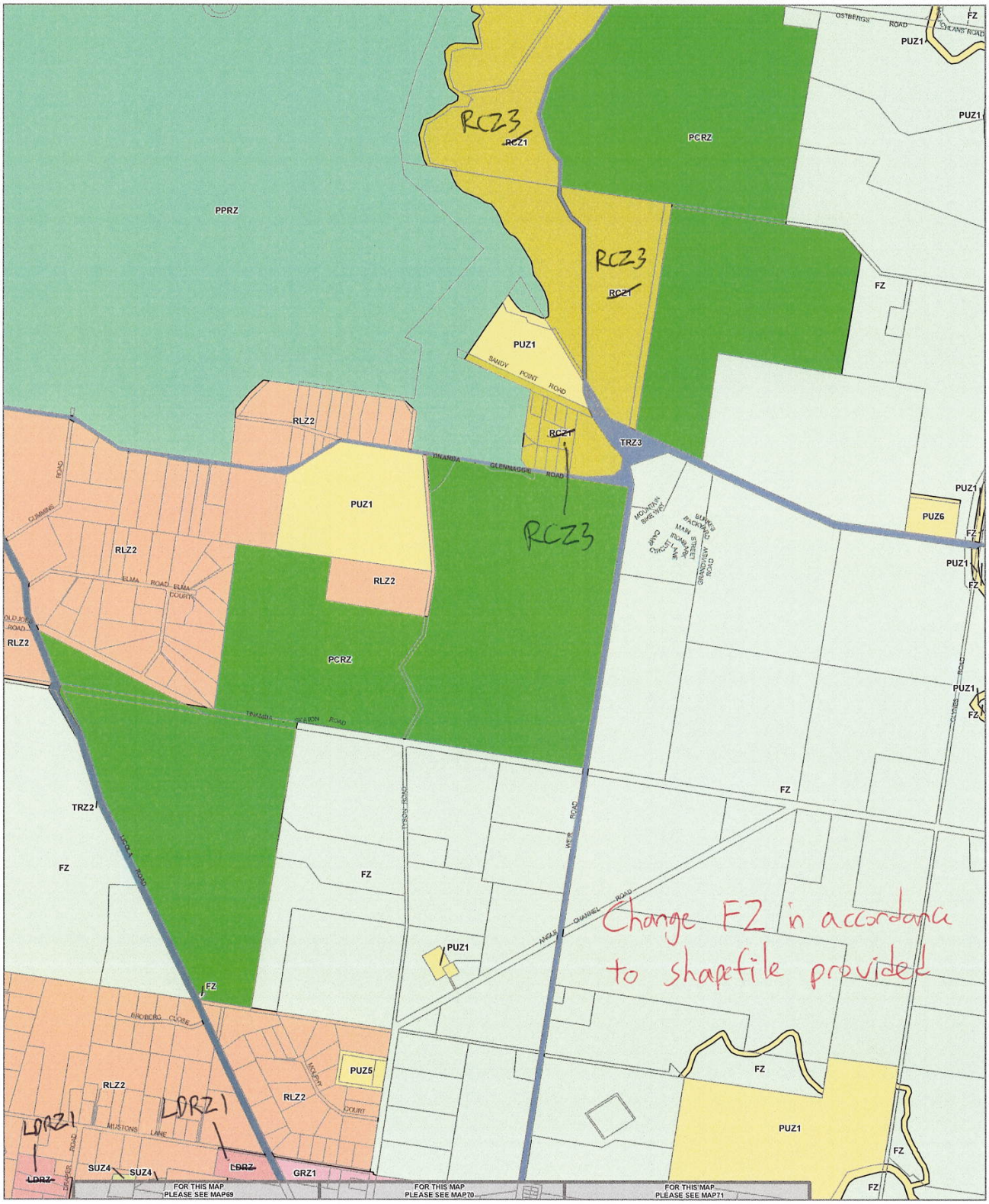
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 44**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ6 - Public Use Zone - Local Government
- RCZ - Rural Conservation Zone
- RLZ - Rural Living Zone
- SUZ - Special Use Zone
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 45**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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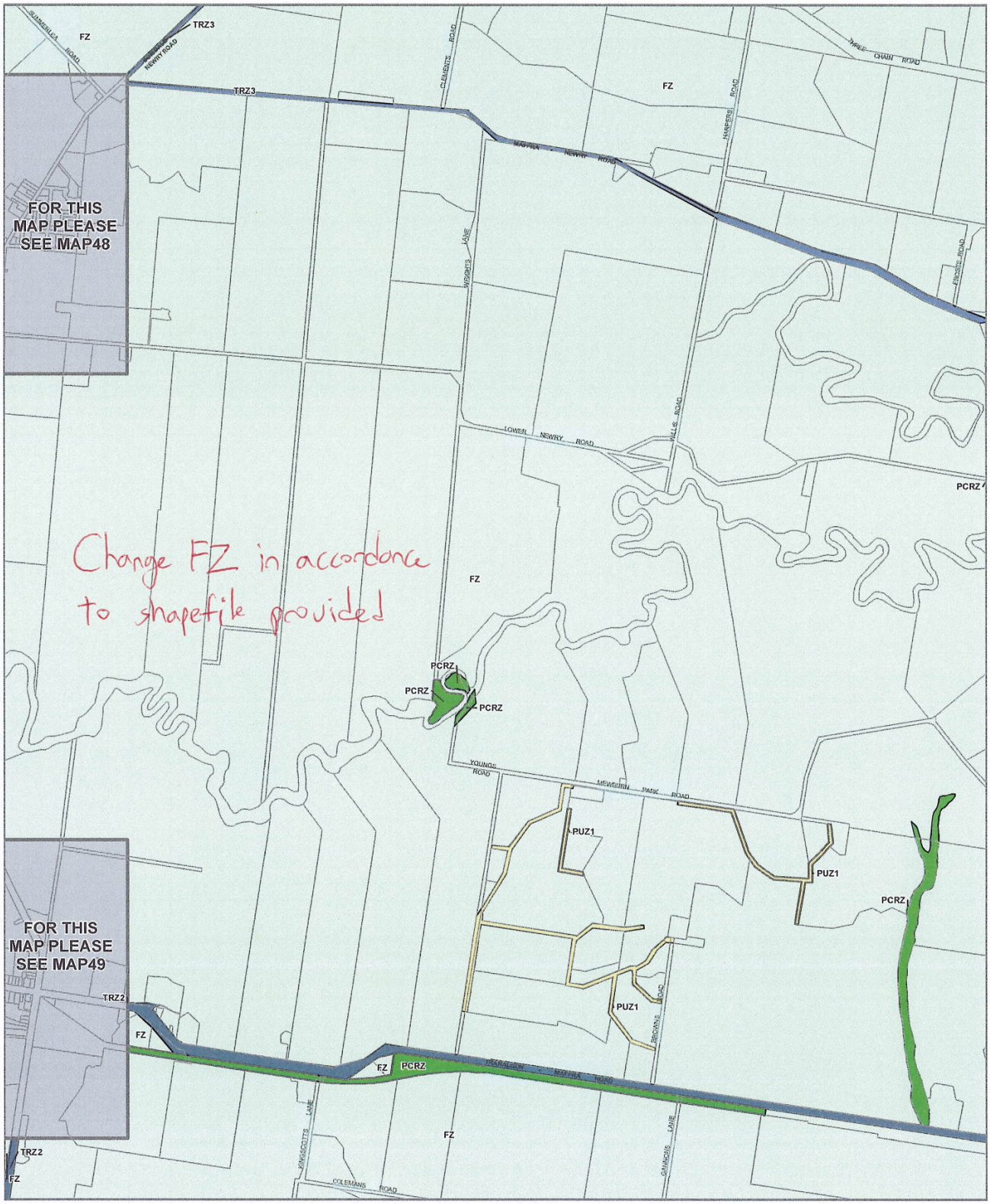
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 46**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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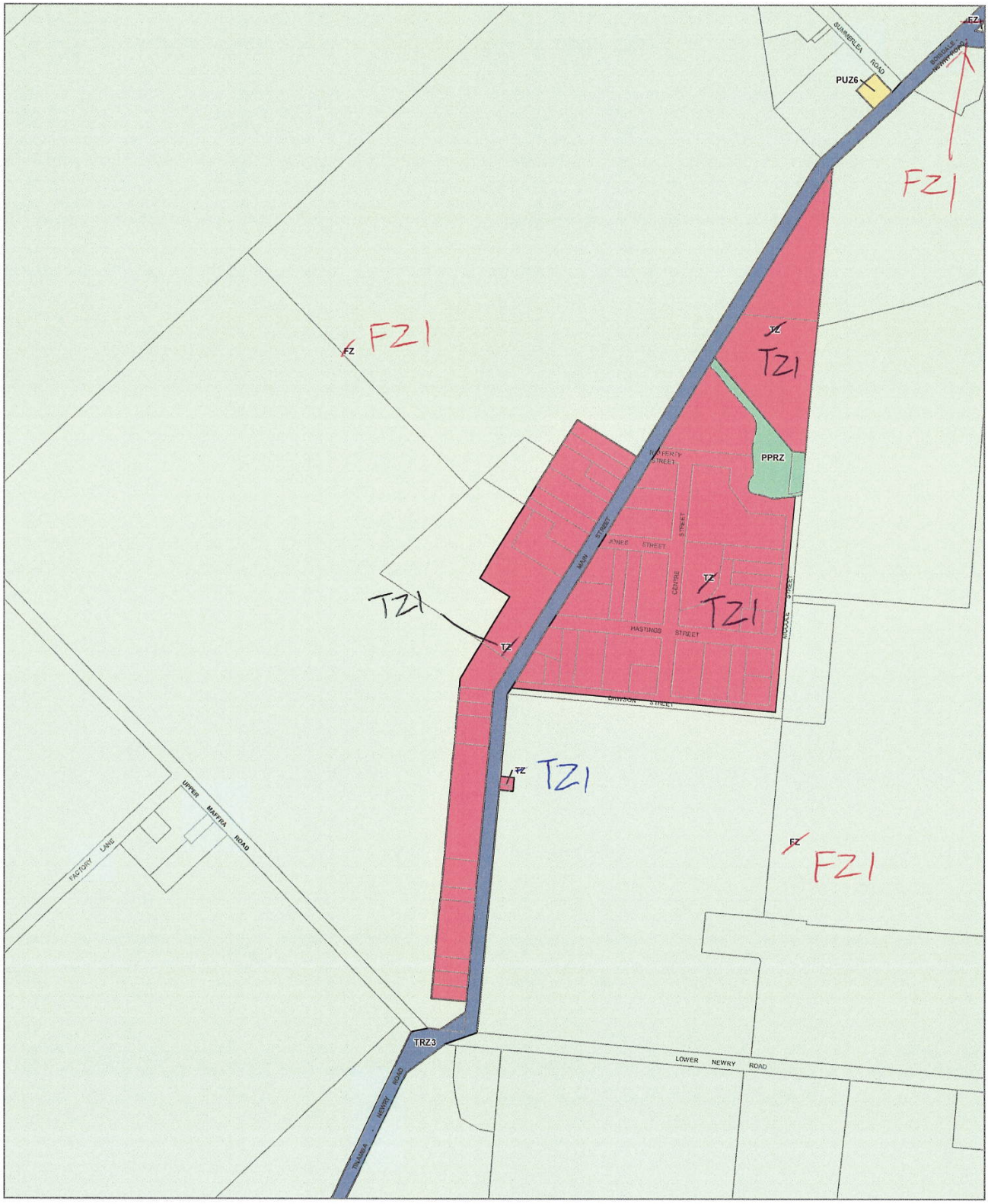
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 47**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



ZONES **MAP No 48**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- TZ - Township Zone
- Municipal Boundary

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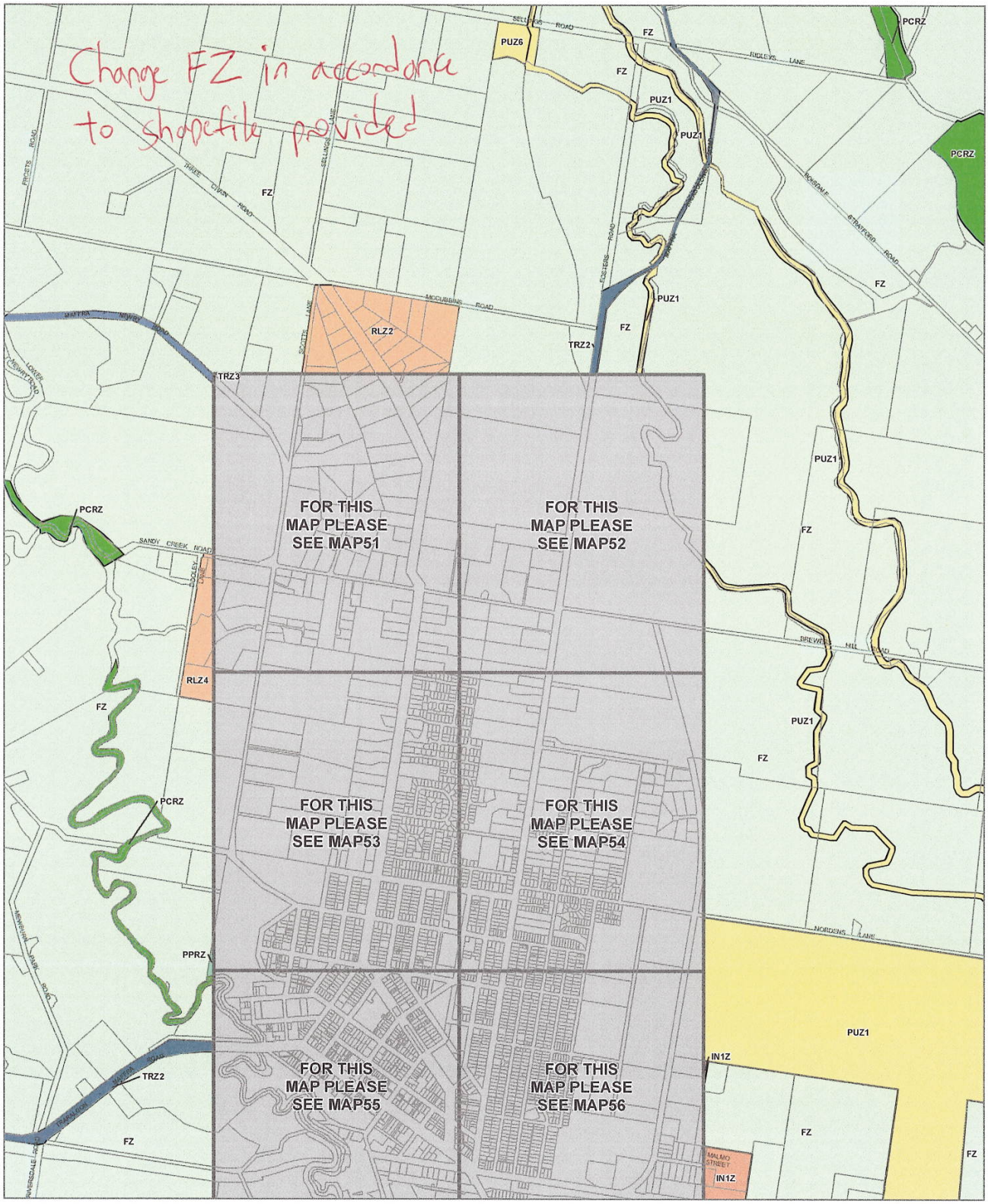
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 49**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
IN1Z - Industrial 1 Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 50**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Fanning Zone
GRZ - General Residential Zone
LDRZ - Low Density Residential Zone
PUZ5 - Public Use Zone - Cemetery/Crematorium
RLZ - Rural Living Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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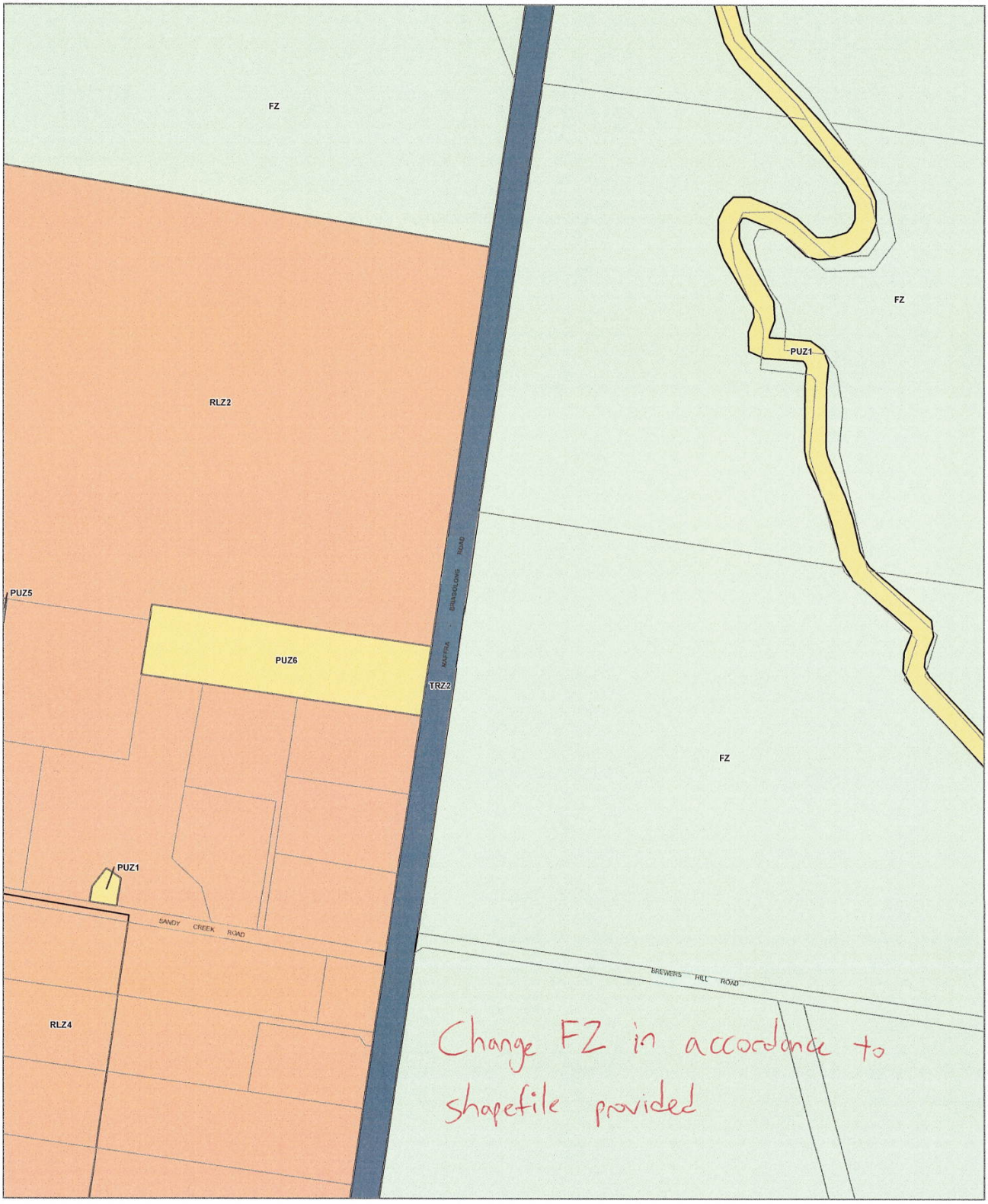
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 51**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ5 - Public Use Zone - Cemetery/Crematorium
PUZ6 - Public Use Zone - Local Government
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
Municipal Boundary

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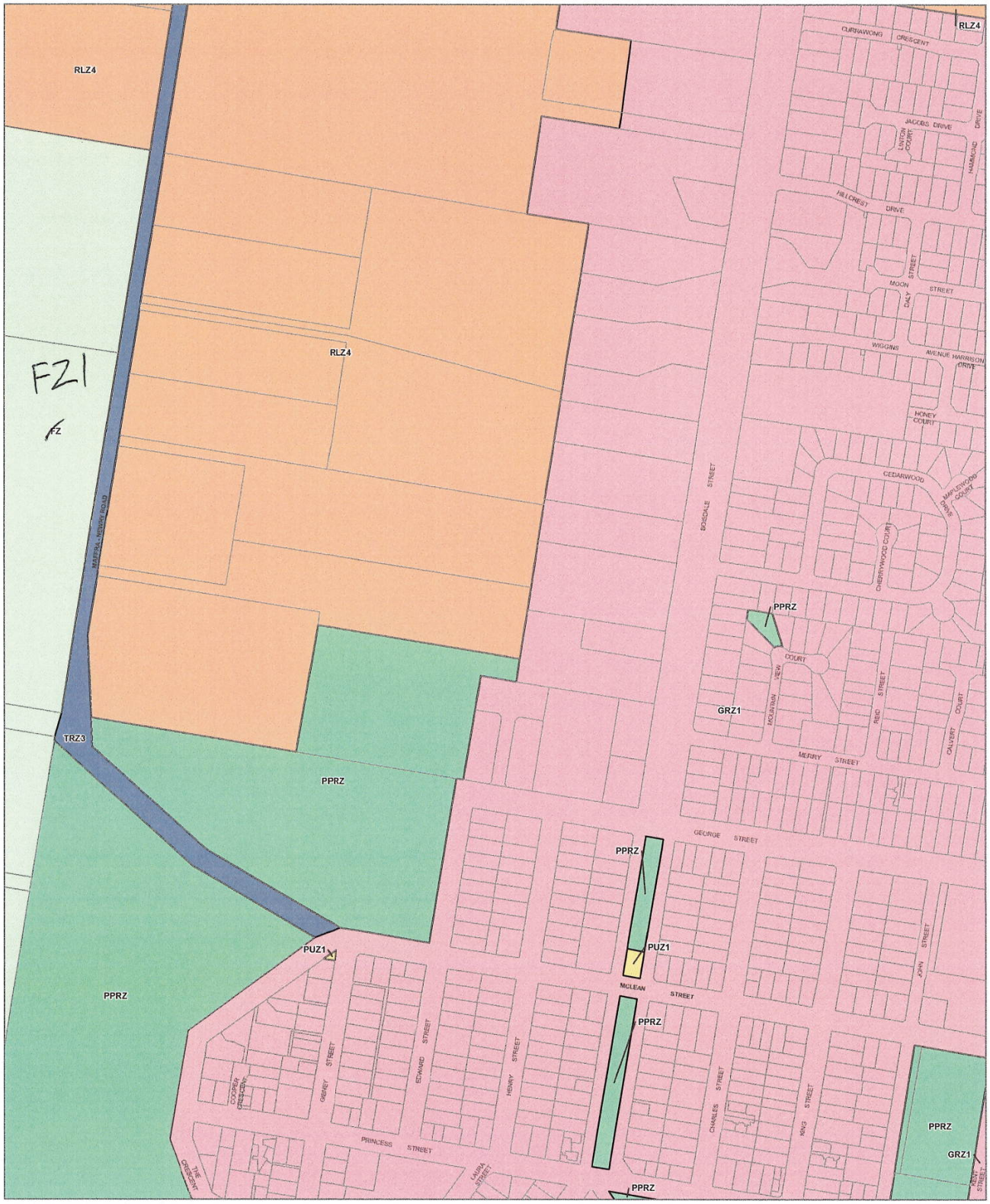
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 52**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
GRZ - General Residential Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
RLZ - Rural Living Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 53**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ3 - Public Use Zone - Health and Community
- PUZ6 - Public Use Zone - Local Government
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- Municipal Boundary

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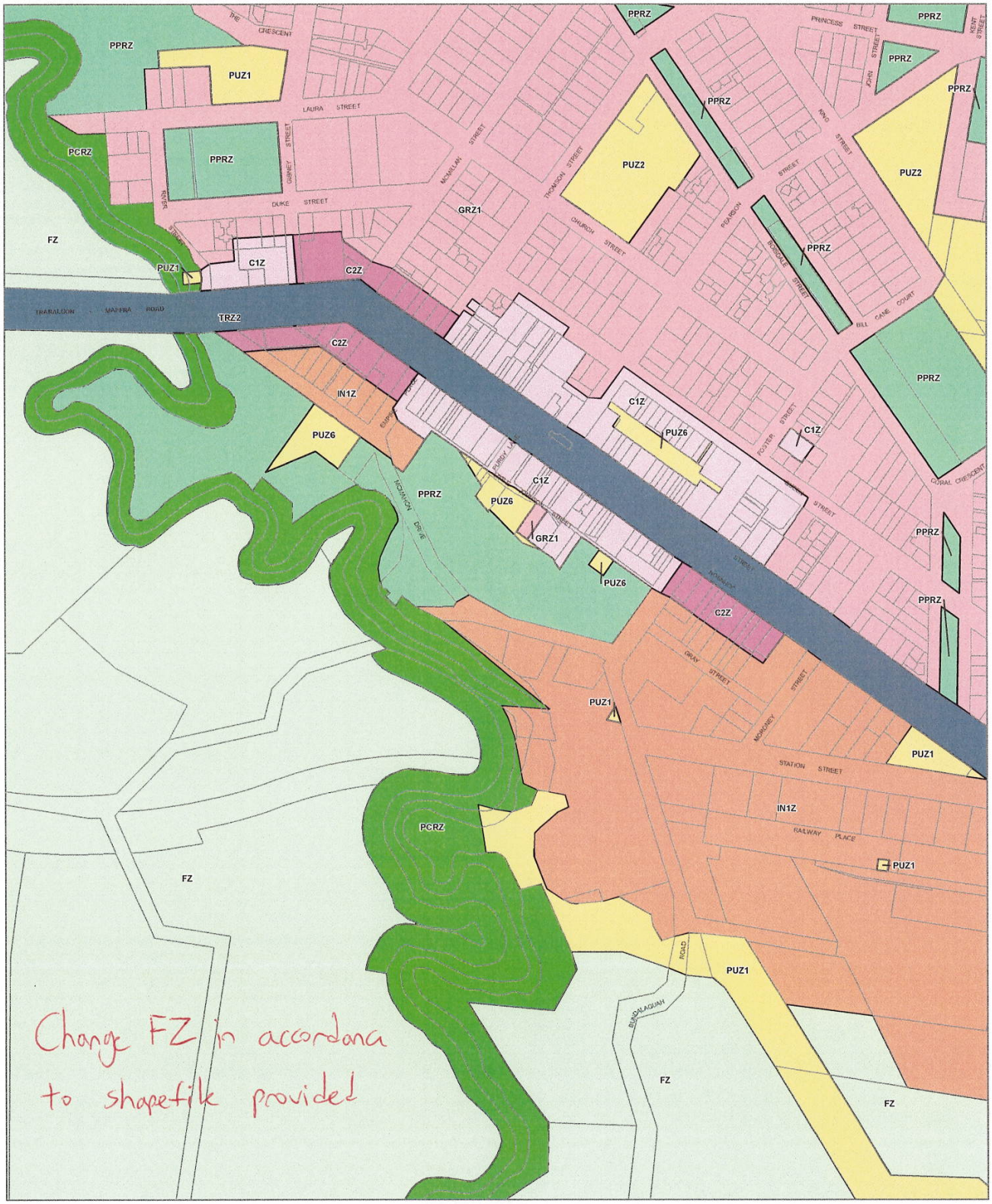
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 54**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ6 - Public Use Zone - Local Government
- TRZ2 - Principal Road Network
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 55**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C2Z - Commercial 2 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ3 - Public Use Zone - Health and Community
- PUZ6 - Public Use Zone - Local Government
- TRZ2 - Principal Road Network
- Municipal Boundary

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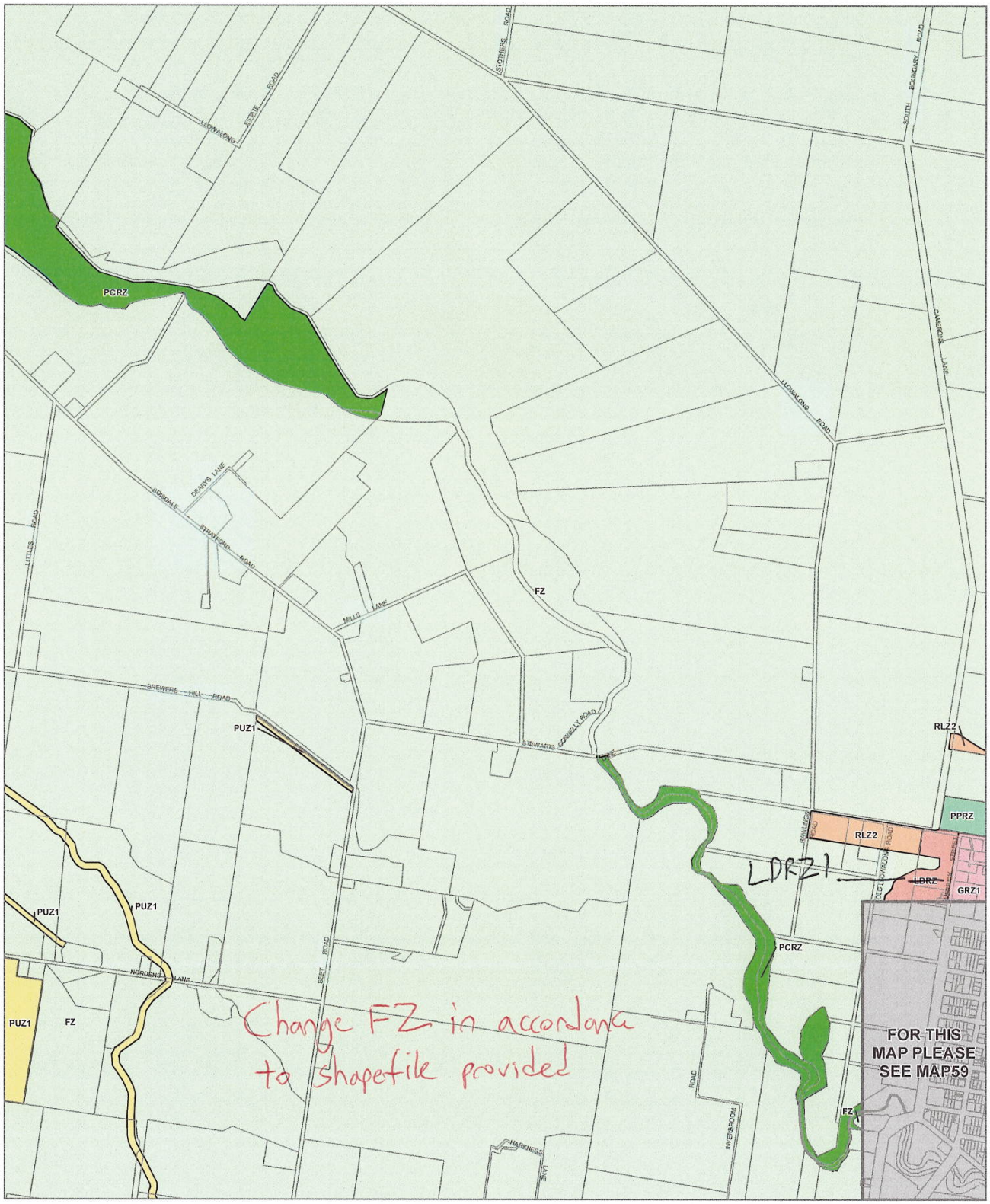
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 56**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- Municipal Boundary

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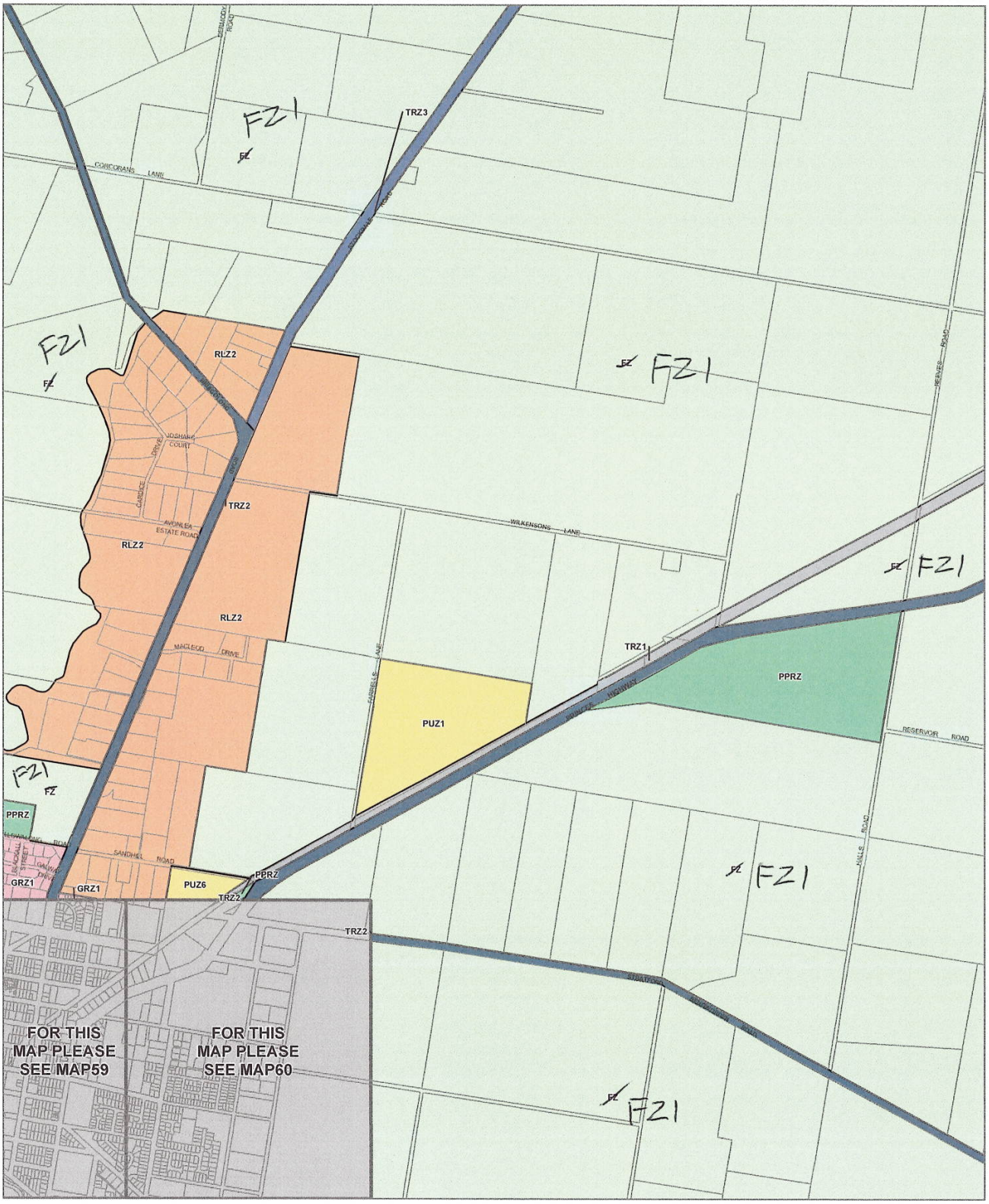
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 57**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ6 - Public Use Zone - Local Government
- RLZ - Rural Living Zone
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 58**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone - Education
- PUZ7 - Public Use Zone - Other Public Use
- RLZ - Rural Living Zone
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 59**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ6 - Public Use Zone - Local Government
- RLZ - Rural Living Zone
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- Municipal Boundary

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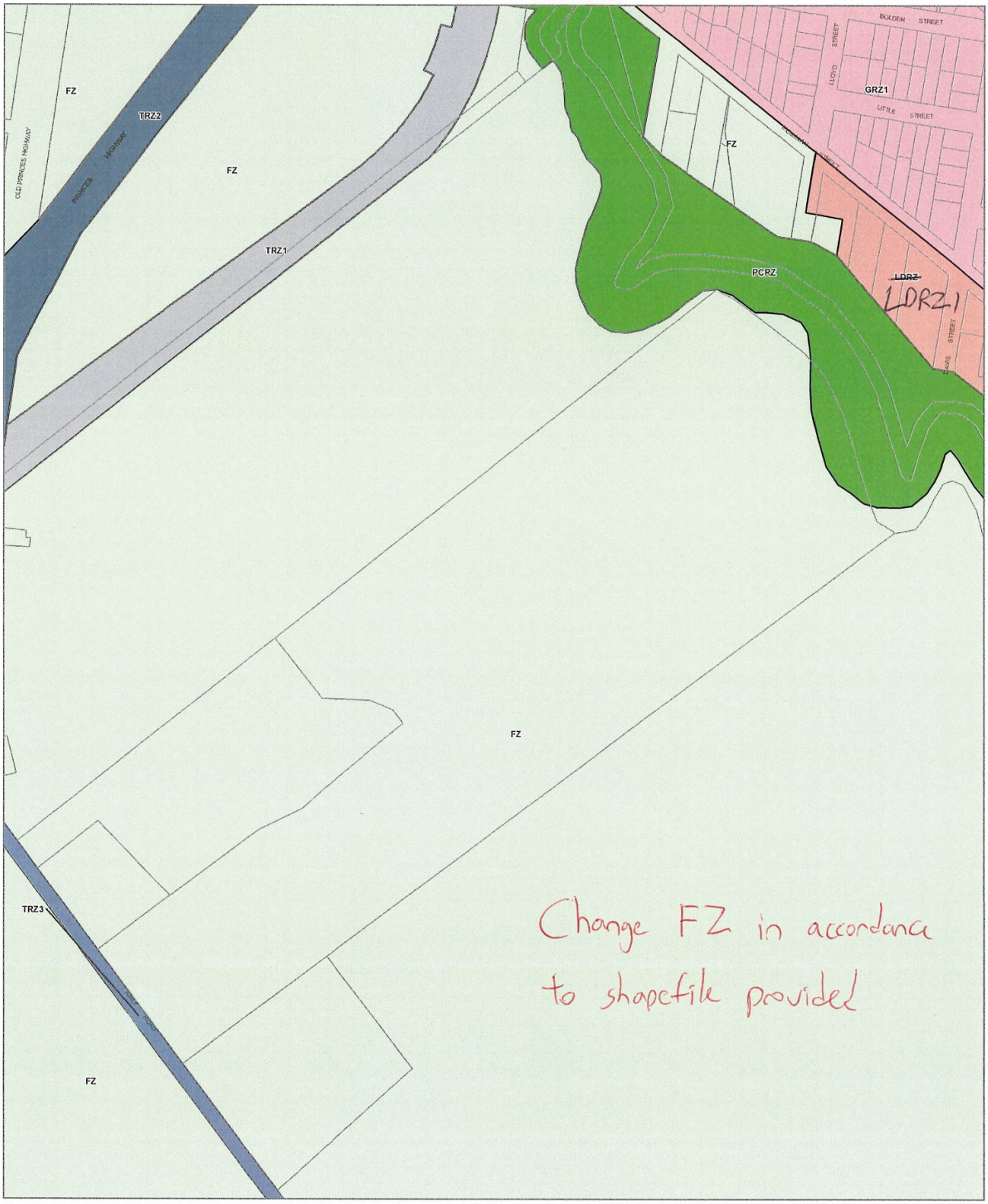
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 60**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
GRZ - General Residential Zone
LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 61**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- RLZ - Rural Living Zone
- Municipal Boundary

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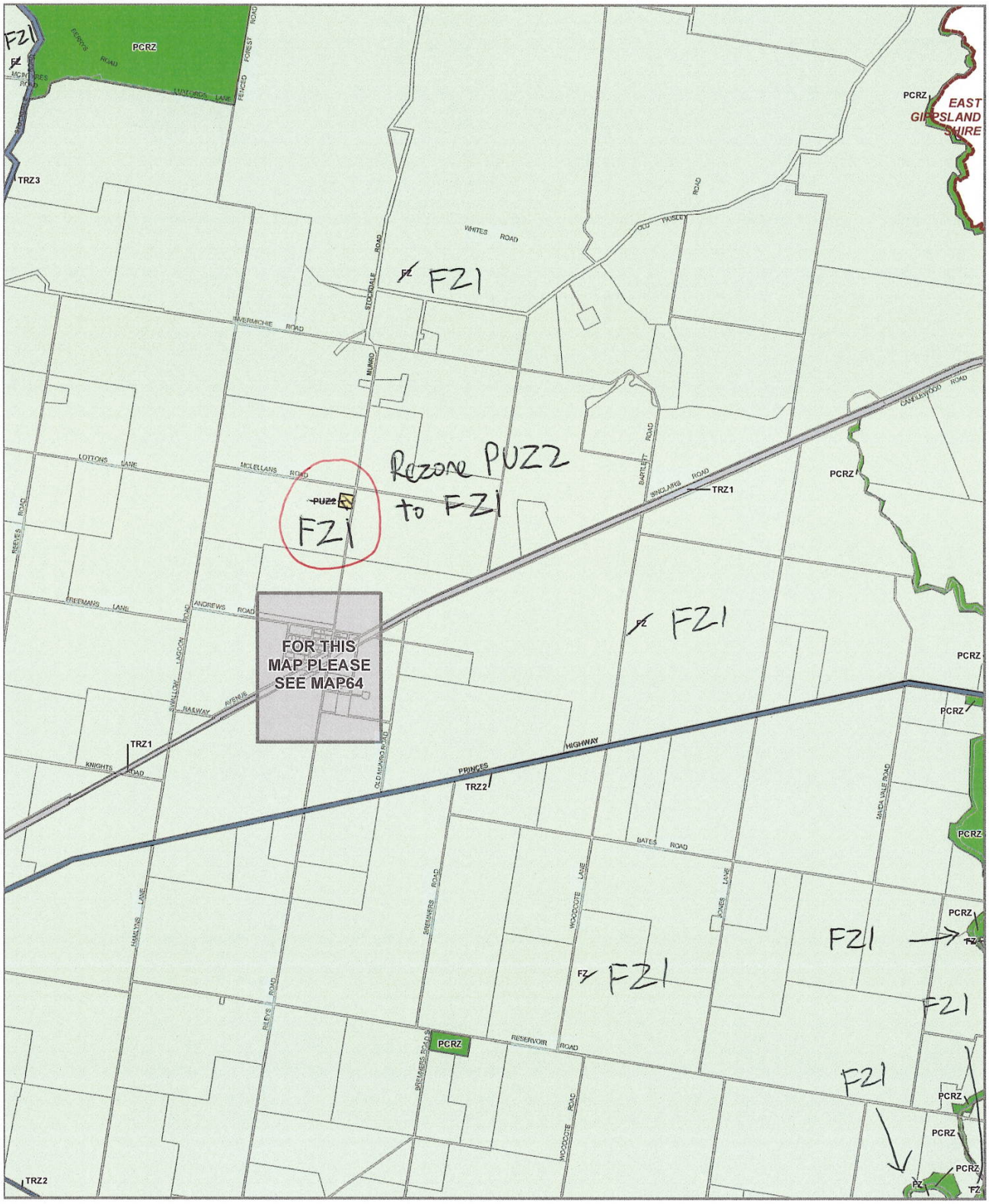
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 62**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ2 - Public Use Zone - Education
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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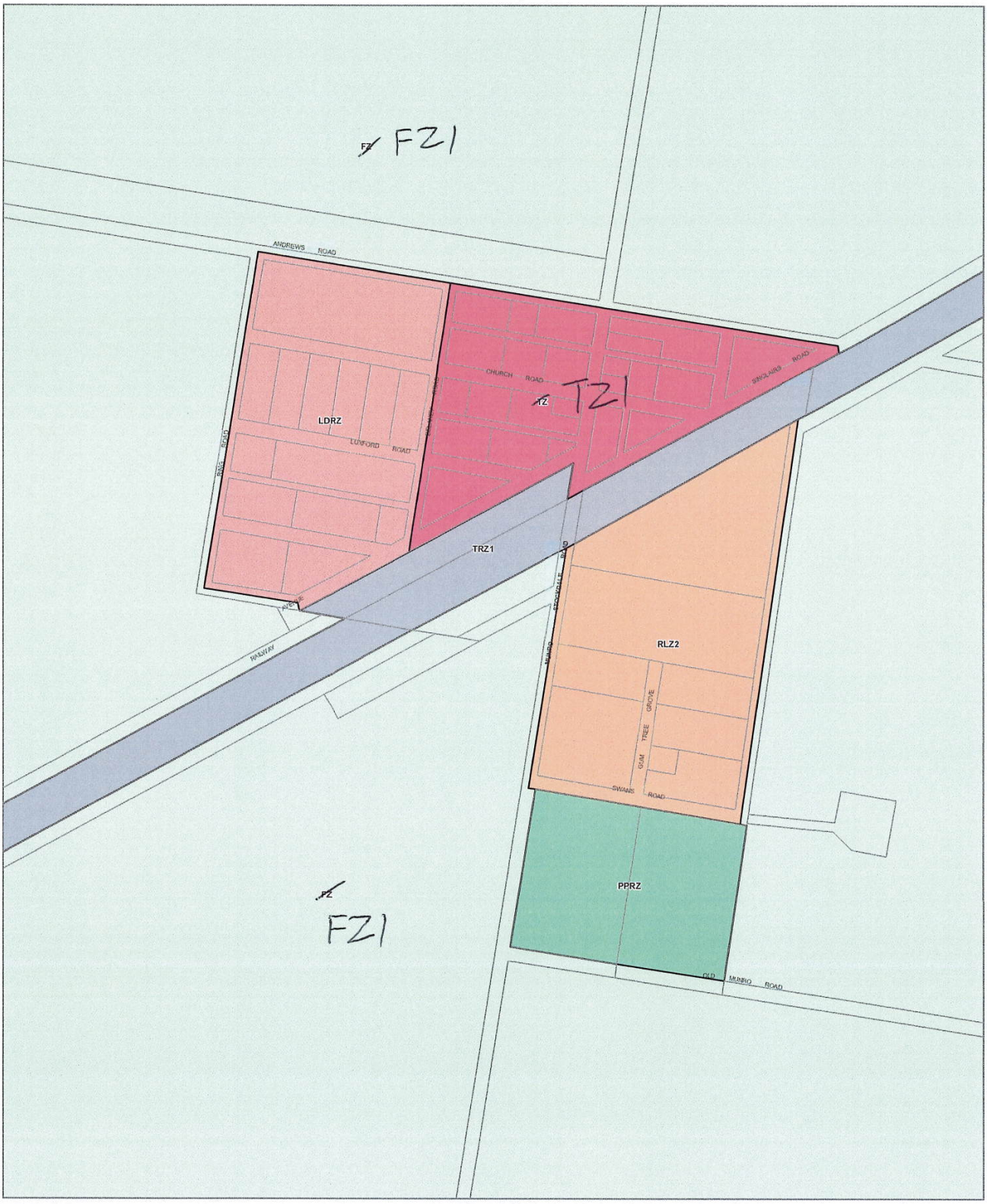
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 63**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
LDRZ - Low Density Residential Zone
PPRZ - Public Park and Recreation Zone
RLZ - Rural Living Zone
TRZ1 - State Transport Infrastructure
TZ - Township Zone
Municipal Boundary

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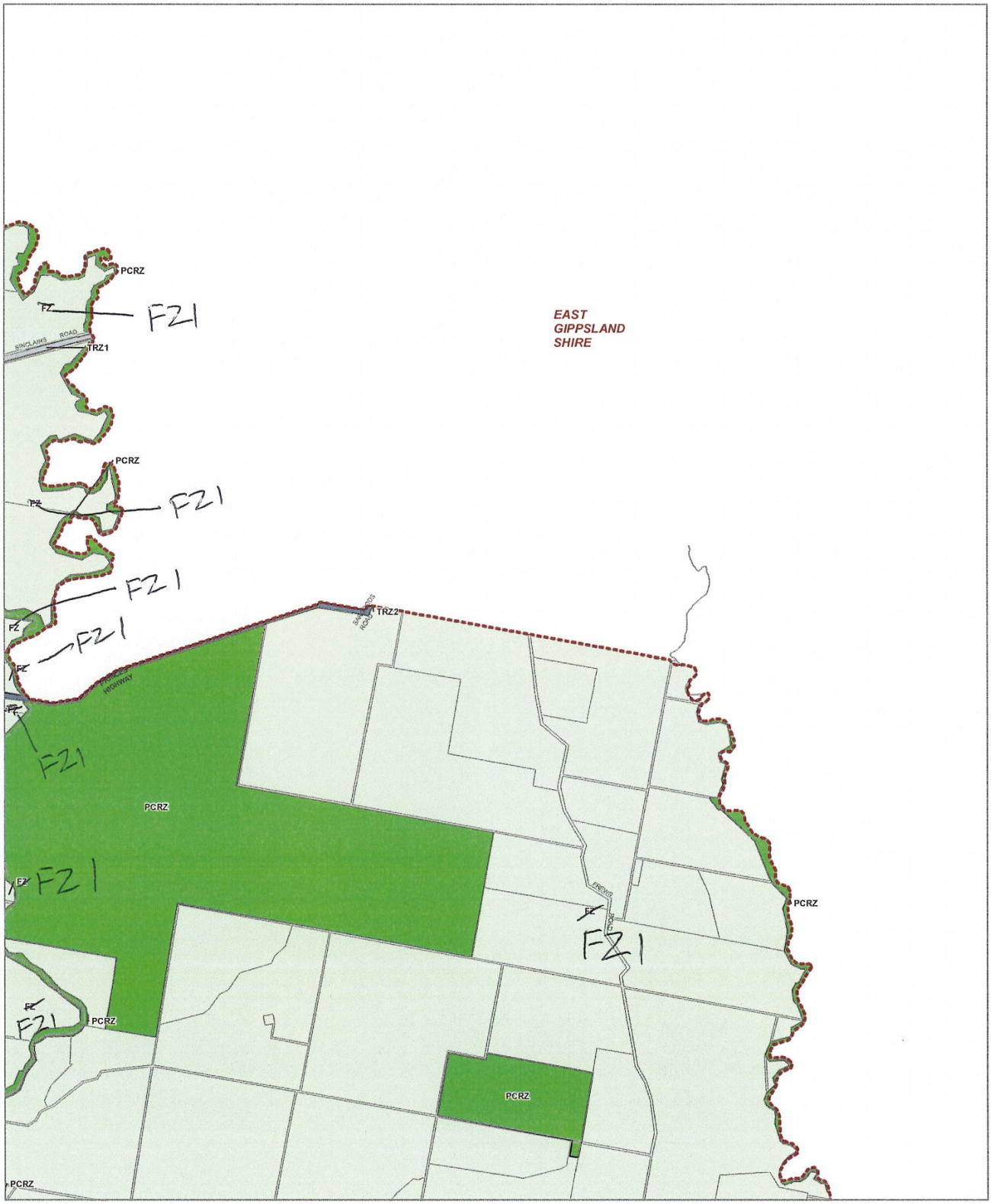
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 64**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
Municipal Boundary

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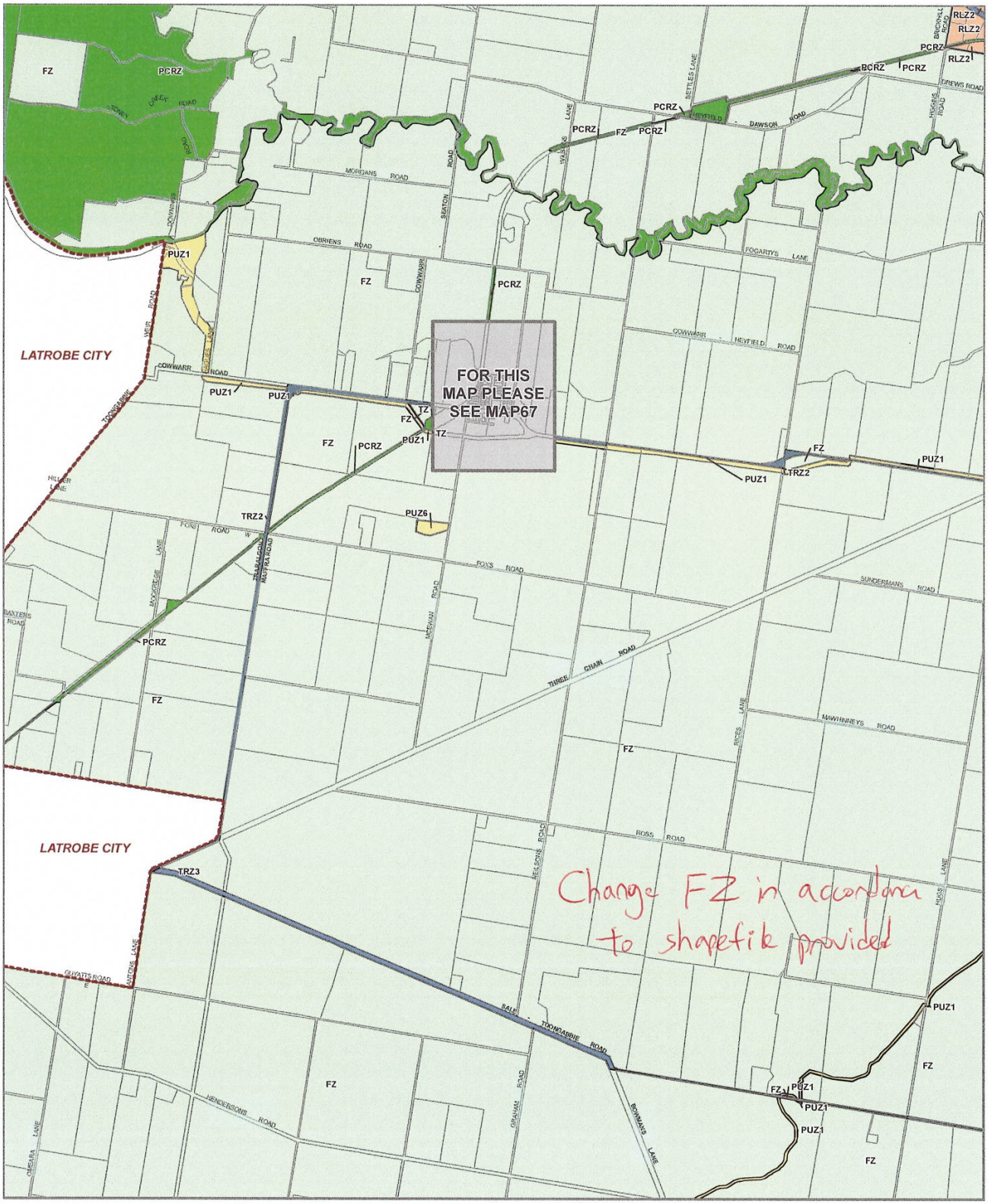
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 65**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
TZ - Township Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 66**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
TZ - Township Zone
Municipal Boundary

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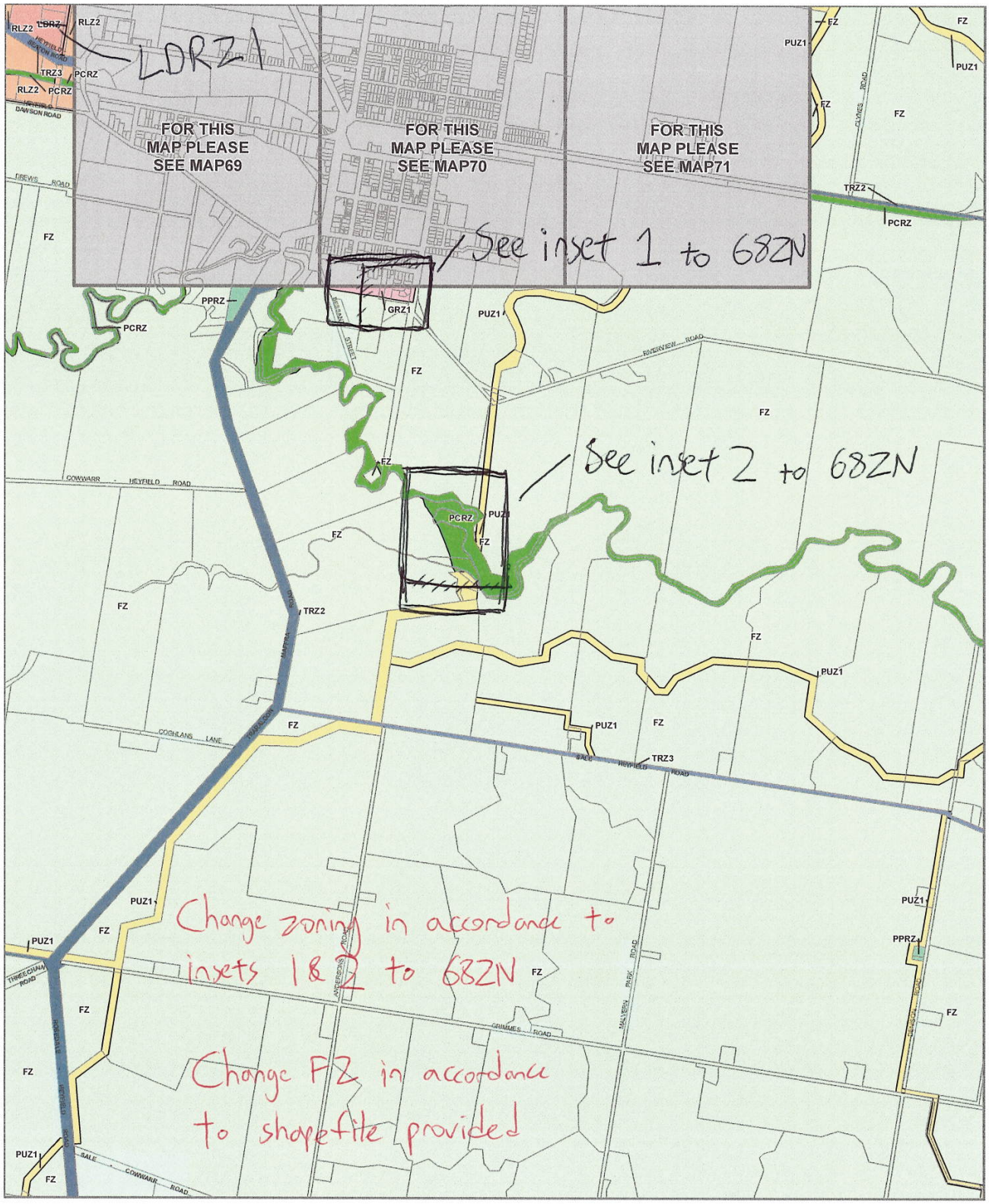
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 67**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
GRZ - General Residential Zone
LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
RLZ - Rural Living Zone
Municipal Boundary

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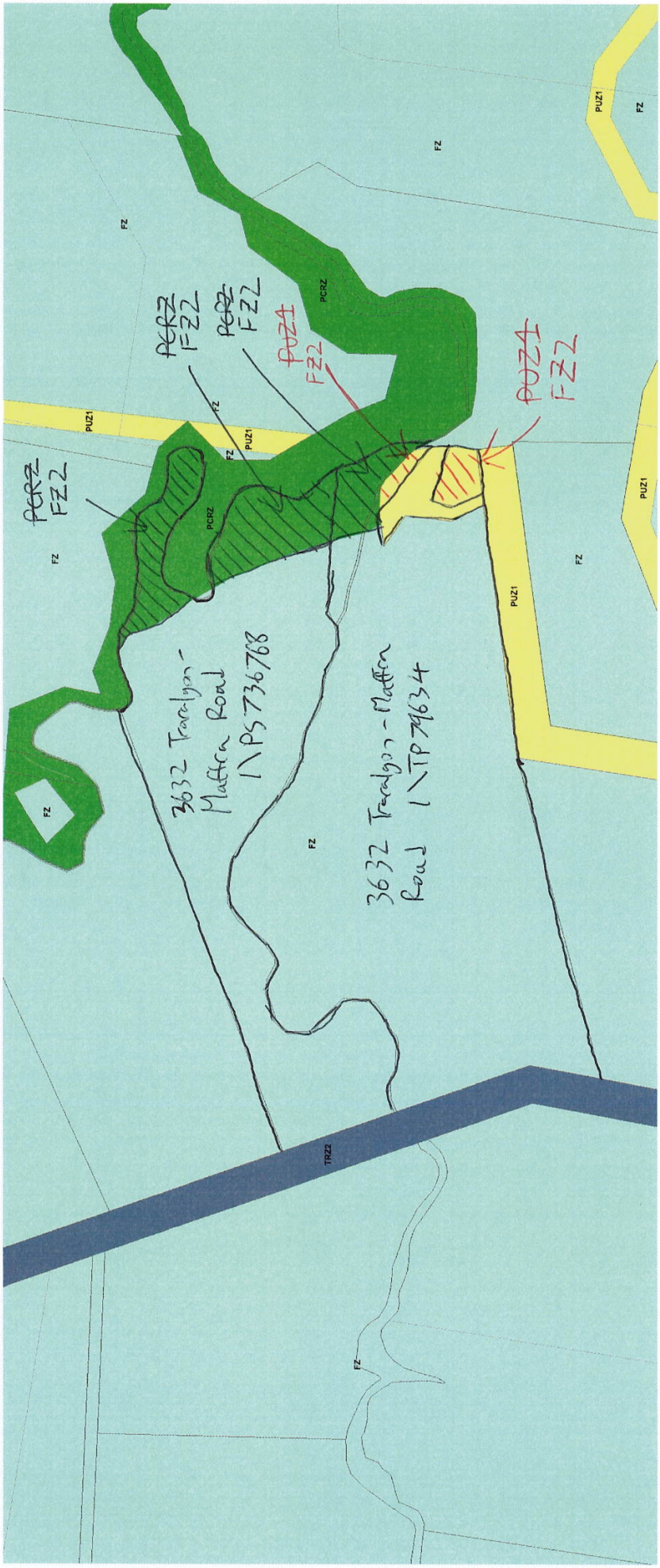
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 68**


Inset 1 to map 68ZN
PPRZ
LDRZ
GRZ1
FZ
PPRZ
FZ
18 River St. Lot 1 TP699637
24 River St. Lot 3 PS533426
30 River St. Lot A PS746127
GRZ1
16A River St. Lot 2.
16A River St. Allot. 66
C1Z
PUZ6
GRZ1
MUZ
RLZ1
TRZ2
PPRZ
PCRZ
FZ
FZ GRZ1
FZ GRZ1
FZ GRZ1



Inset 2 to map 68ZN

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- IN3Z - Industrial 3 Zone
- LDRZ - Low Density Residential Zone
- MUZ - Mixed Use Zone, MUZ4
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- RLZ - Rural Living Zone
- SUZ - Special Use Zone
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 69**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

C1Z - Commercial 1 Zone
FZ - Farming Zone
GRZ - General Residential Zone
IN1Z - Industrial 1 Zone
IN3Z - Industrial 3 Zone
LDRZ - Low Density Residential Zone
MUZ - Mixed Use Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ2 - Public Use Zone - Education
PUZ3 - Public Use Zone - Health and Community
PUZ6 - Public Use Zone - Local Government
RAZ - Rural Activity Zone
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 70**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
IN1Z - Industrial 1 Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
Municipal Boundary

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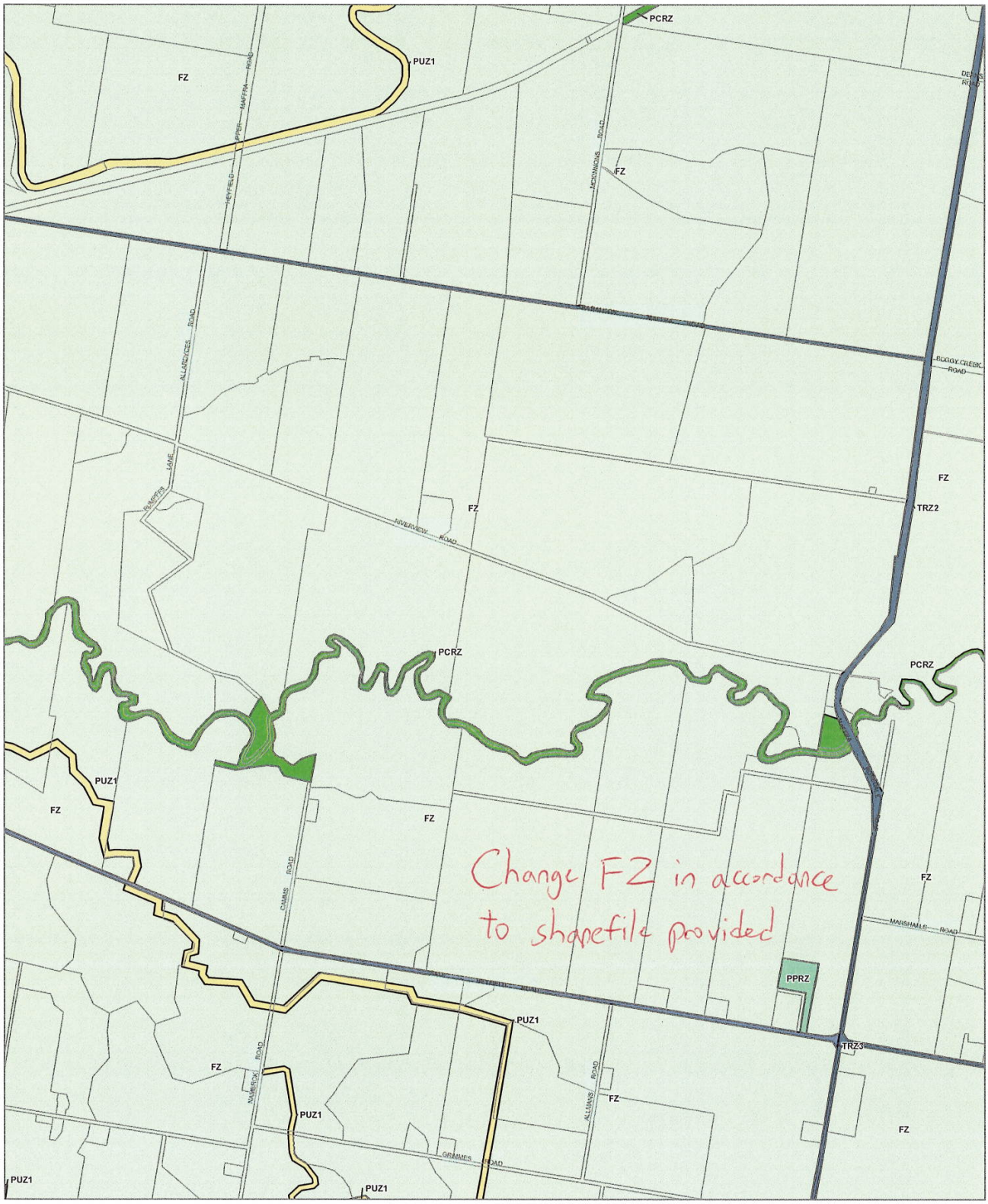
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 71**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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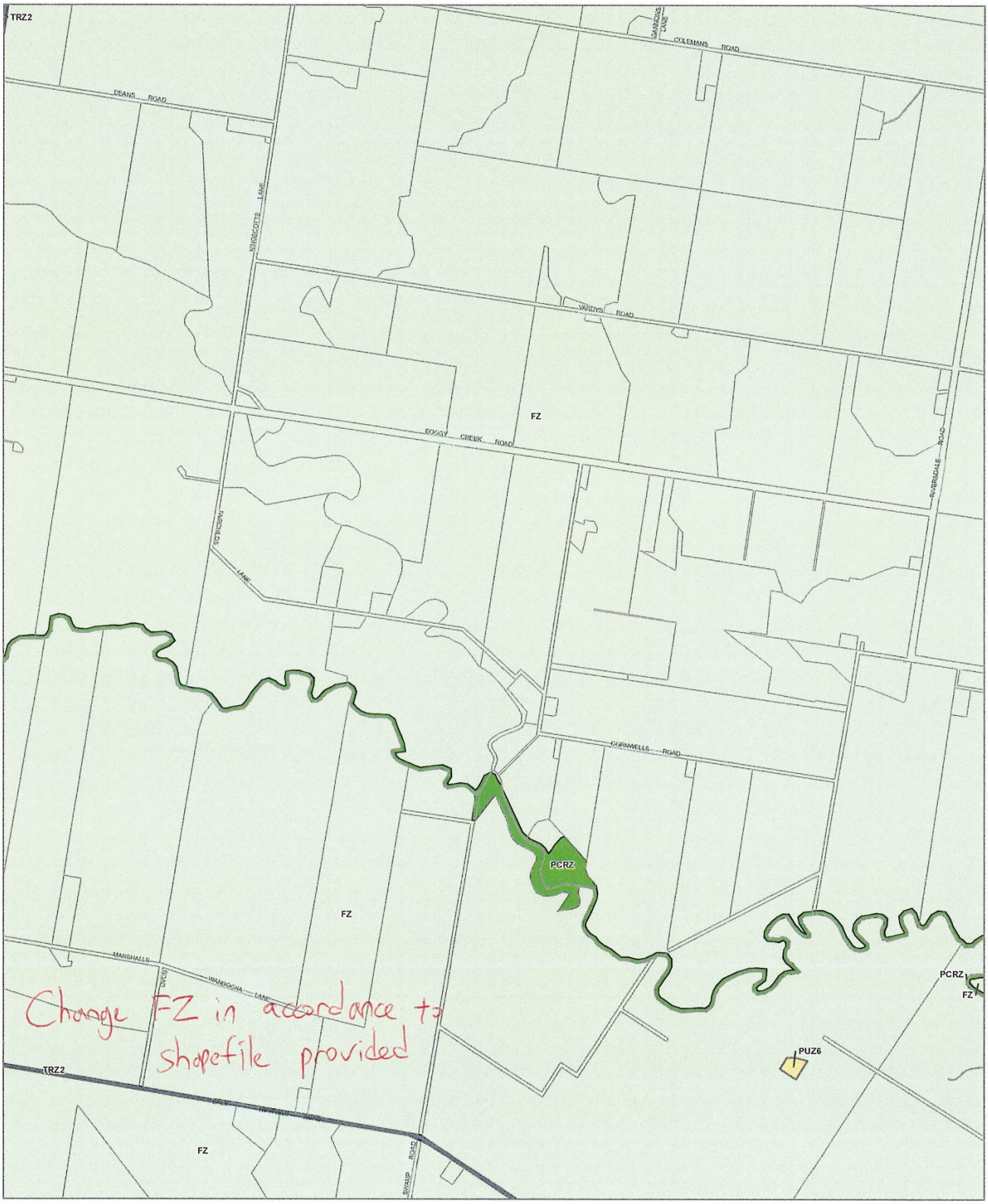
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 72**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ6 - Public Use Zone - Local Government
TRZ2 - Principal Road Network
Municipal Boundary

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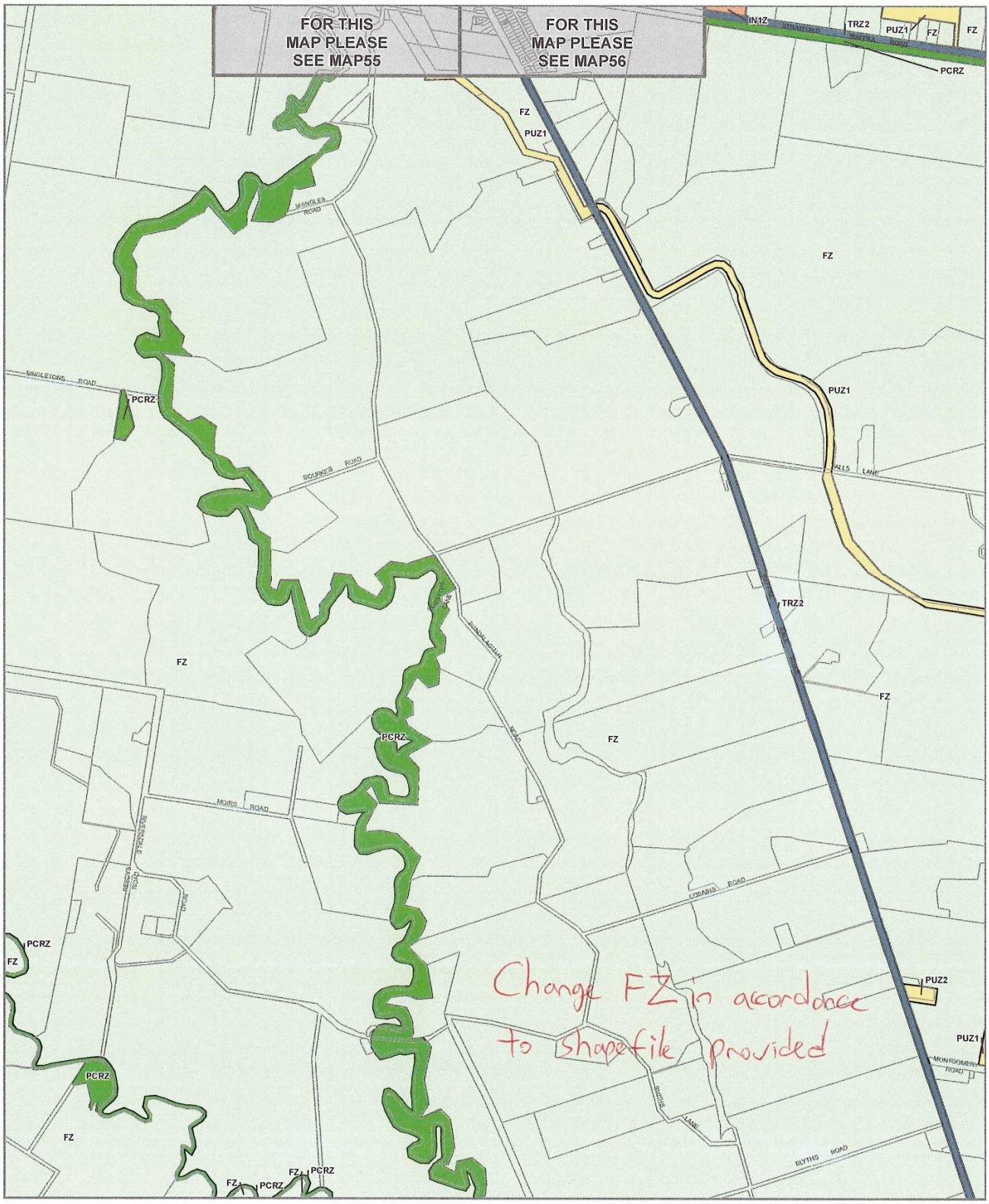
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 73**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
IN1Z - Industrial 1 Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ2 - Public Use Zone - Education
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 74**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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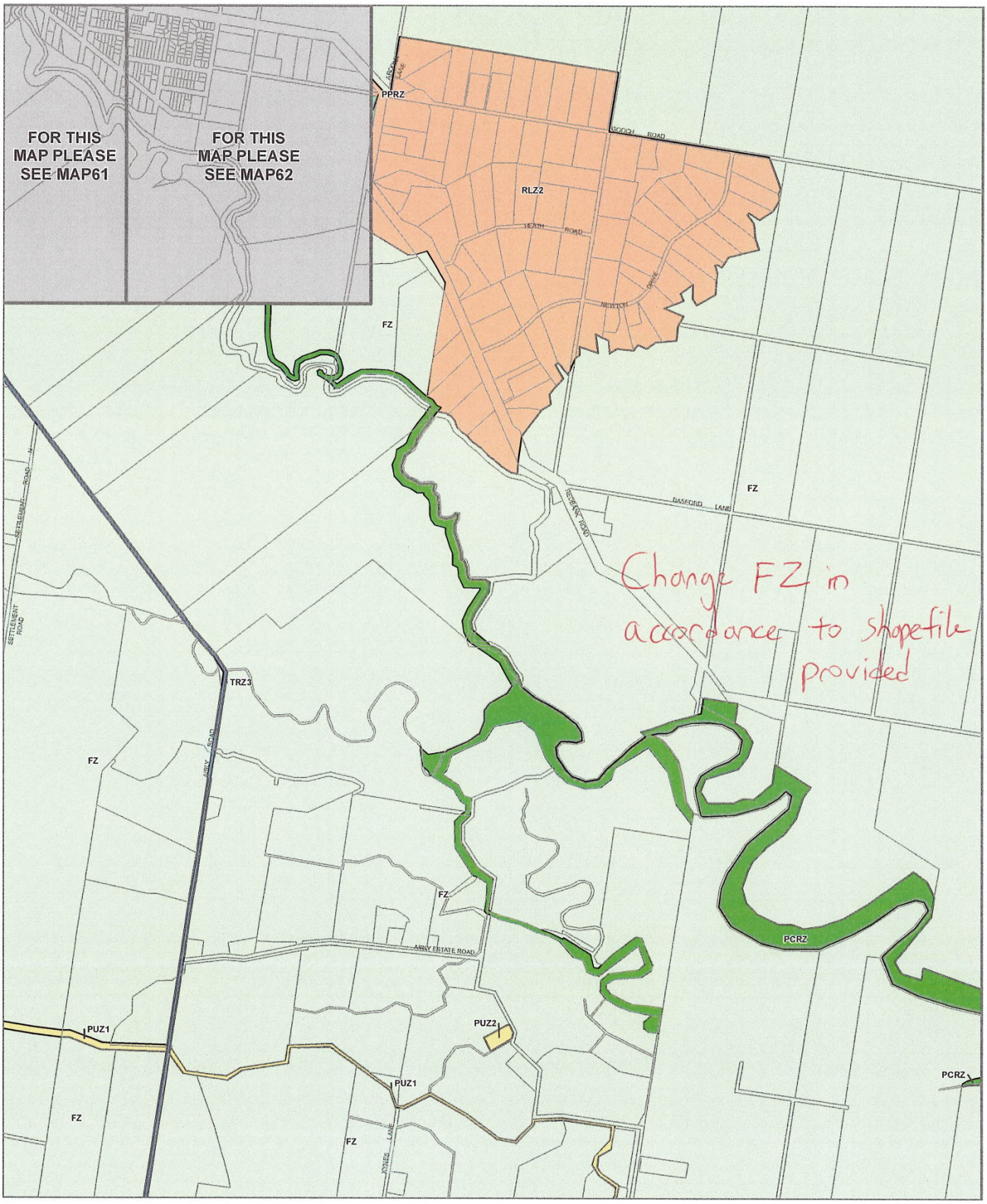
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 75**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ2 - Public Use Zone - Education
RLZ - Rural Living Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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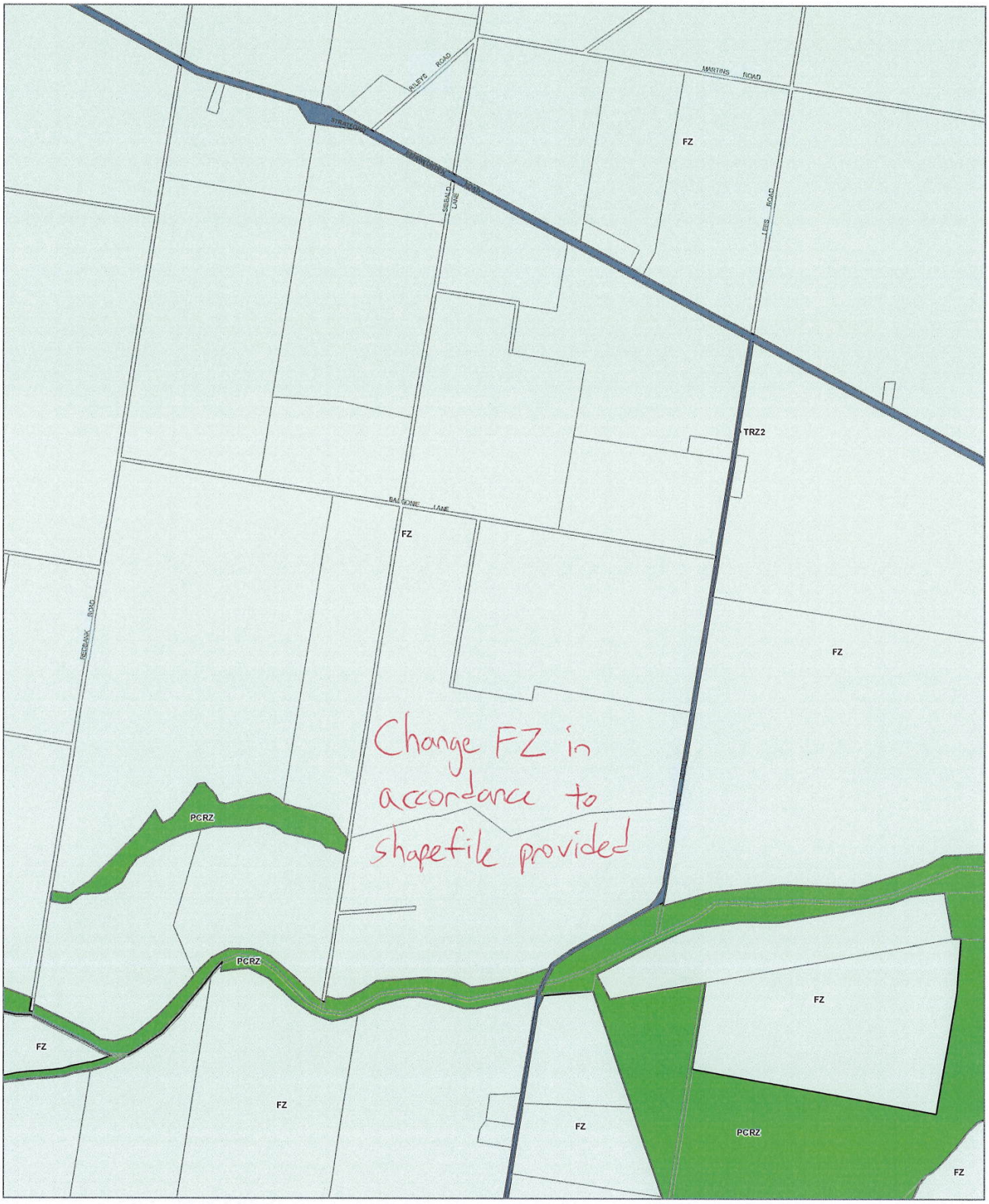
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 76**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
TRZ2 - Principal Road Network
PCRZ - Public Conservation and Resource Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 77**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ5 - Public Use Zone - Cemetery/Crematorium
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 78**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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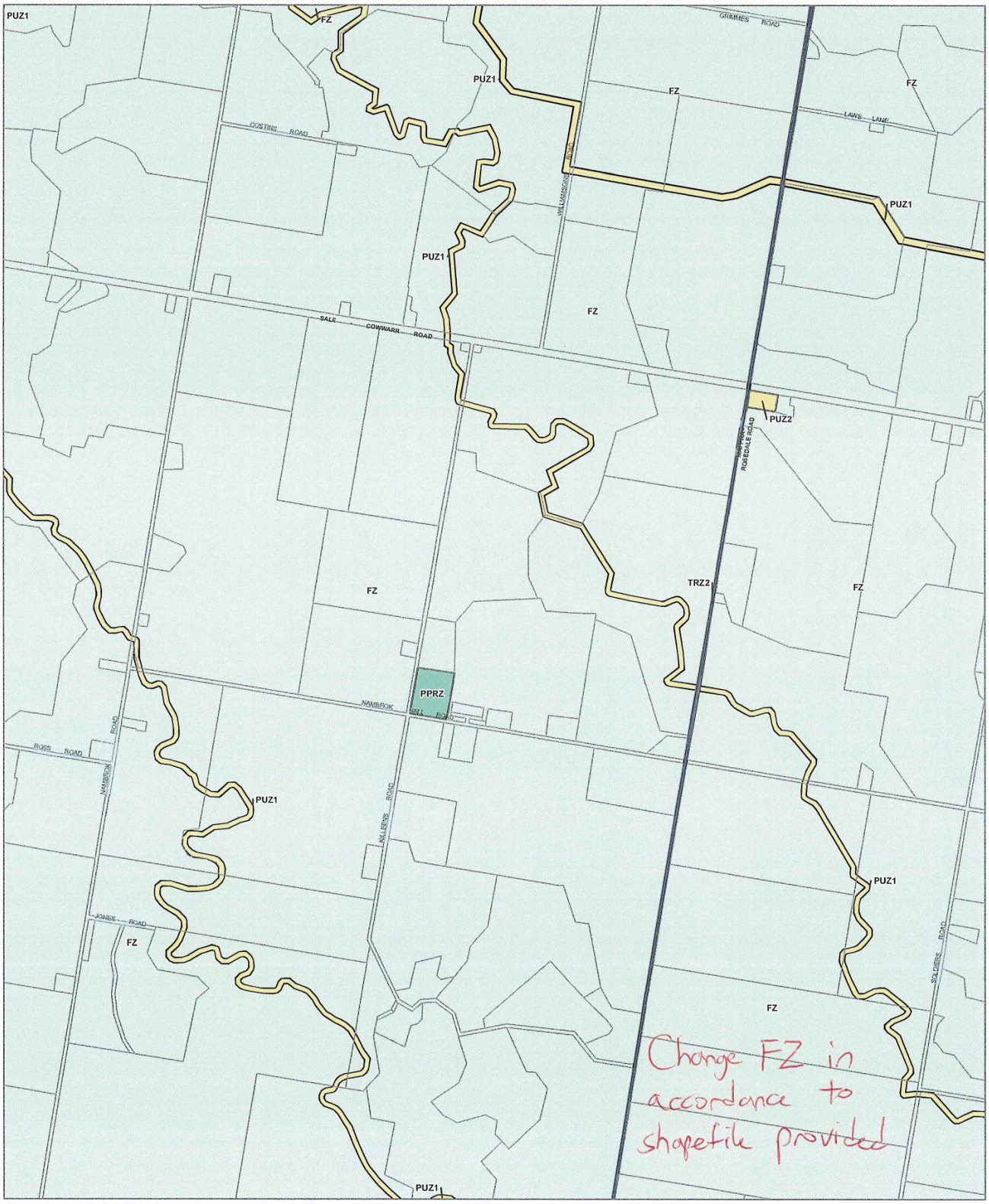
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 79**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ2 - Public Use Zone - Education
TRZ2 - Principal Road Network
Municipal Boundary

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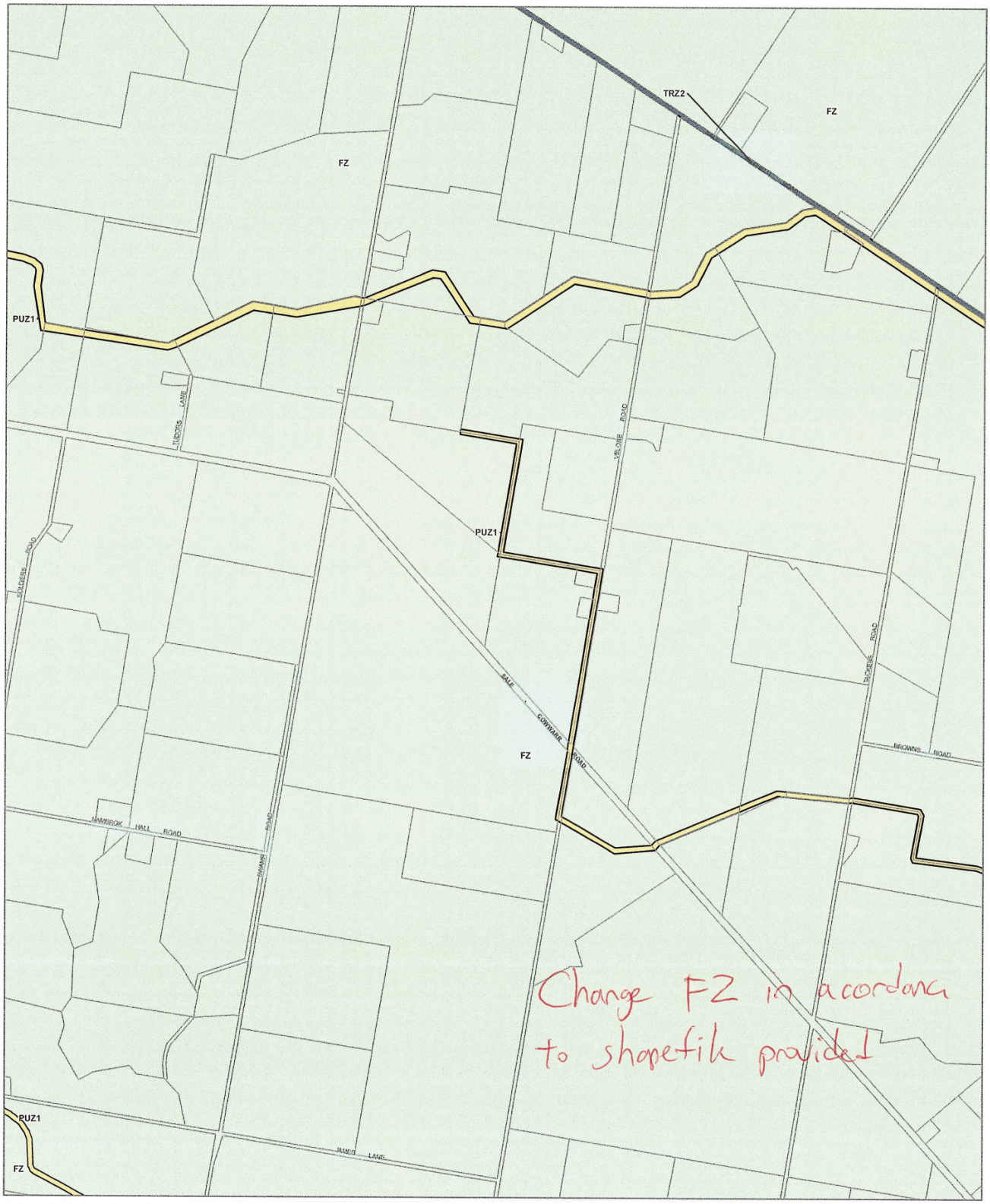
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 80**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
Municipal Boundary

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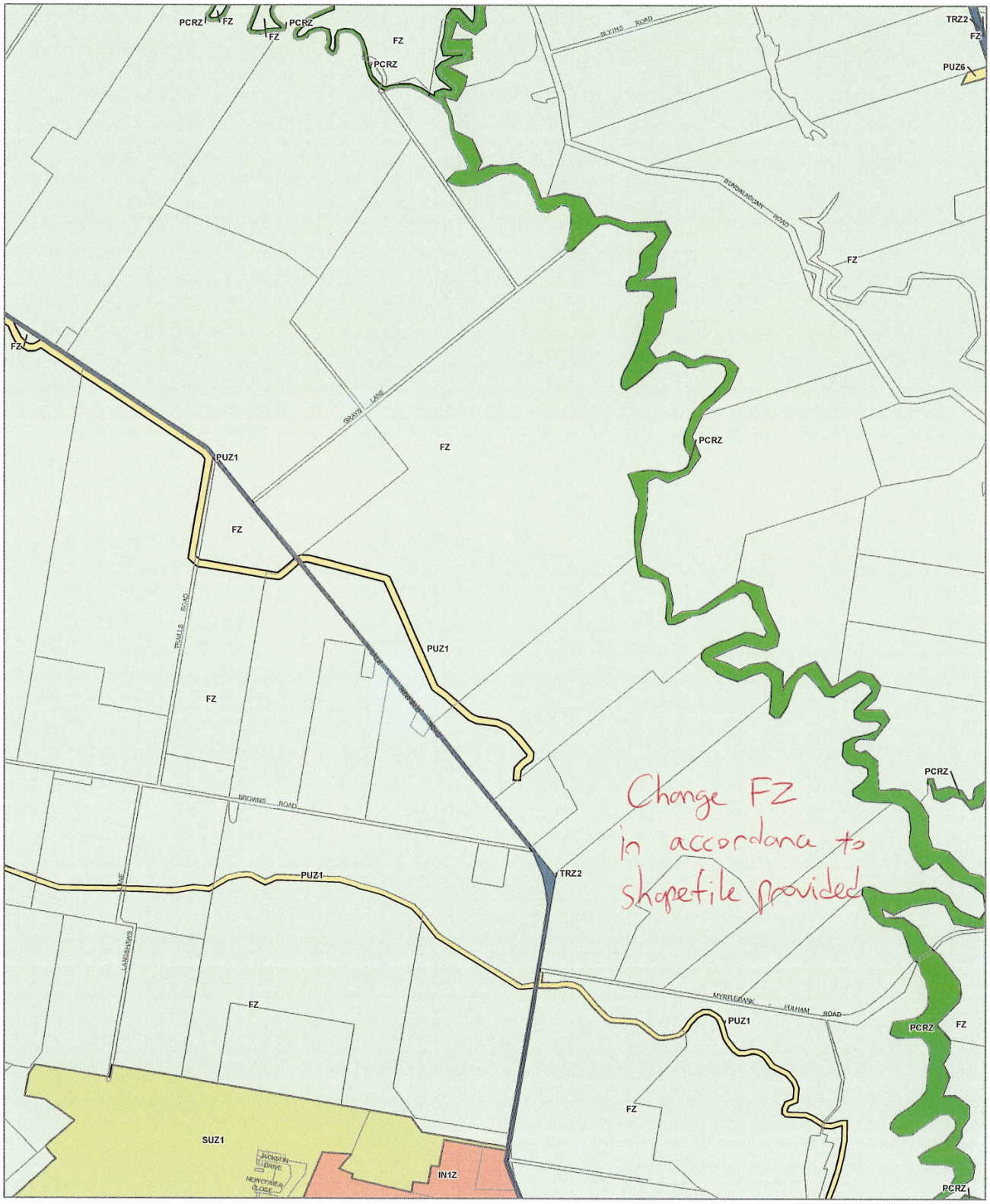
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 81**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Planning Zone
IN1Z - Industrial 1 Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
SUZ - Special Use Zone
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 82**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ5 - Public Use Zone - Cemetery/Crematorium
PUZ6 - Public Use Zone - Local Government
RLZ - Rural Living Zone
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
Municipal Boundary

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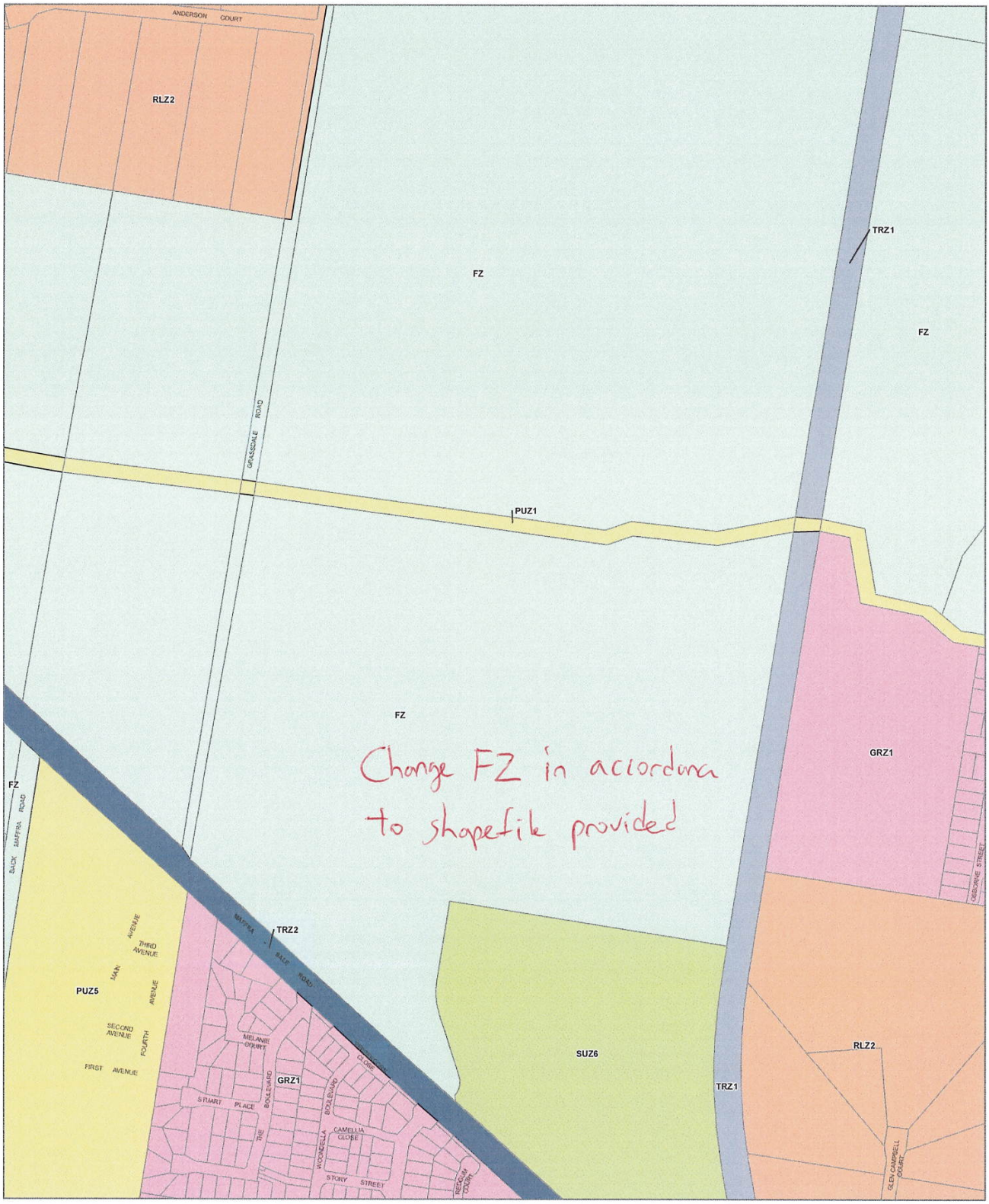
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 83**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
GRZ - General Residential Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ5 - Public Use Zone - Cemetery/Crematorium
RLZ - Rural Living Zone
SUZ - Special Use Zone
Municipal Boundary

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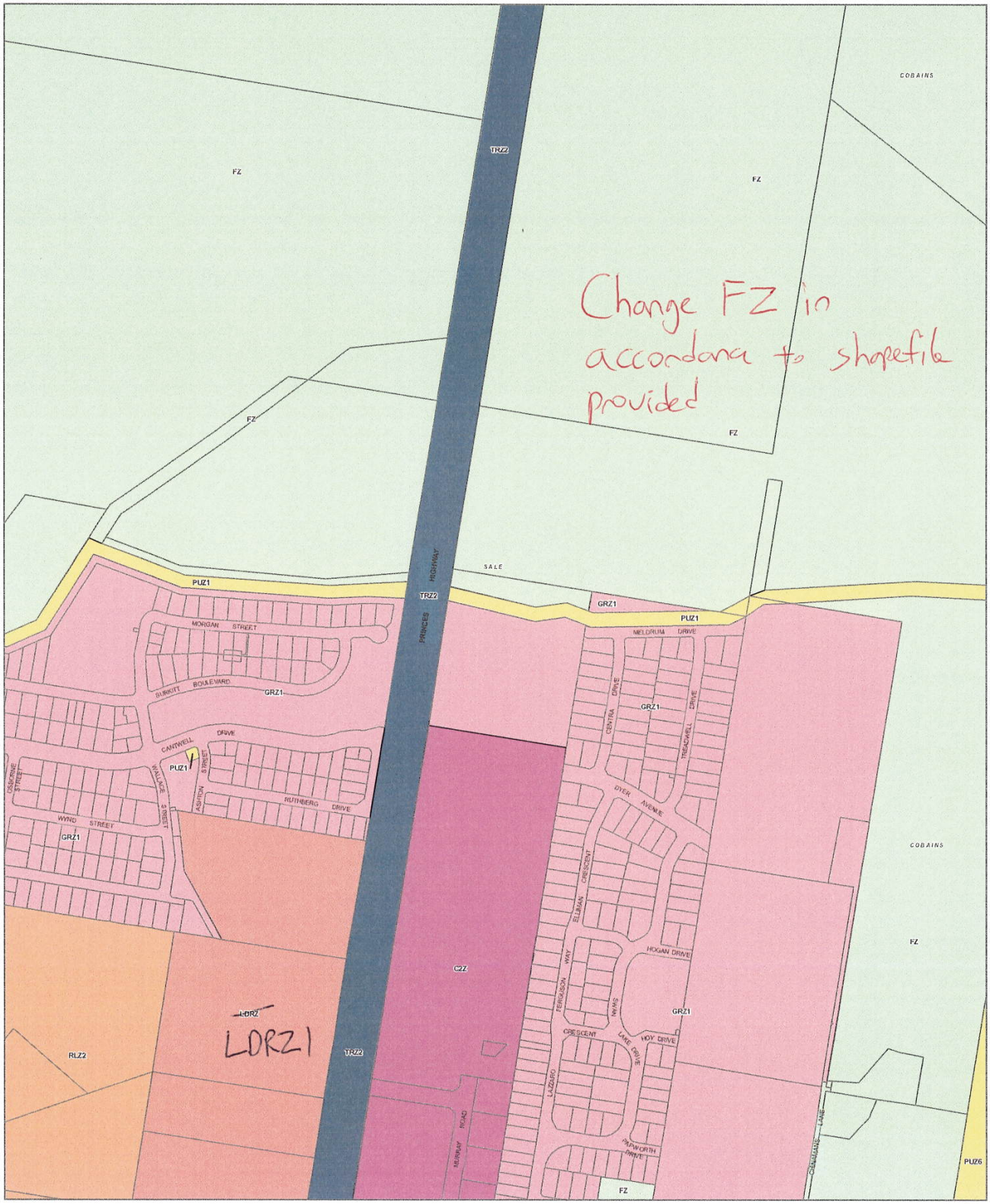
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 84**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

C2Z - Commercial 2 Zone
FZ - Farming Zone
GRZ - General Residential Zone
LDRZ - Low Density Residential Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES MAP No 85

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Fanning Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 86**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
GRZ - General Residential Zone
PPRZ - Public Park and Recreation Zone
IN1Z - Industrial 1 Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 87**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
- PCRZ — Public Conservation And Resource Zone
- PPRZ — Public Park And Recreation Zone
- PUZ5 — Public Use Zone - Cemetery/crematorium

Residential
- GRZ1 — General Residential Zone - Schedule 1

Rural
- FZ — Farming Zone

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AUSTRALIAN MAP GRID ZONE 55

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INDEX TO ADJOINING METRIC SERIES MAP

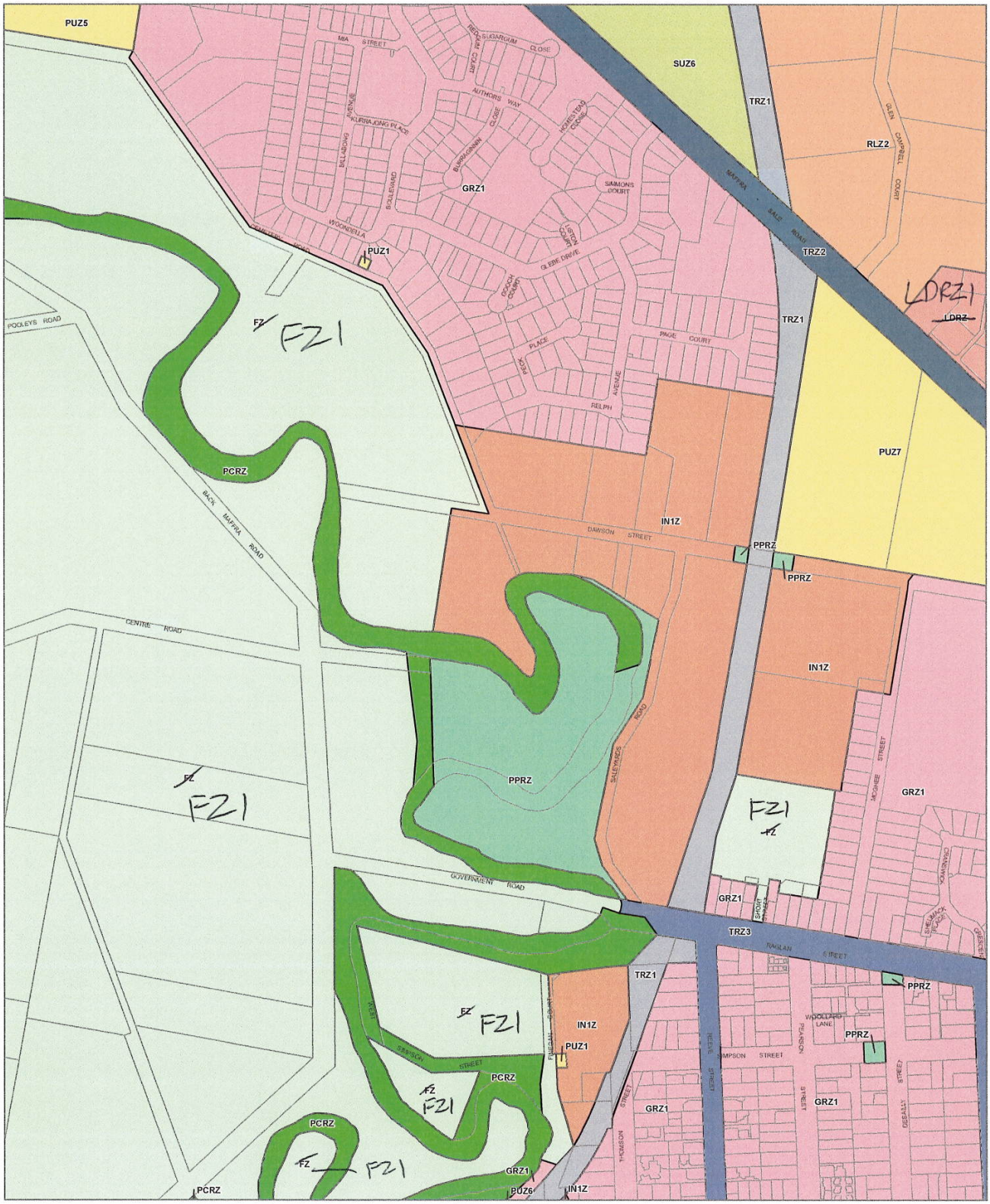
Printed 4/6/2014

AMENDMENT C91

ZONES

MAP No 88

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ6 - Public Use Zone - Local Government
- PUZ7 - Public Use Zone - Other Public Use
- RLZ - Rural Living Zone
- SUZ - Special Use Zone
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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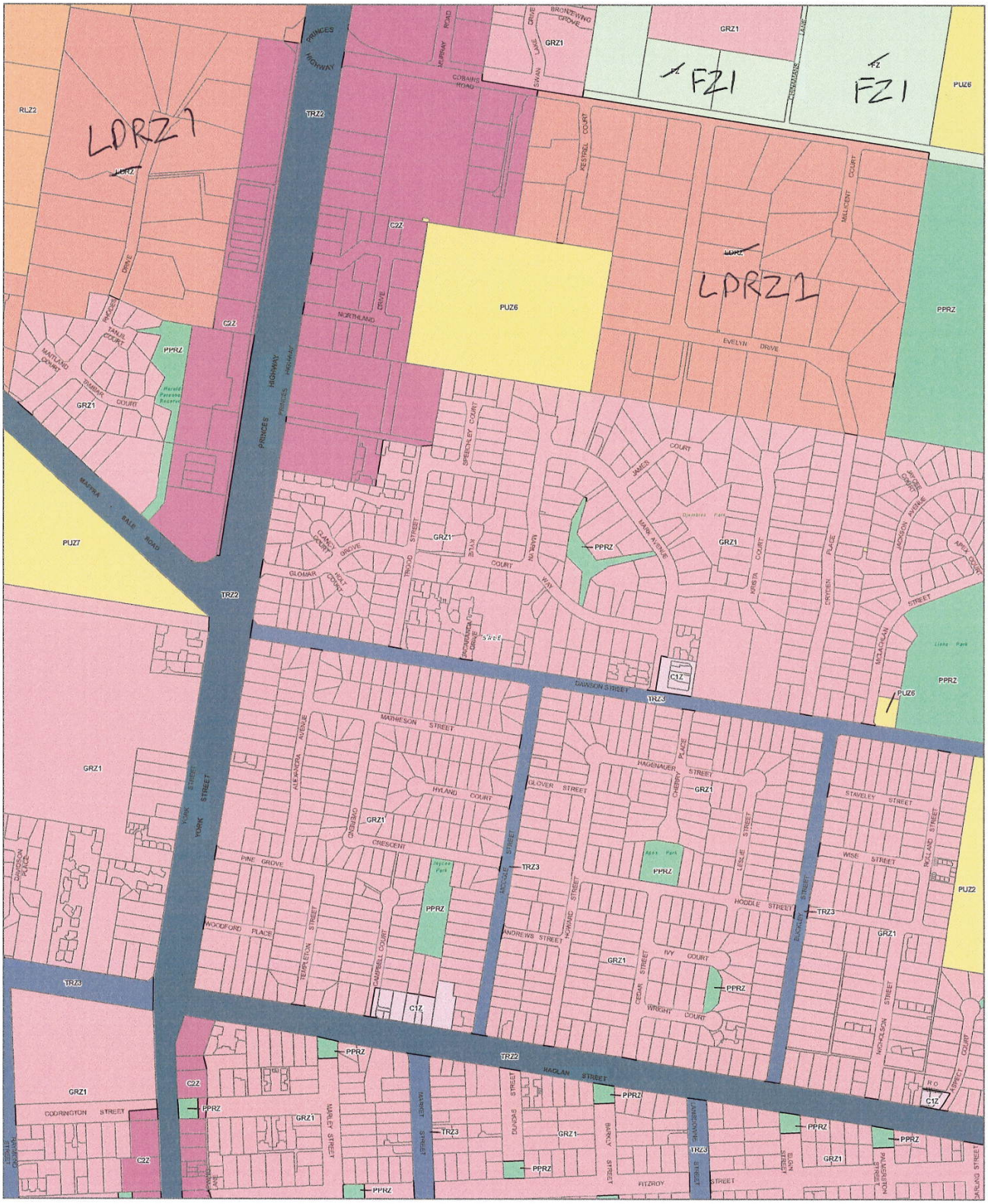
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 89**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ6 - Public Use Zone - Local Government
- PUZ7 - Public Use Zone - Other Public Use
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES MAP No 90

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ6 - Public Use Zone - Local Government
- RLZ - Rural Living Zone
- Municipal Boundary

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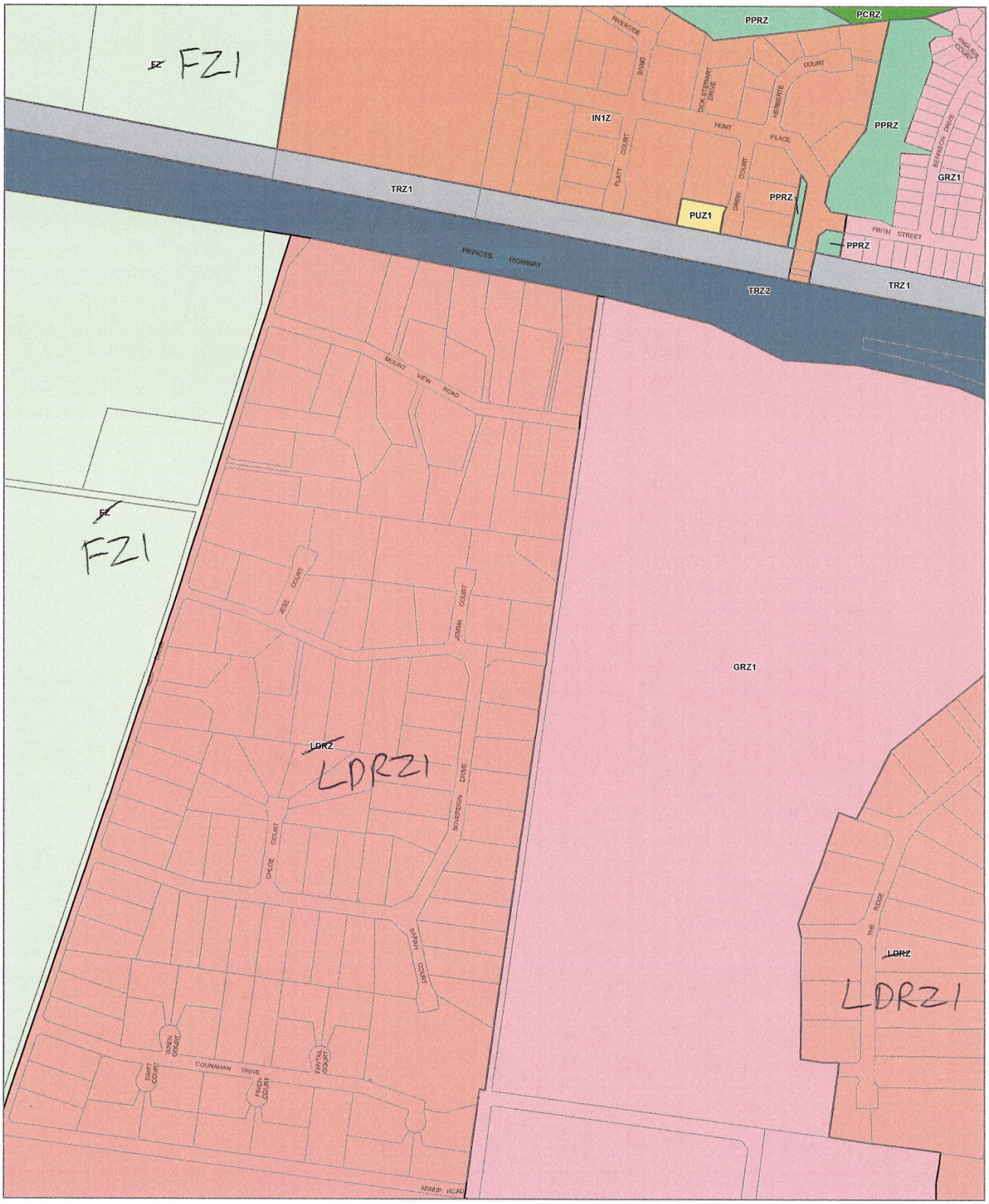
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 91**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- Municipal Boundary

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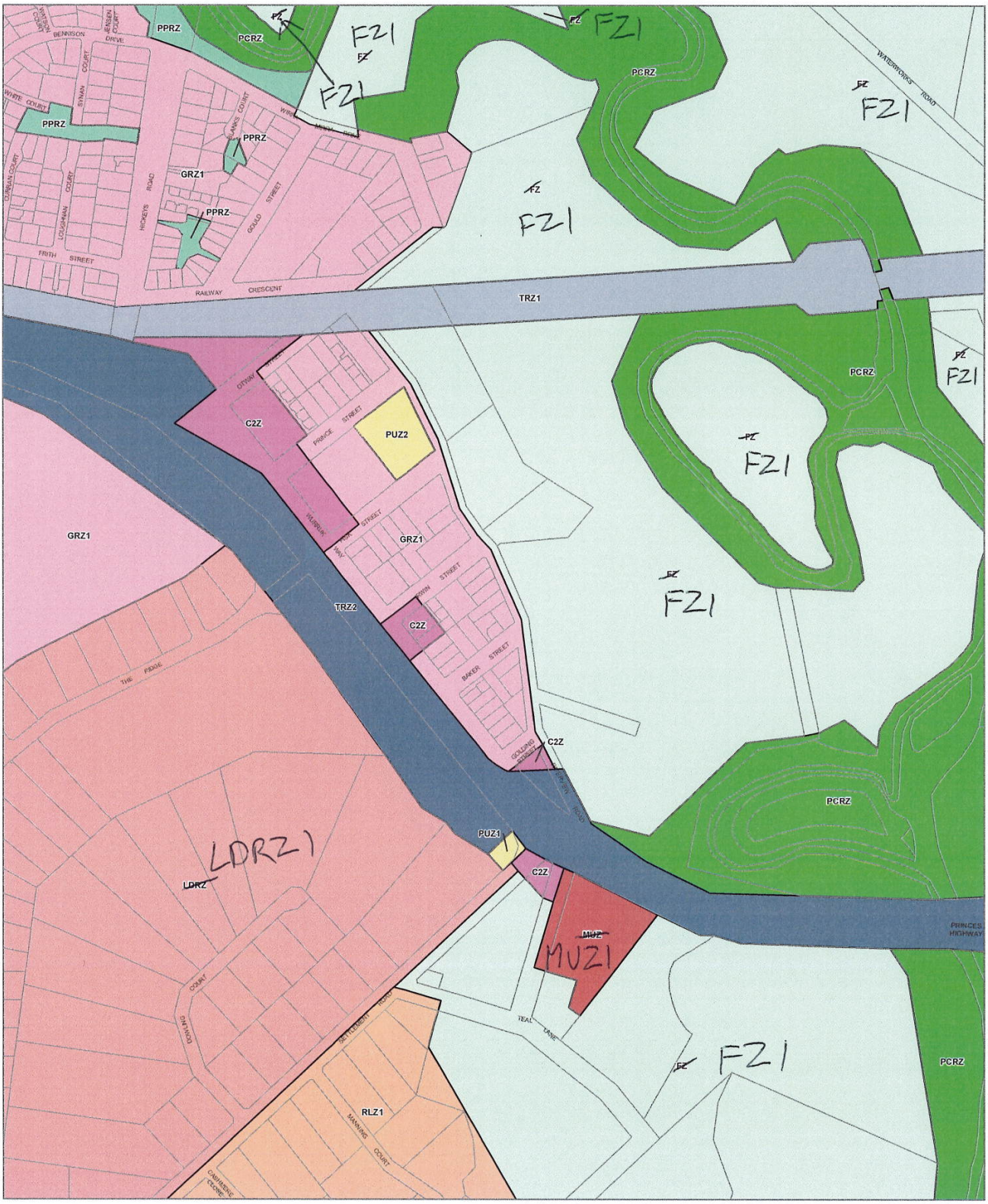
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 92**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C2Z - Commercial 2 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- MUZ - Mixed Use Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- RLZ - Rural Living Zone
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- Municipal Boundary

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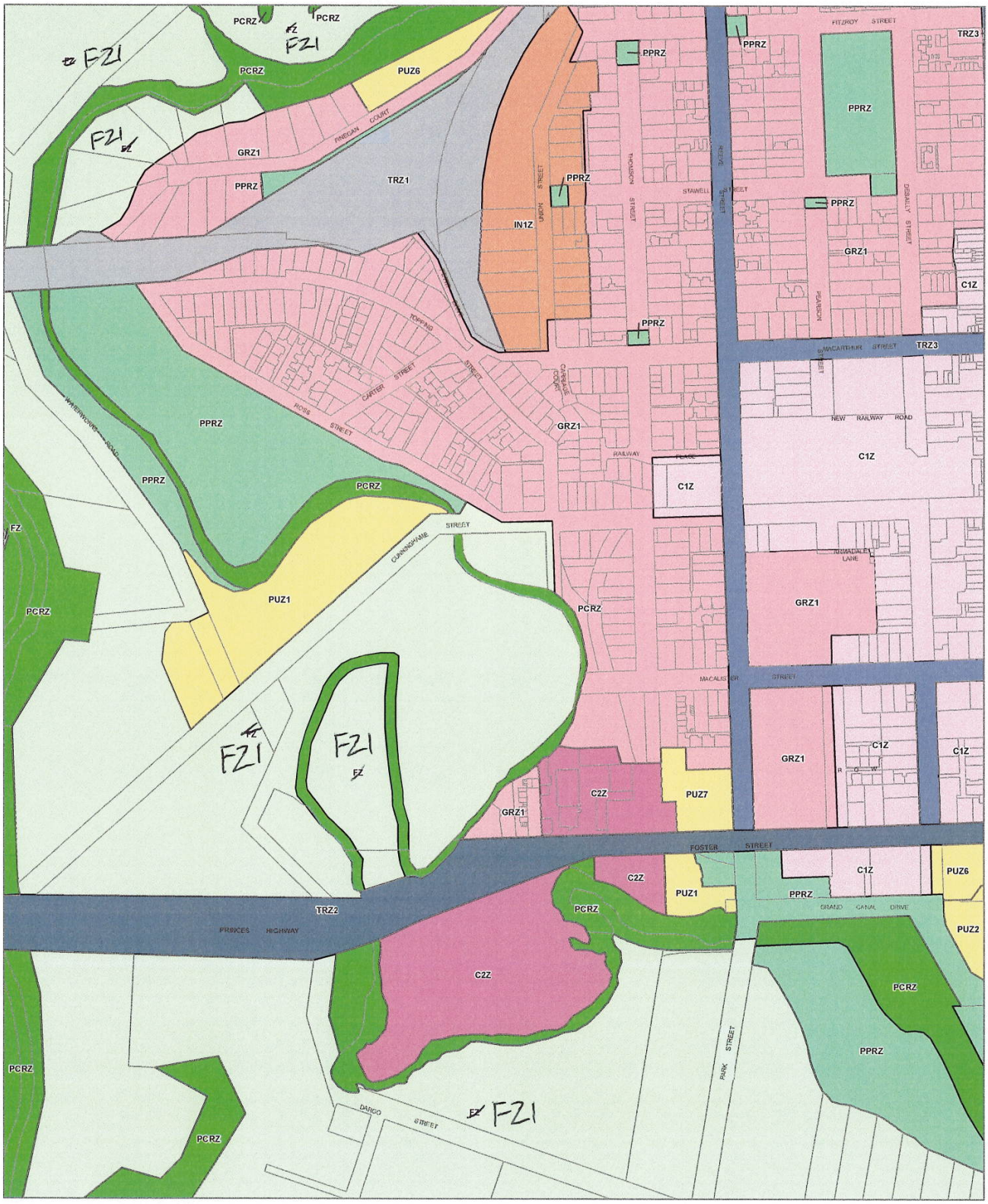
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 93**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- FZ - Fairning Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ6 - Public Use Zone - Local Government
- PUZ7 - Public Use Zone - Other Public Use
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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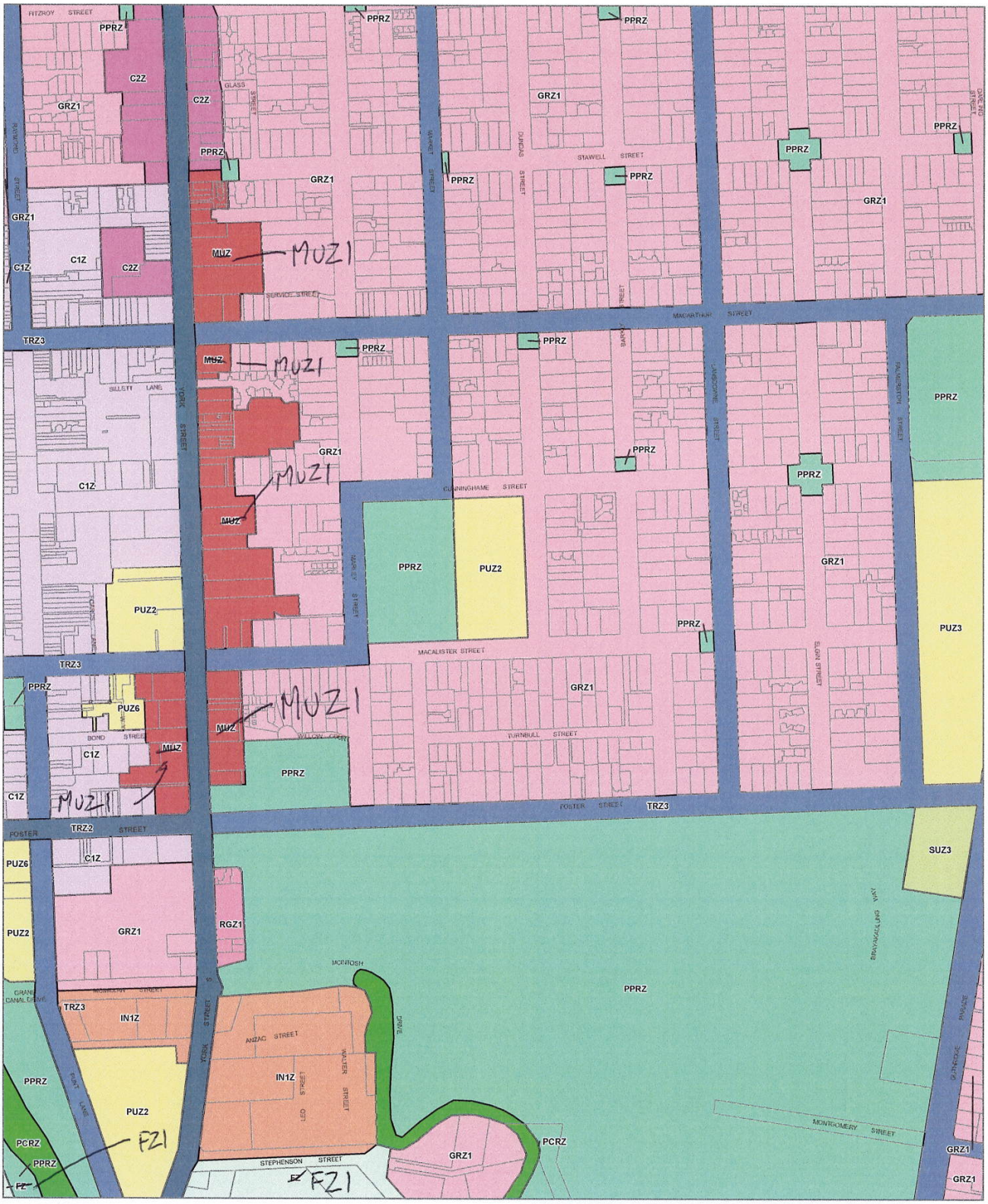
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 94**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- FZ - Fanning Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- MUZ - Mixed Use Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone - Education
- PUZ3 - Public Use Zone - Health and Community
- PUZ6 - Public Use Zone - Local Government
- RGZ - Residential Growth Zone
- SUZ - Special Use Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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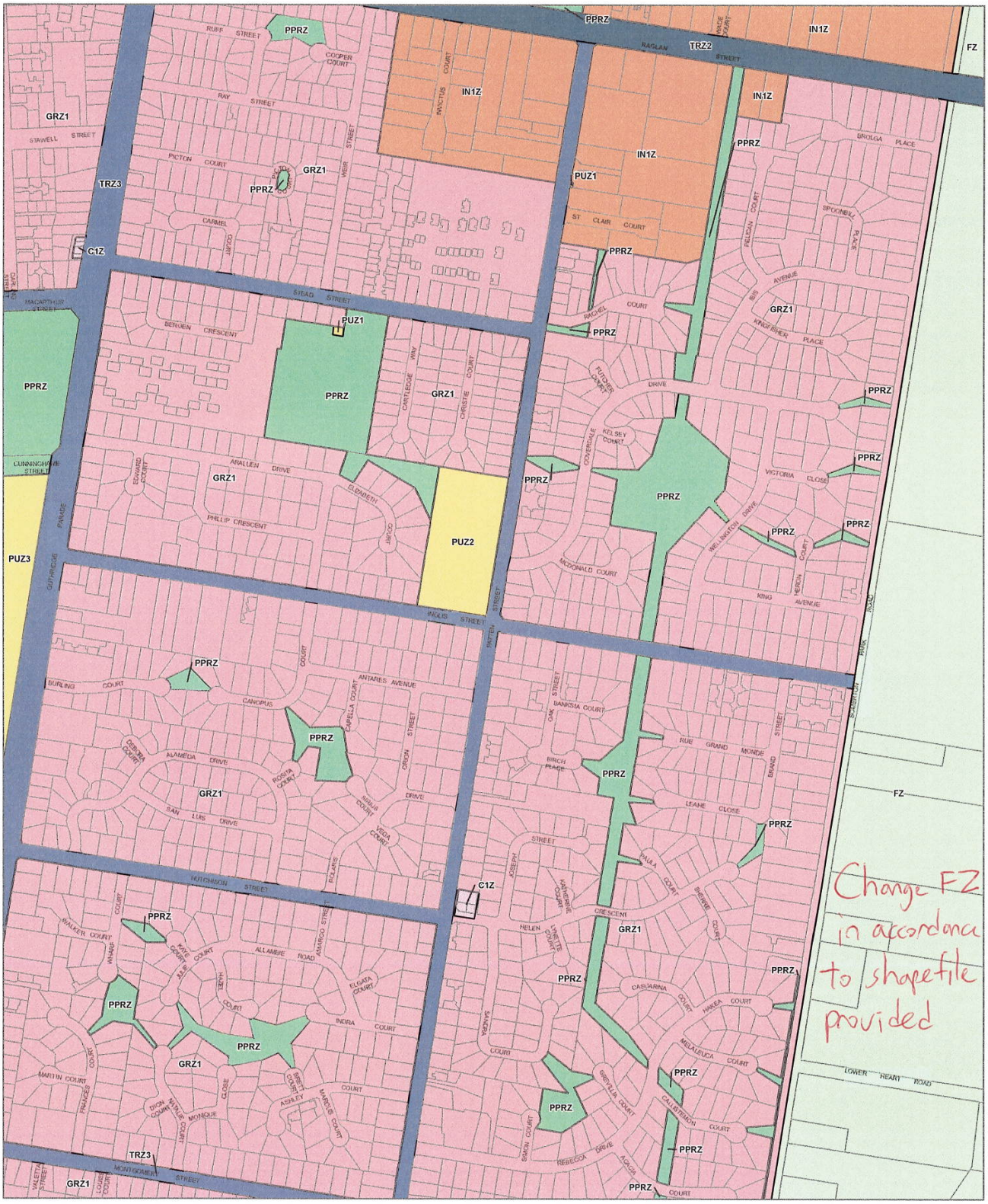
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 95**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ3 - Public Use Zone - Health and Community
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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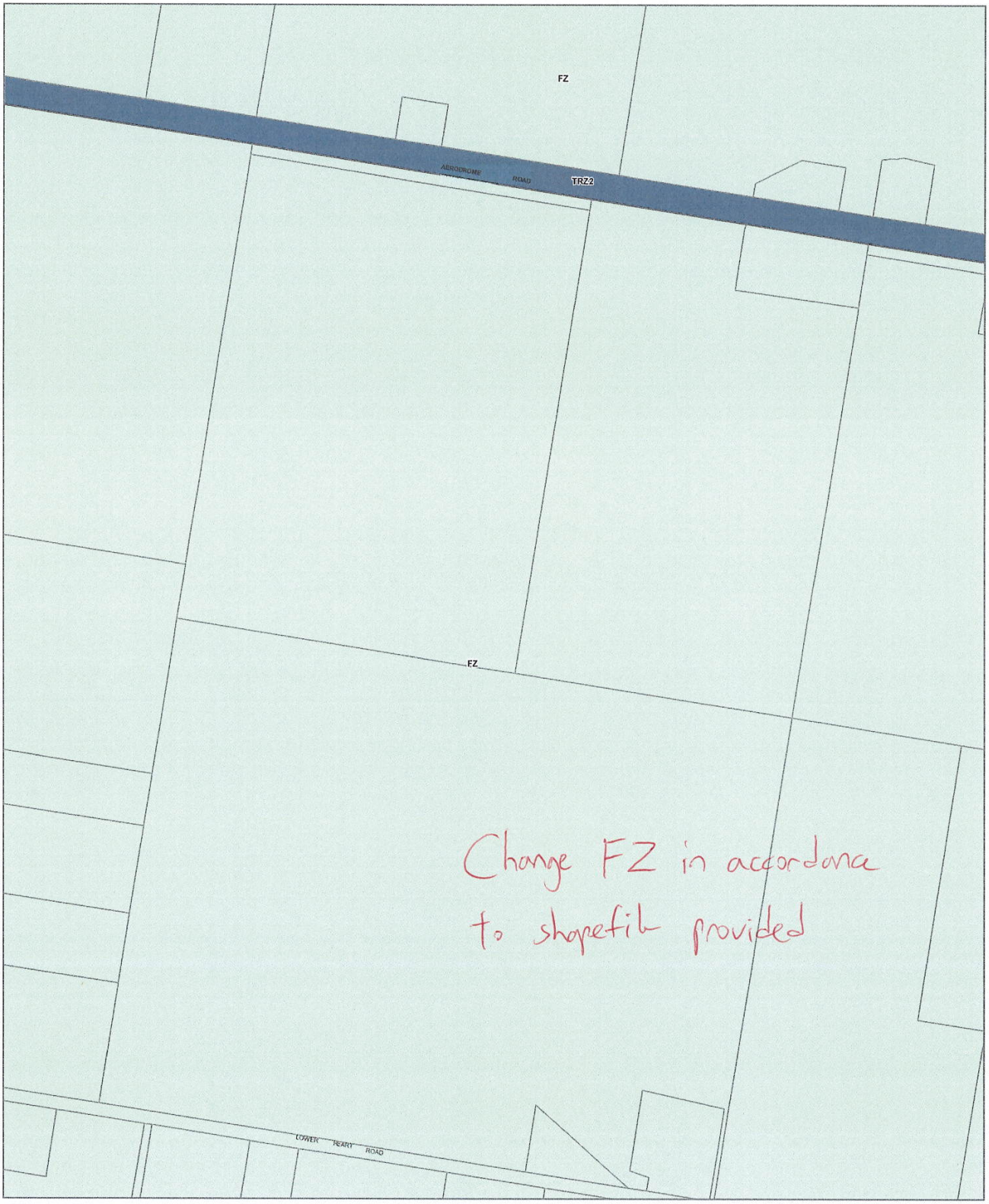
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 96**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND
FZ - Fanning Zone
TRZ2 - Principal Road Network
Municipal Boundary

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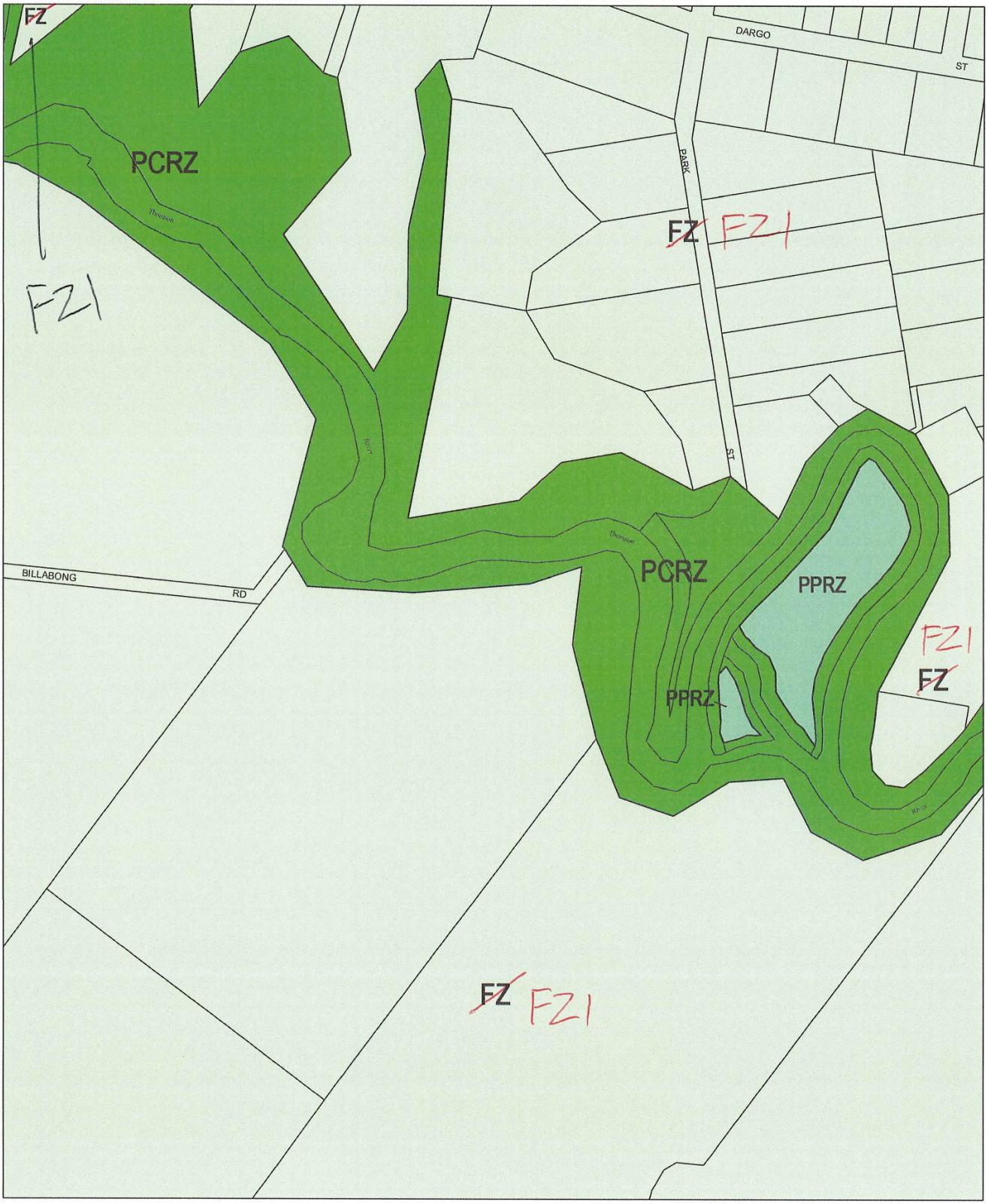
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 97**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
PPRZ Public Park And Recreation Zone
Rural
FZ Farming Zone

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AUSTRALIAN MAP GRID ZONE 55

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Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

Printed 3/7/2007

AMENDMENT C43

ZONES

MAP No 98

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone - Education
- PUZ7 - Public Use Zone - Other Public Use
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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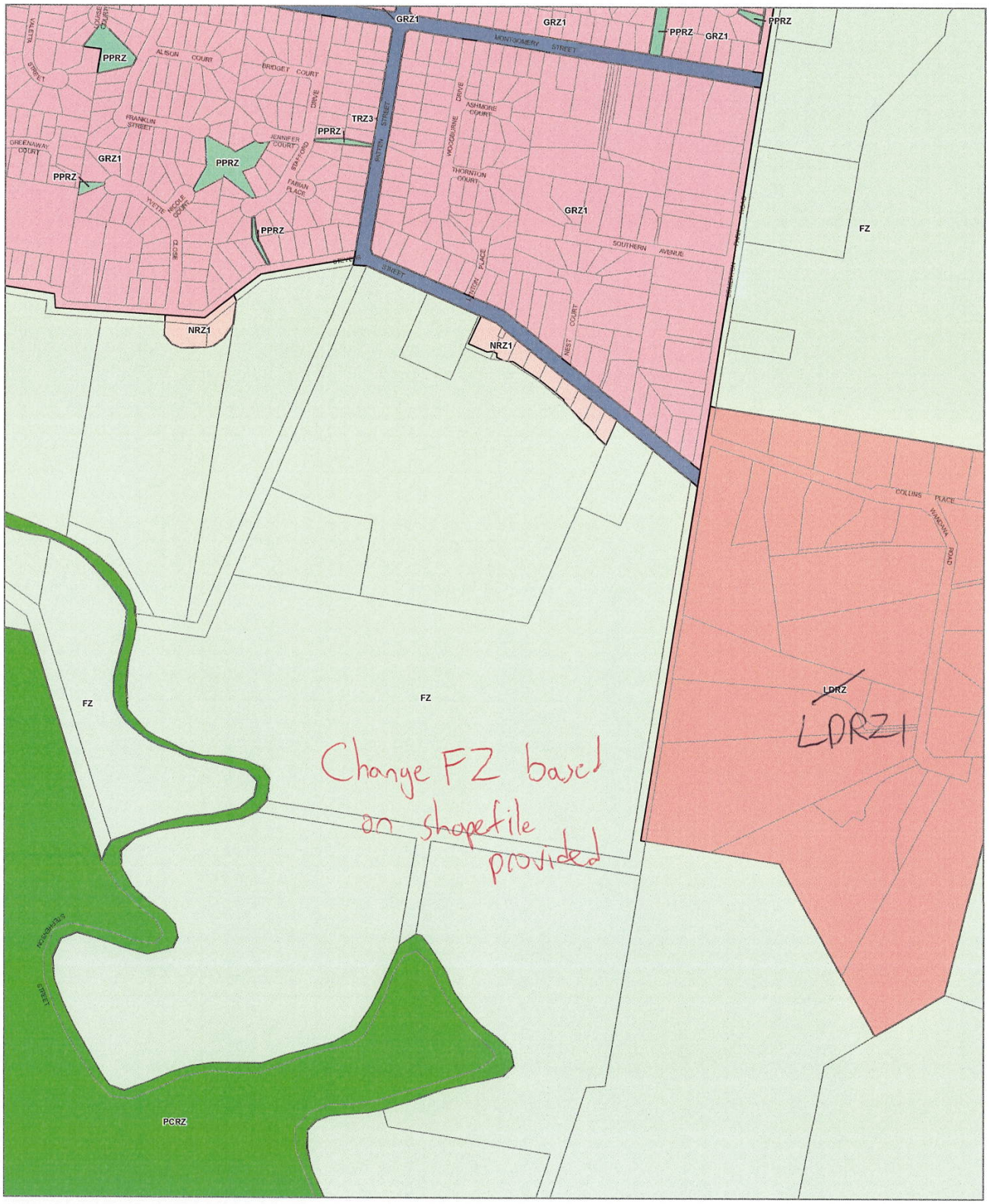
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 99**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- NRZ - Neighbourhood Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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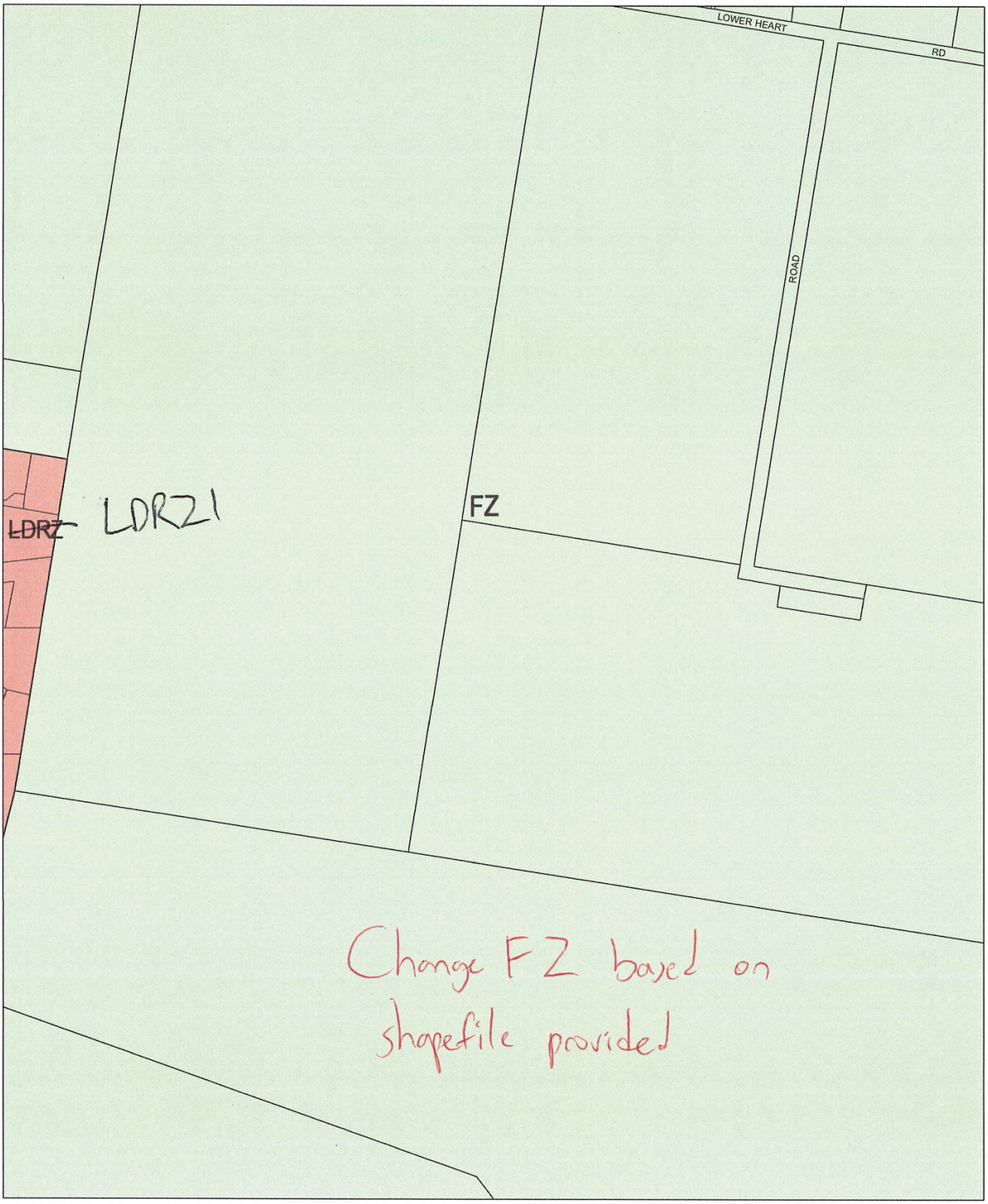
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INDEX TO ADJOINING SCHEME MAPS

ZONES

MAP No 100

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Residential
LDRZ Low Density Residential Zone
Rural
FZ Farming Zone

100 0 100 200 300 m
AUSTRALIAN MAP GRID ZONE 55

N

Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

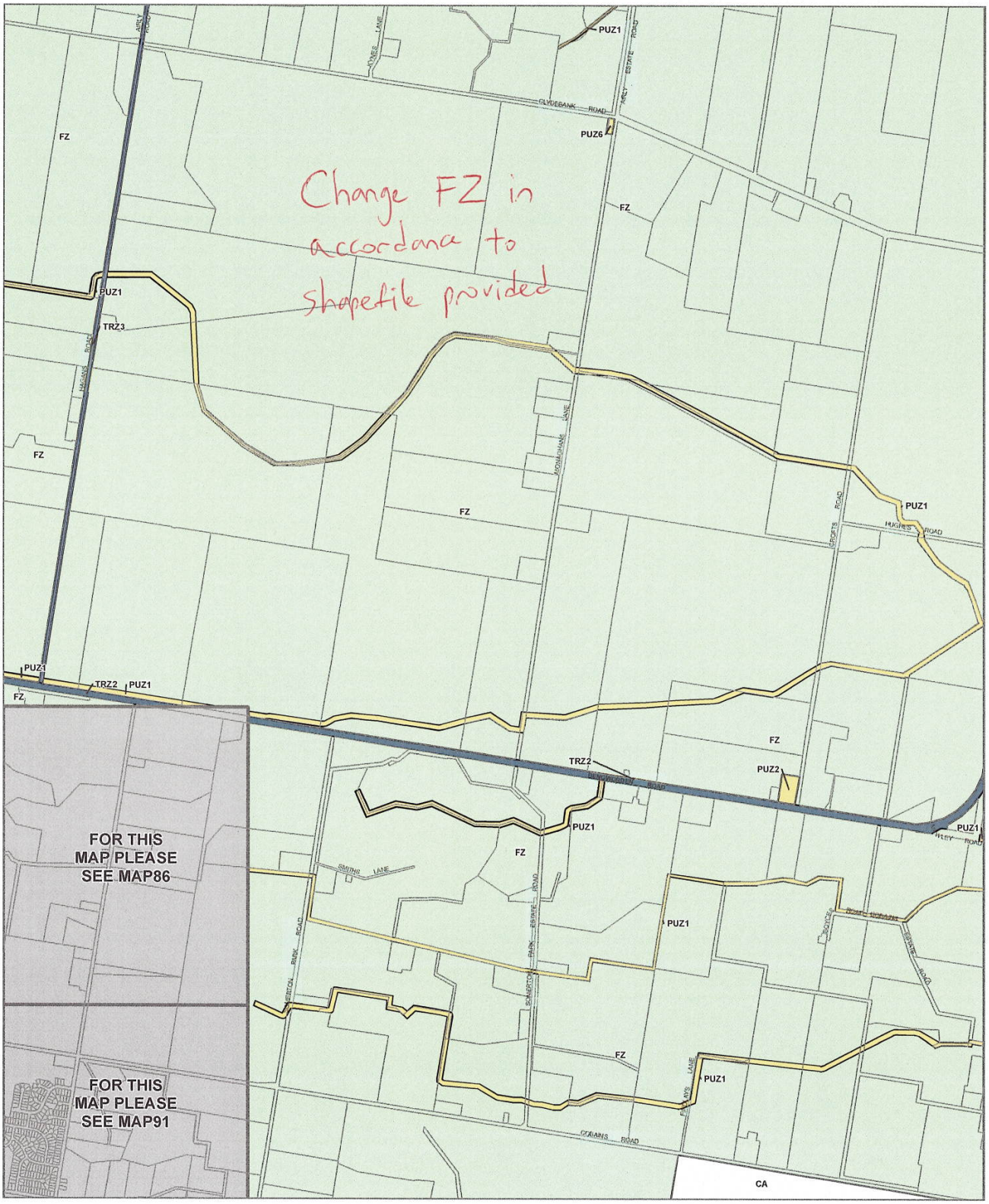
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AMENDMENT C43

ZONES

MAP No 101

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

CA - Commonwealth Land
FZ - Farming Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ2 - Public Use Zone - Education
PUZ6 - Public Use Zone - Local Government
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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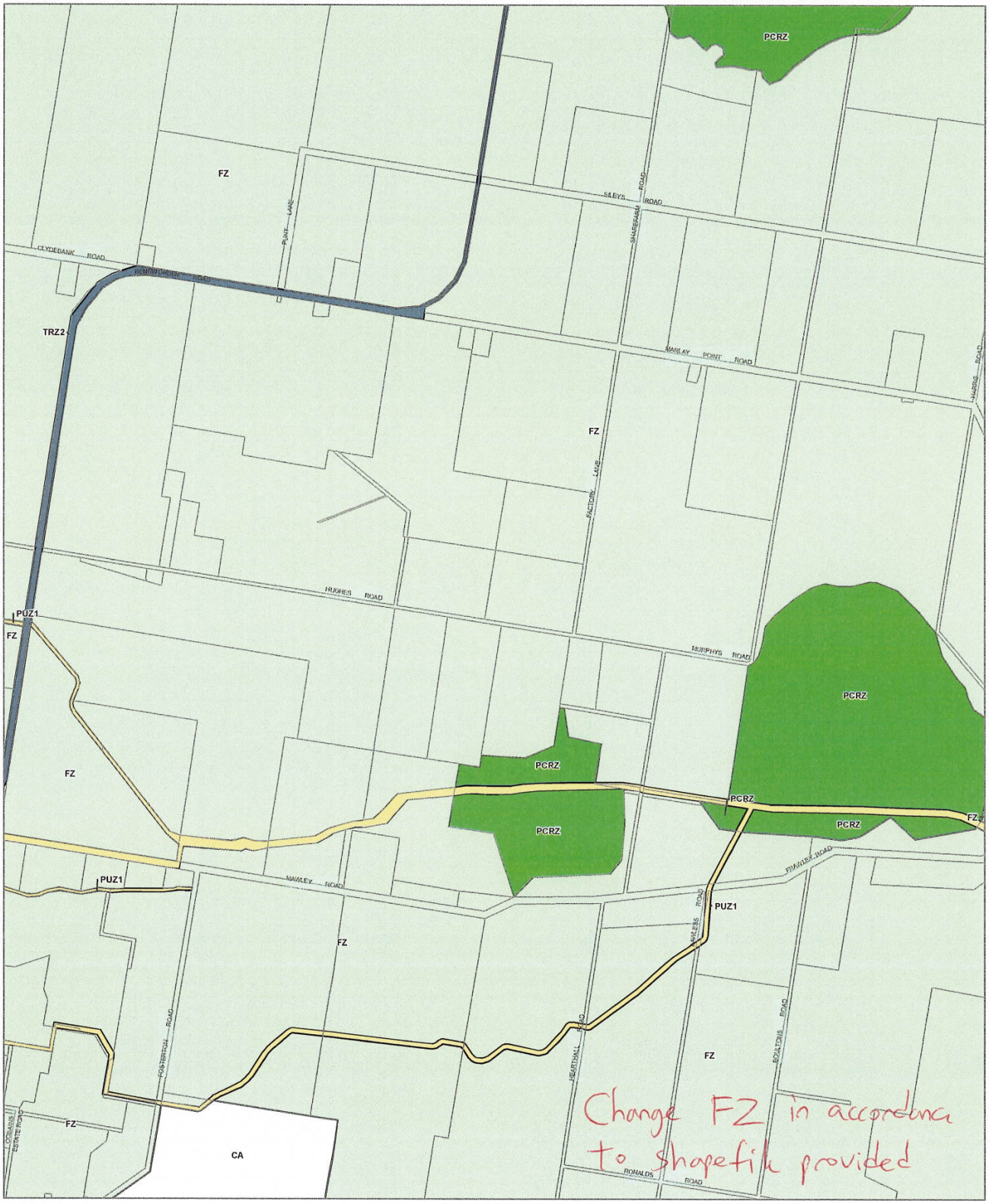
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 102**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

CA - Commonwealth Land
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
Municipal Boundary

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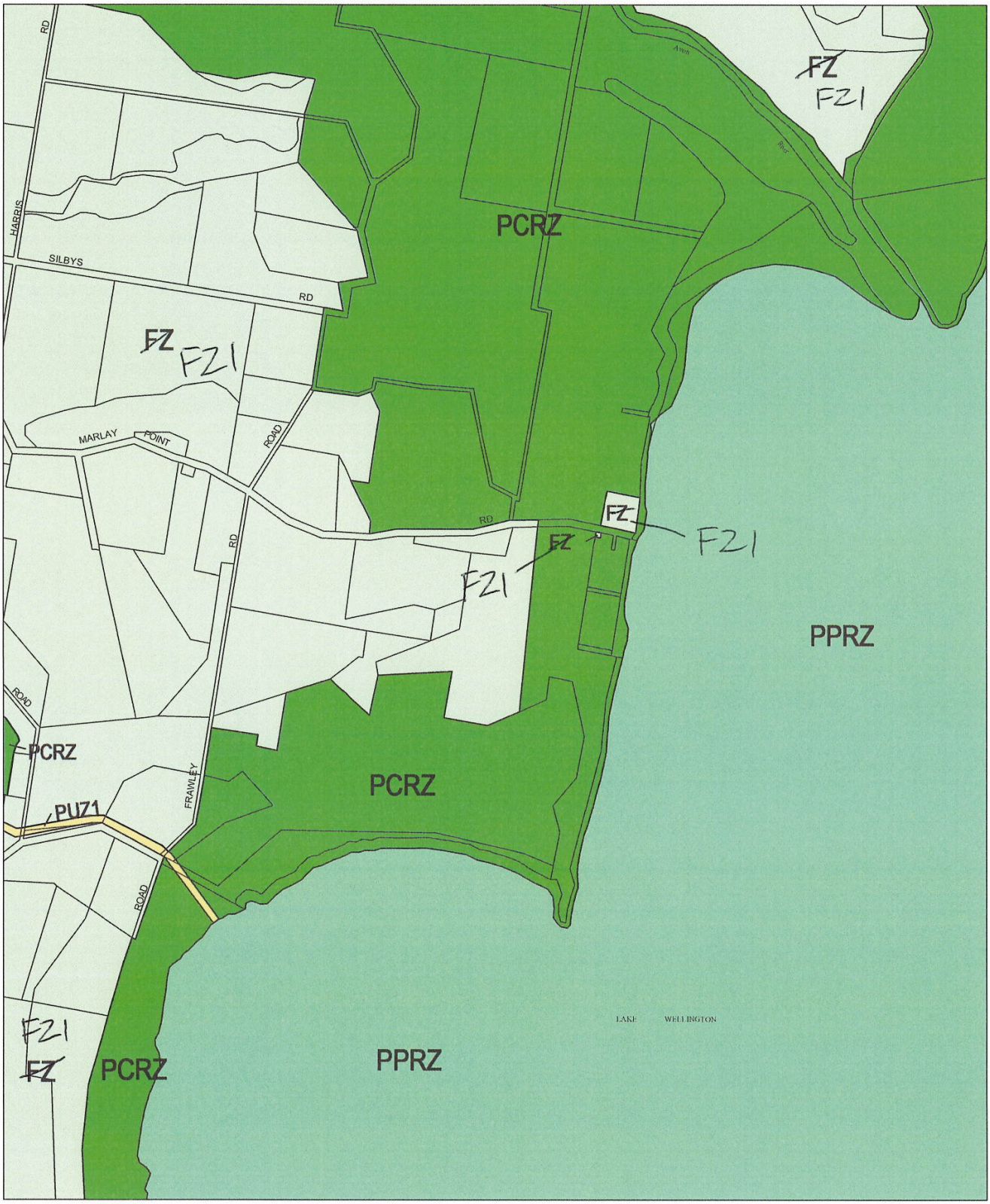
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 103**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
PPRZ Public Park And Recreation Zone
PUZ1 Public Use Zone - Service And Utility

Rural
FZ Farming Zone

500 0 500 1000 m

AUSTRALIAN MAP GRID ZONE 55

N

Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

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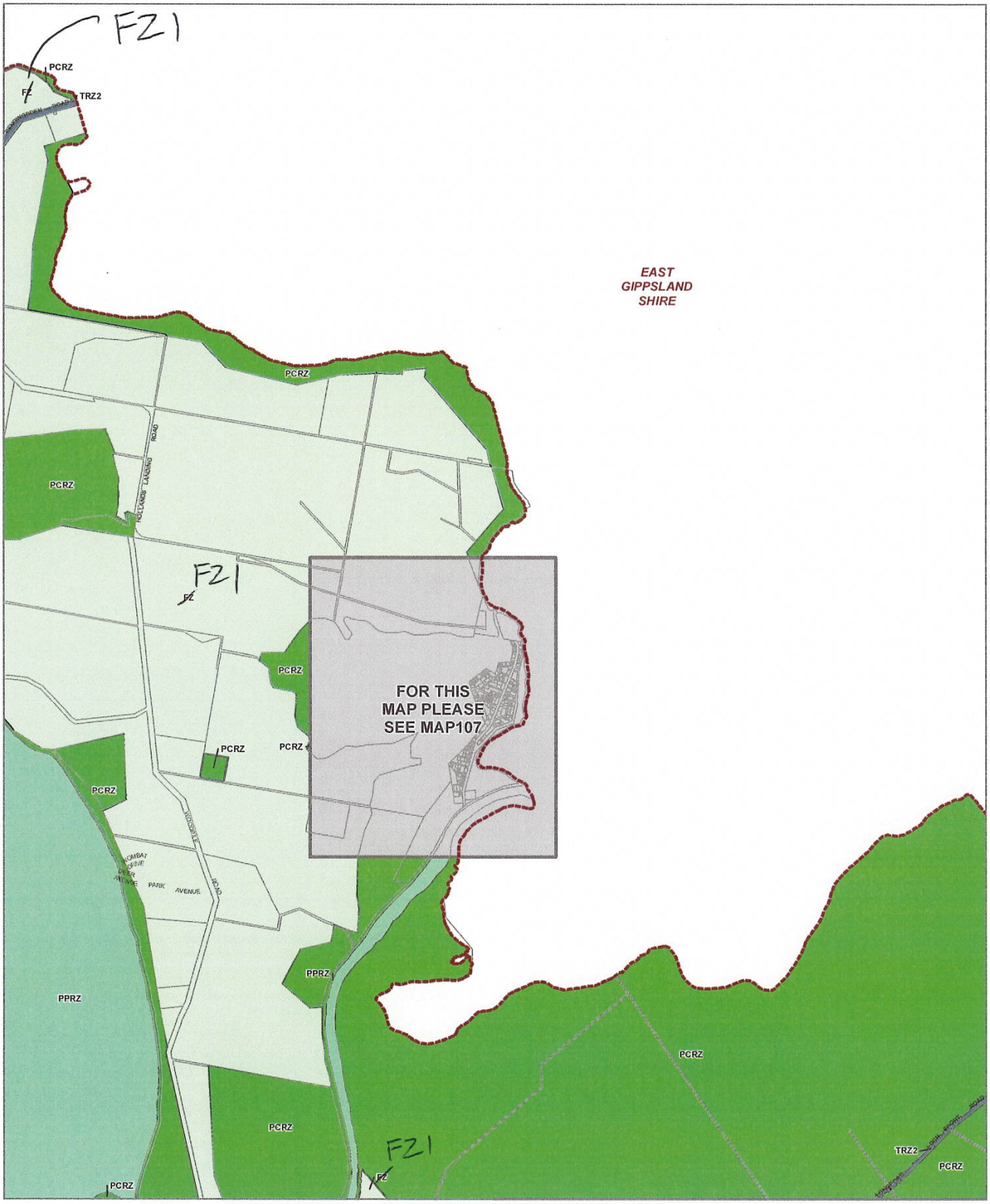
AMENDMENT C43

ZONES

MAP No 104


WELLINGTON PLANNING SCHEME - LOCAL PROVISION
FZ1
BENGWORDEN
EAST GIPPSLAND SHIRE
PCRZ
TRZ2
PPRZ
PUZ2
ROUSSACS ROAD
DILES ROAD
FERRIS ROAD
TURNERS ROAD
BENGWORDEN ROAD
BUSHS ROAD
LYNDENOW-WEIRAUTEE ROAD
HOLLANDS LANDING ROAD
PERRY BRIDGE
STRZELECKI HIGHWAY
MILLS LANE
MEERLIEU
ROSENEATH ROAD
BOMBING RANGE ROAD
LAKE WELLINGTON
LEGEND
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ2 - Public Use Zone - Education
TRZ2 - Transport Zone-Principal Road Network
Municipal Boundary
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Planning Spatial Services
AMENDMENT C130well
Printed: 11/03/2026
VICTORIA State Government
Department of Transport and Planning
INDEX TO ADJOINING SCHEME MAPS
ZONES
MAP No 105

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
TRZ2 - Principal Road Network
Municipal Boundary

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Australian Map Grid Zone 55

NORTH

Planning Group

AMENDMENT VC205

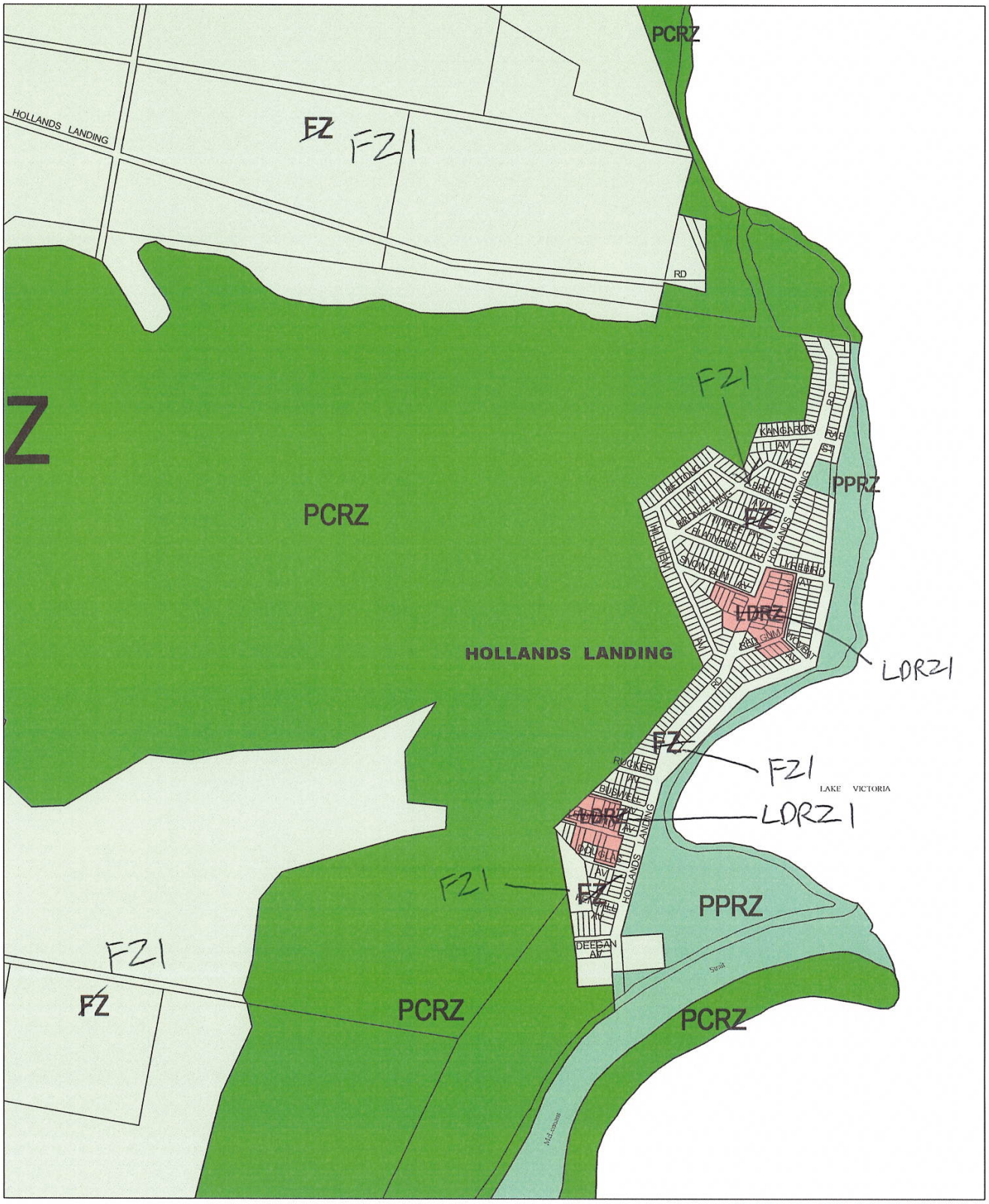
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 106**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
PPRZ Public Park And Recreation Zone
Residential
LDRZ Low Density Residential Zone
Rural
FZ Farming Zone

AUSTRALIAN MAP GRID ZONE 55

INDEX TO ADJOINING METRIC SERIES MAP

Victoria The Place To Be

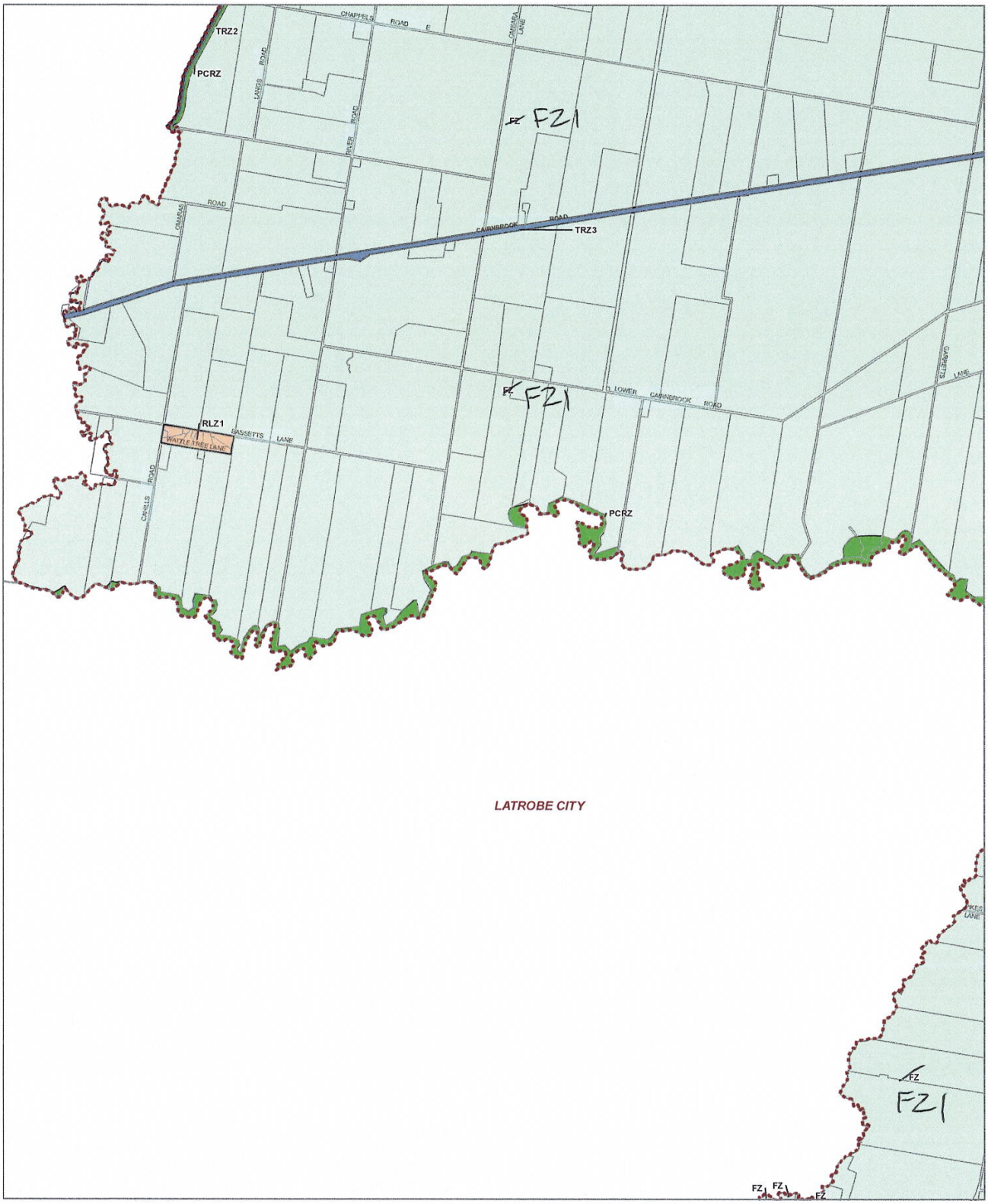
Printed 30/2007

AMENDMENT C43

ZONES

MAP No 107

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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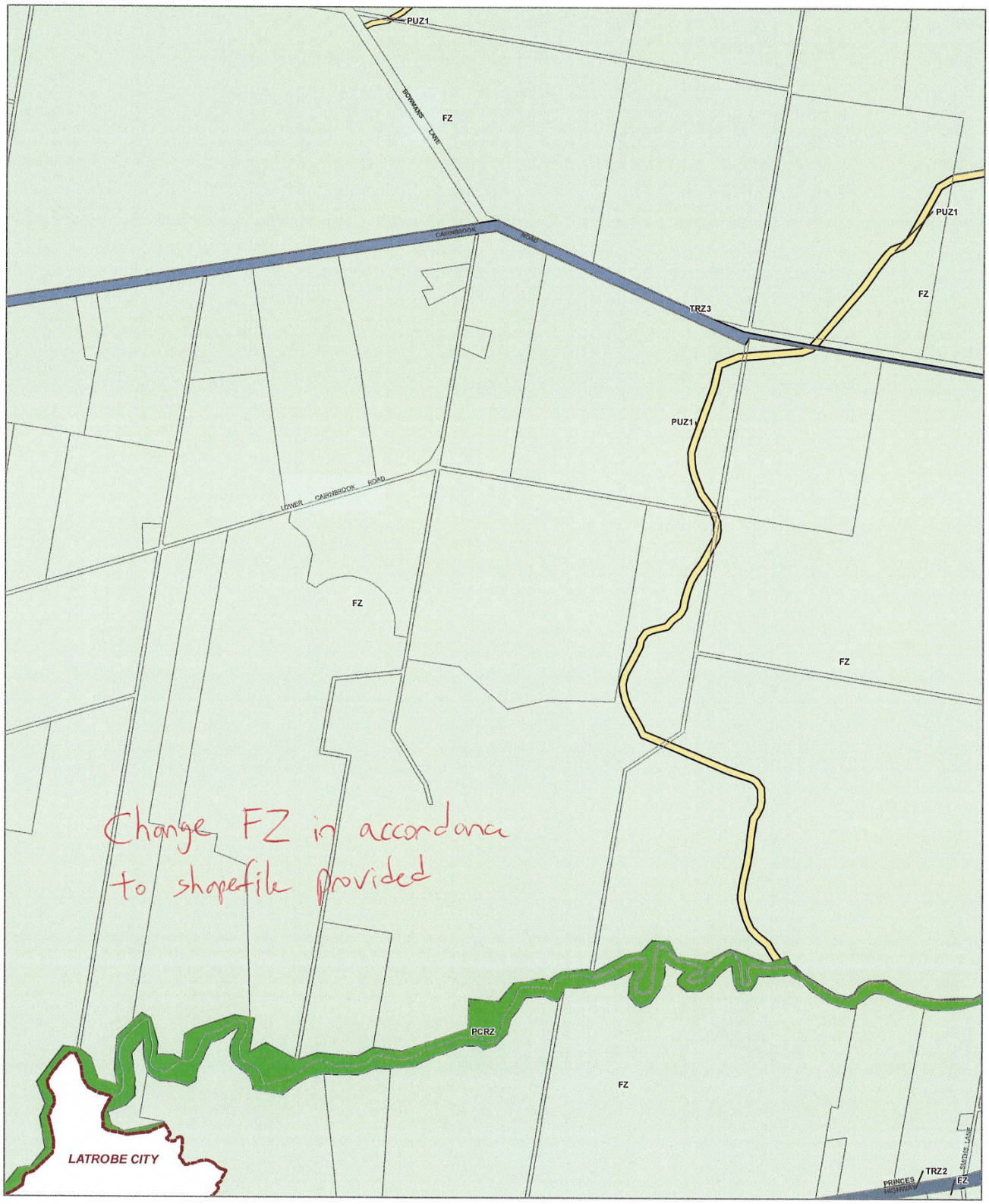
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 115**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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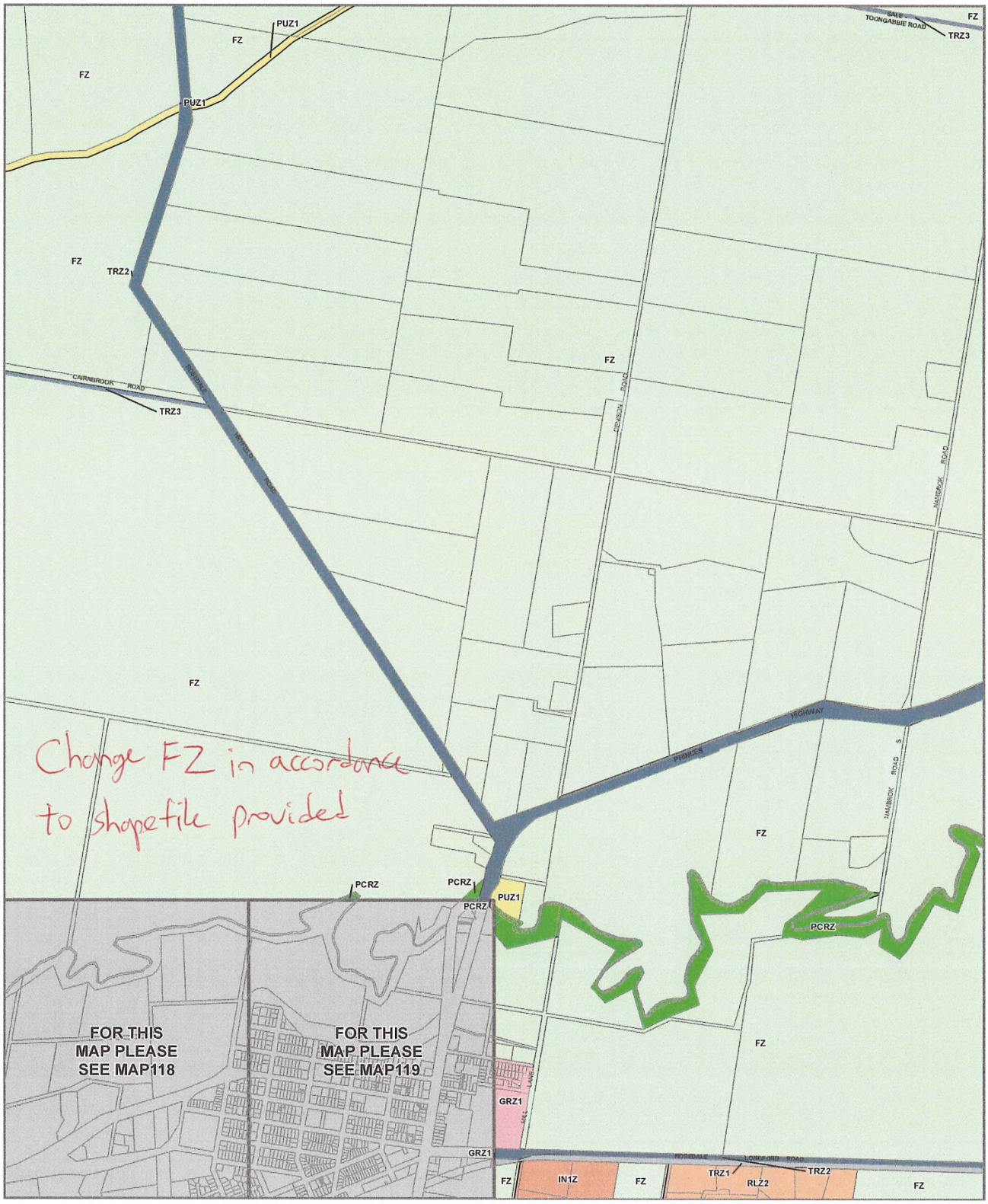
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 116**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
GRZ - General Residential Zone
IN1Z - Industrial 1 Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
RLZ - Rural Living Zone
Municipal Boundary

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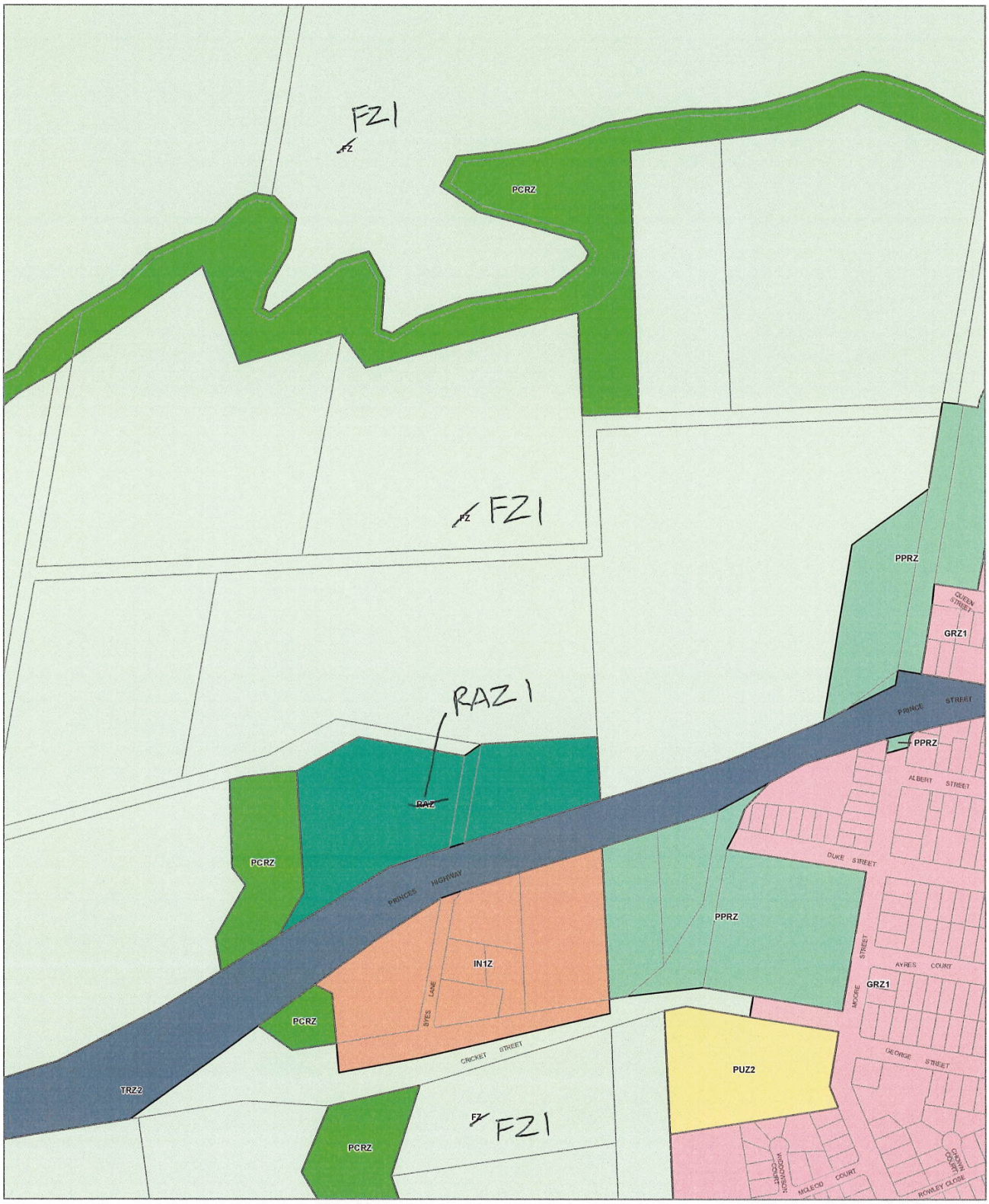
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 117**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Fanning Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone - Education
- RAZ - Rural Activity Zone
- TRZ2 - Principal Road Network
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 118**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- MUZ - Mixed Use Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ6 - Public Use Zone - Local Government
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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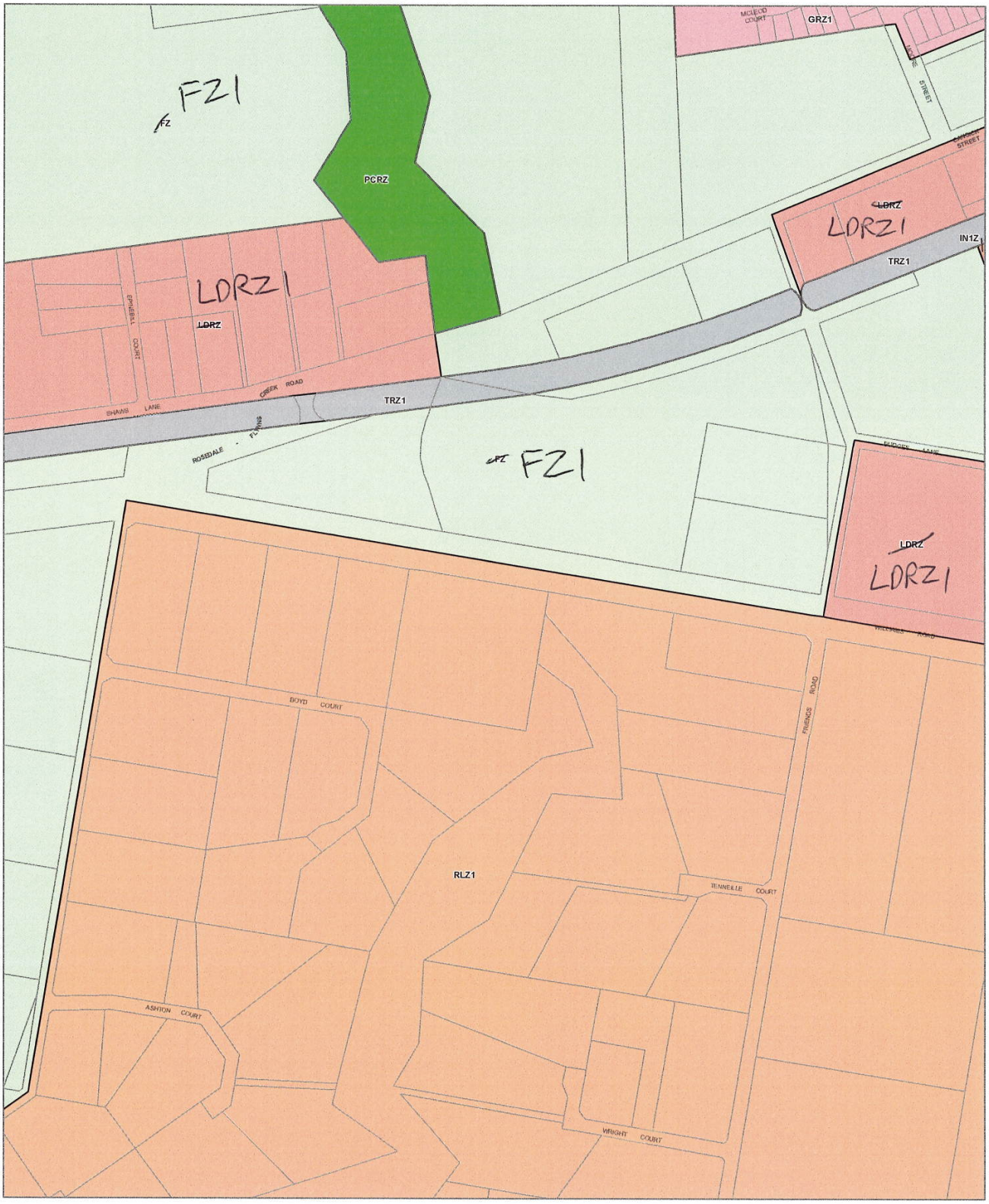
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 119**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- RLZ - Rural Living Zone
- TRZ1 - State Transport Infrastructure
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 120**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ6 - Public Use Zone - Local Government
- RLZ - Rural Living Zone
- TRZ1 - State Transport Infrastructure
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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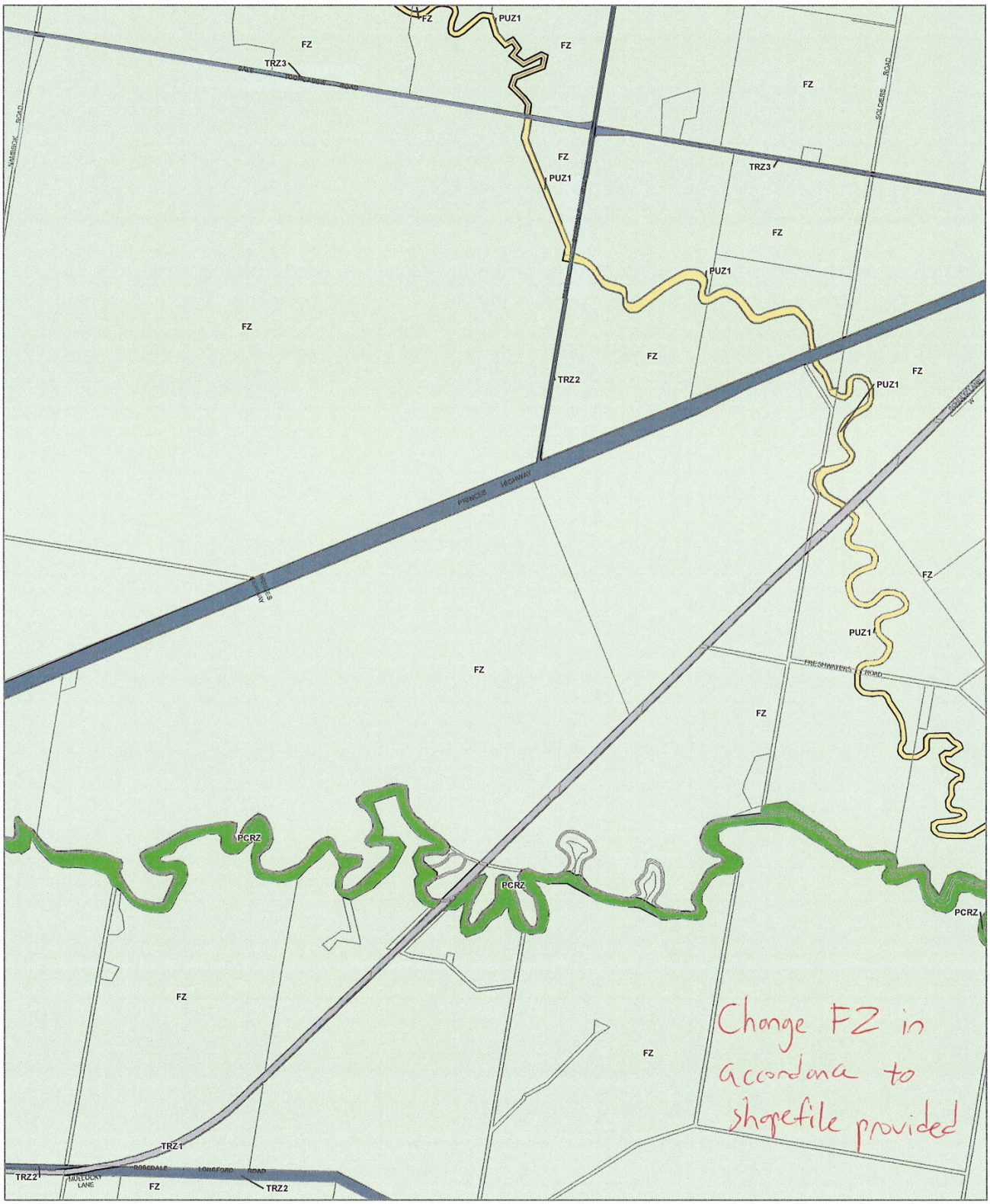
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 121**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PUZ1 - Public Use Zone - Service and Utility
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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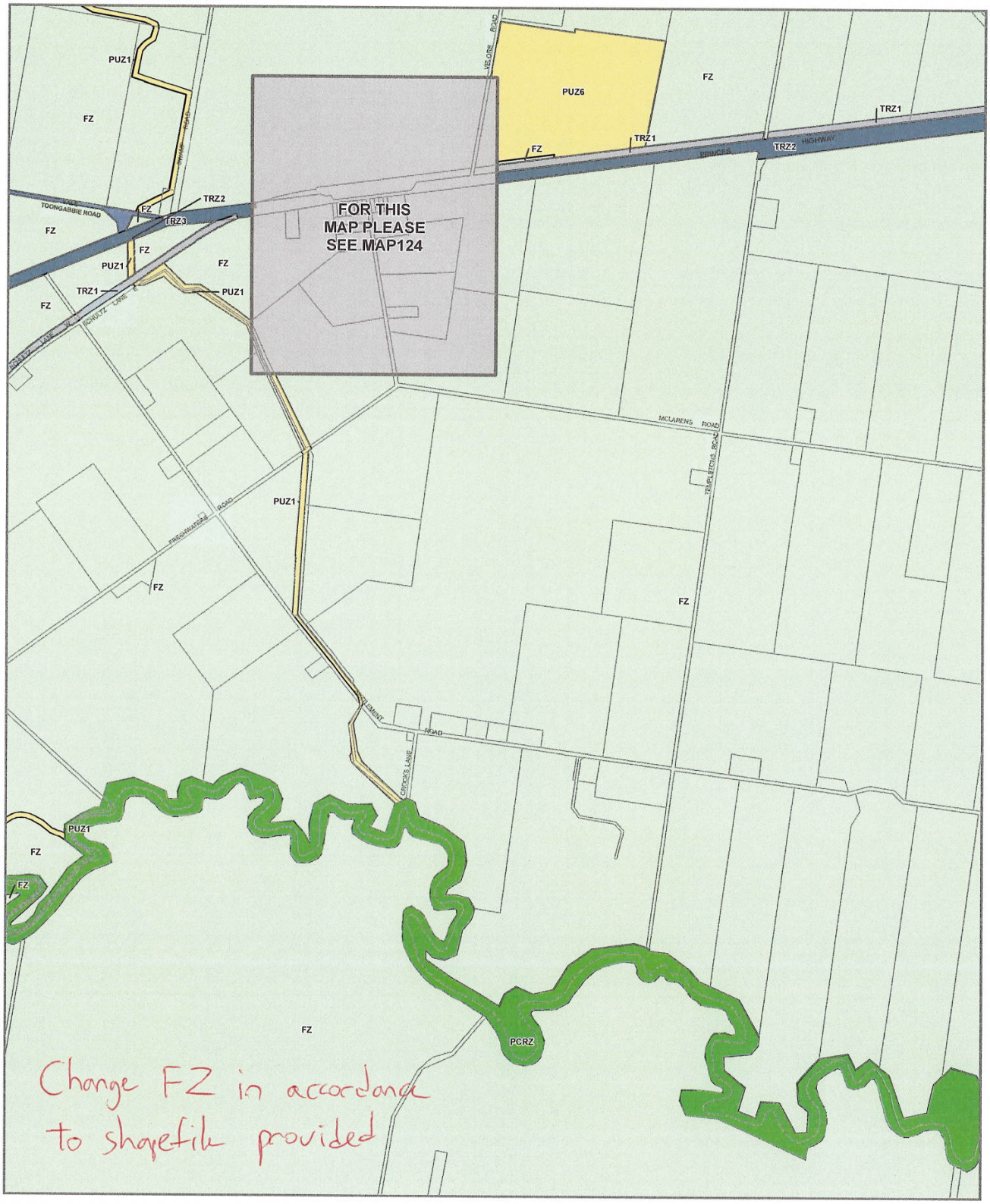
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 122**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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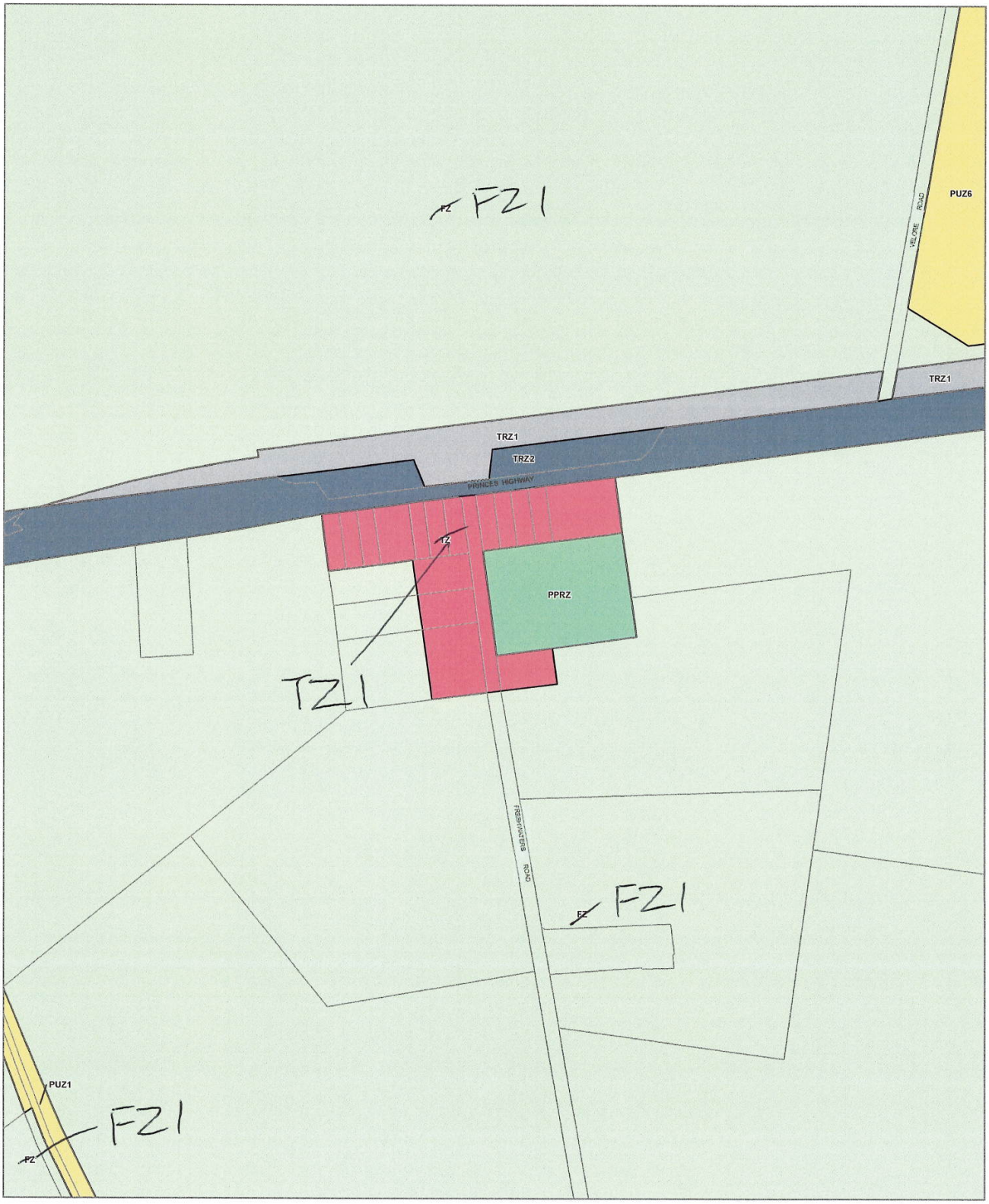
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 123**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
TZ - Township Zone
Municipal Boundary

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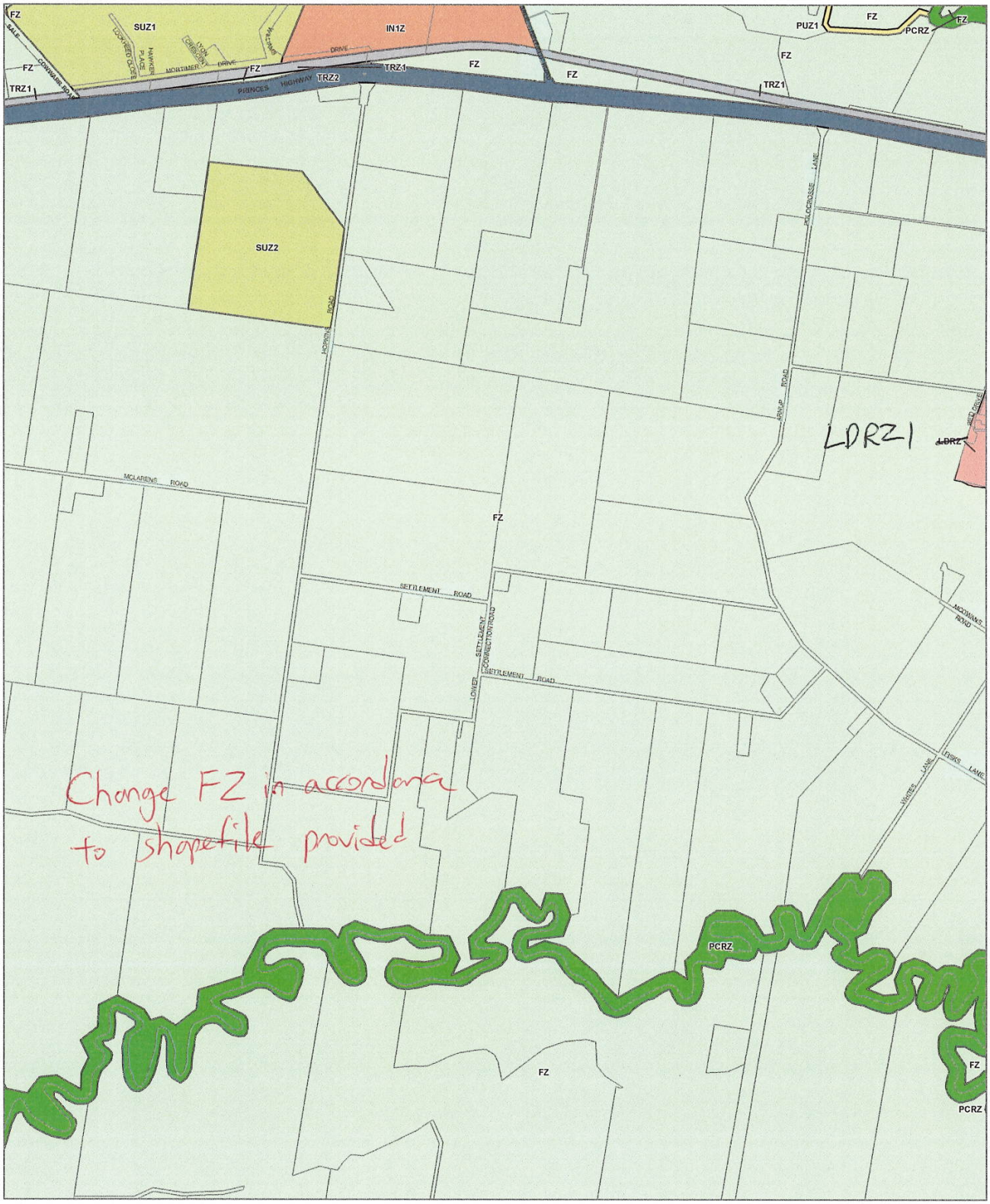
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 124**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PUZ1 - Public Use Zone - Service and Utility
- SUZ - Special Use Zone
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- Municipal Boundary

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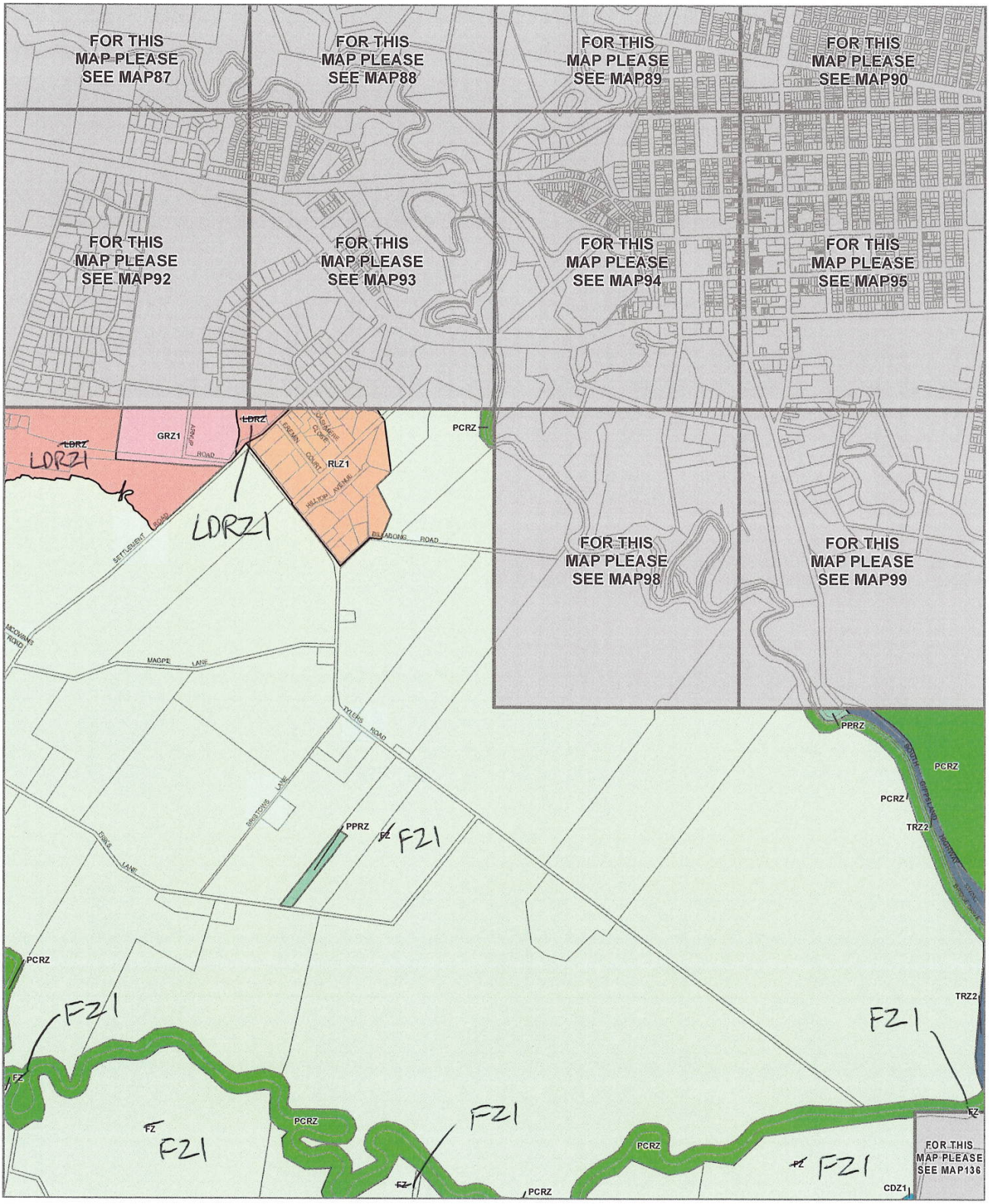
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 125**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

CDZ - Comprehensive Development Zone
FZ - Farming Zone
GRZ - General Residential Zone
LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
Municipal Boundary

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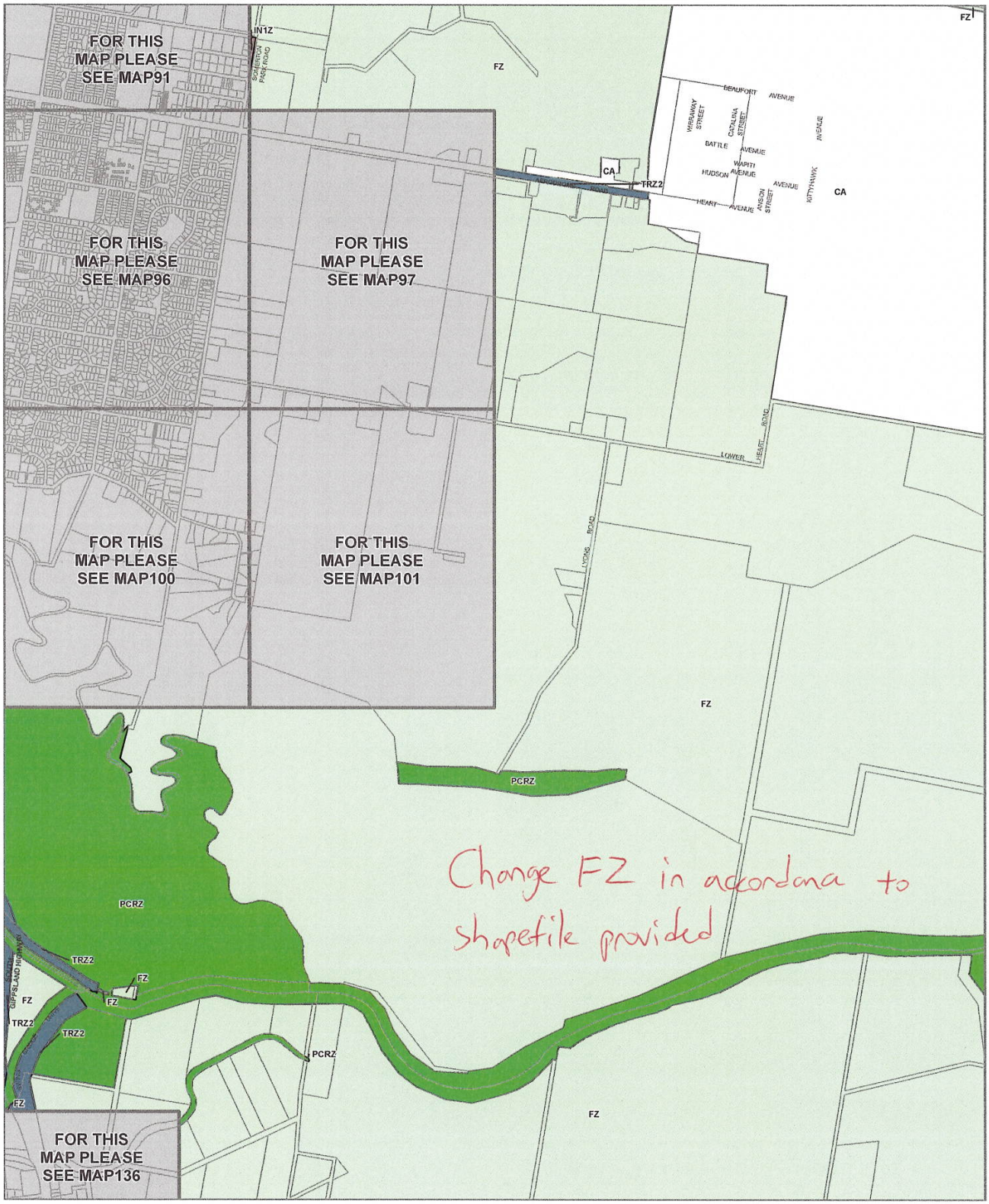
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 126**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

CA - Commonwealth Land
FZ - Farming Zone
IN1Z - Industrial 1 Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
Municipal Boundary

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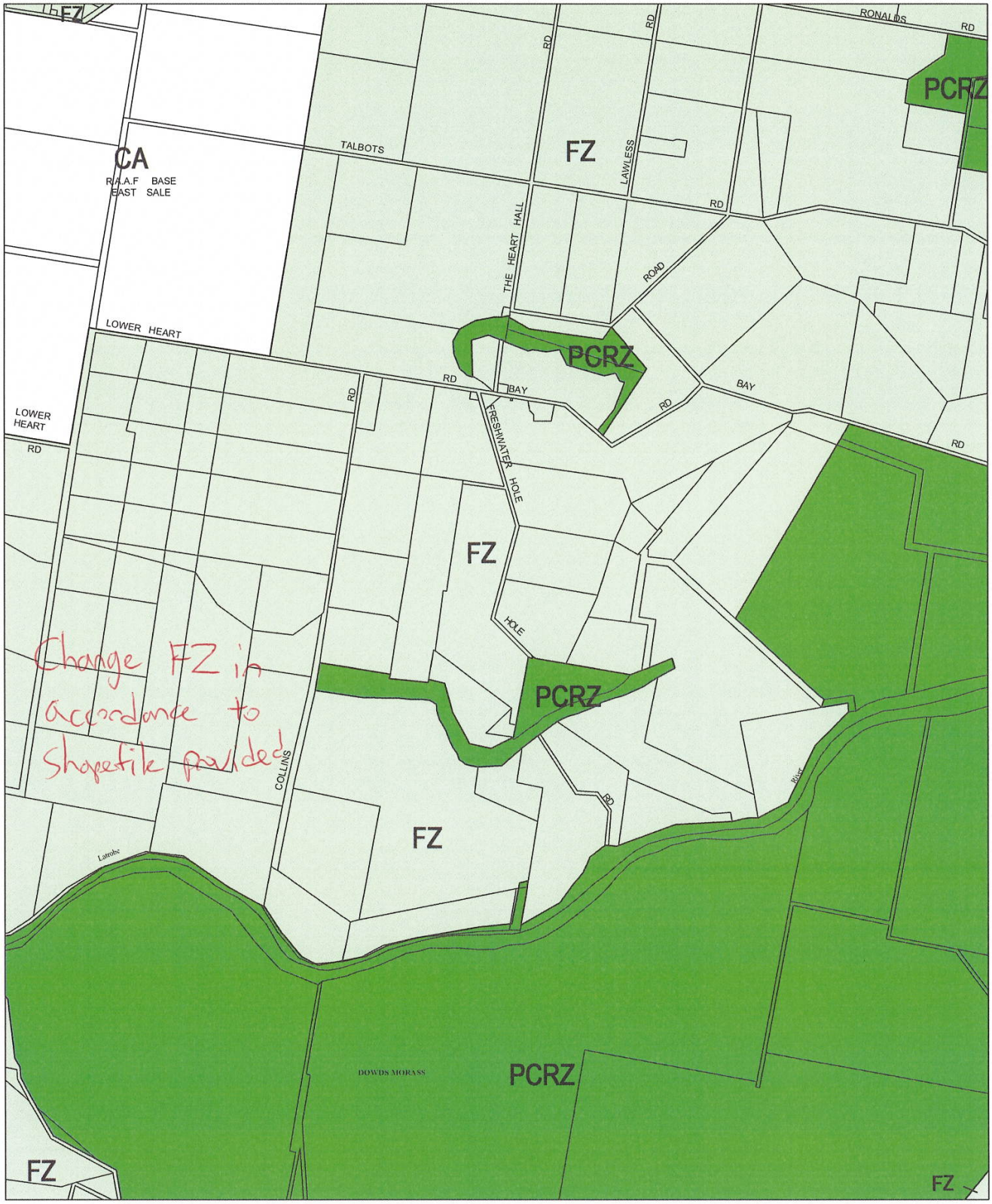
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 127**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
Rural
FZ Farming Zone
Commonwealth Land
CA Commonwealth Land Not Controlled By Planning Scheme

500 0 500 1000 m
AUSTRALIAN MAP GRID ZONE 55

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Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

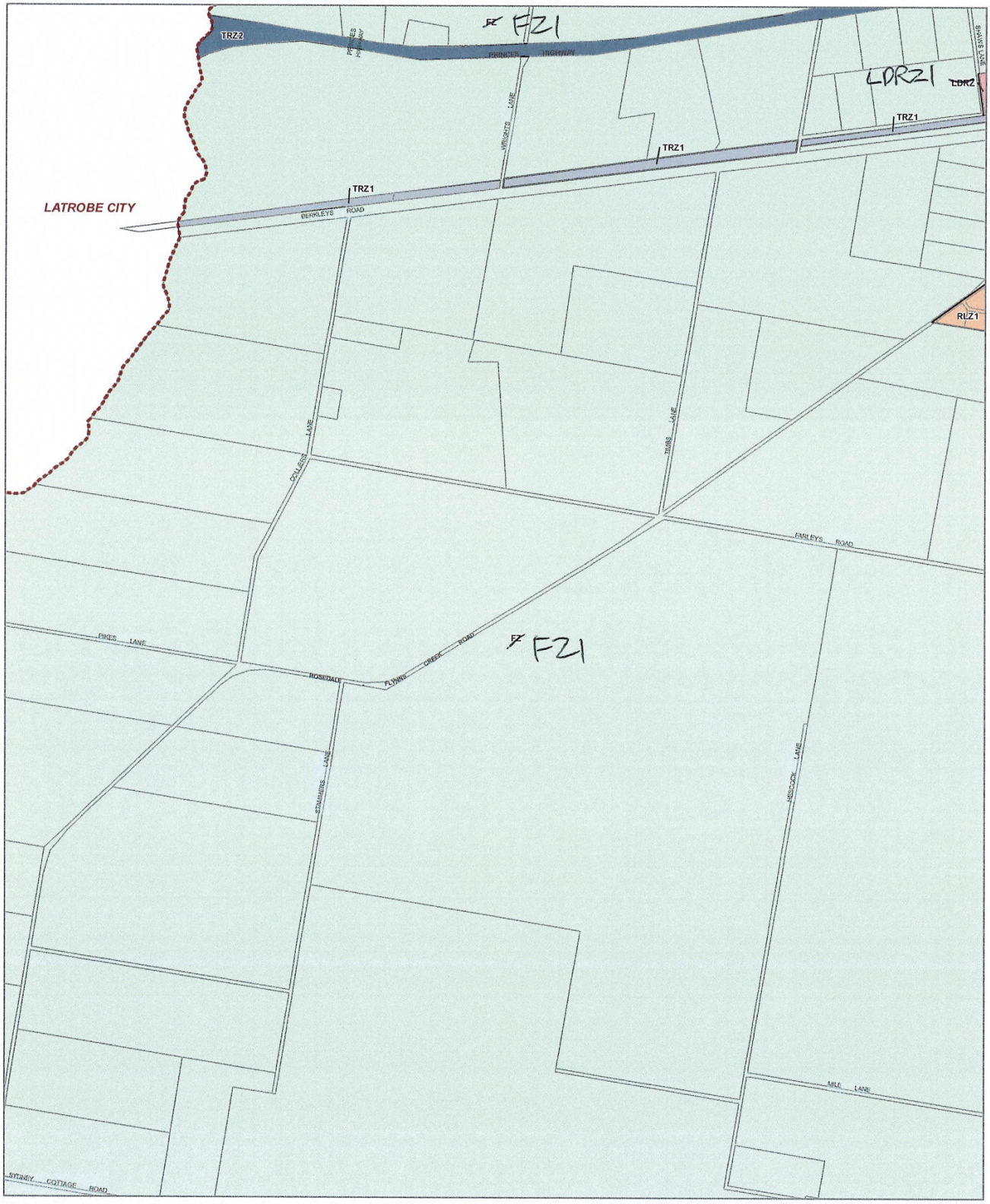
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AMENDMENT C43

ZONES

MAP No 128

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- RLZ - Rural Living Zone
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 129**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- IN1Z - Industrial 1 Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ6 - Public Use Zone - Local Government
- RLZ - Rural Living Zone
- Municipal Boundary

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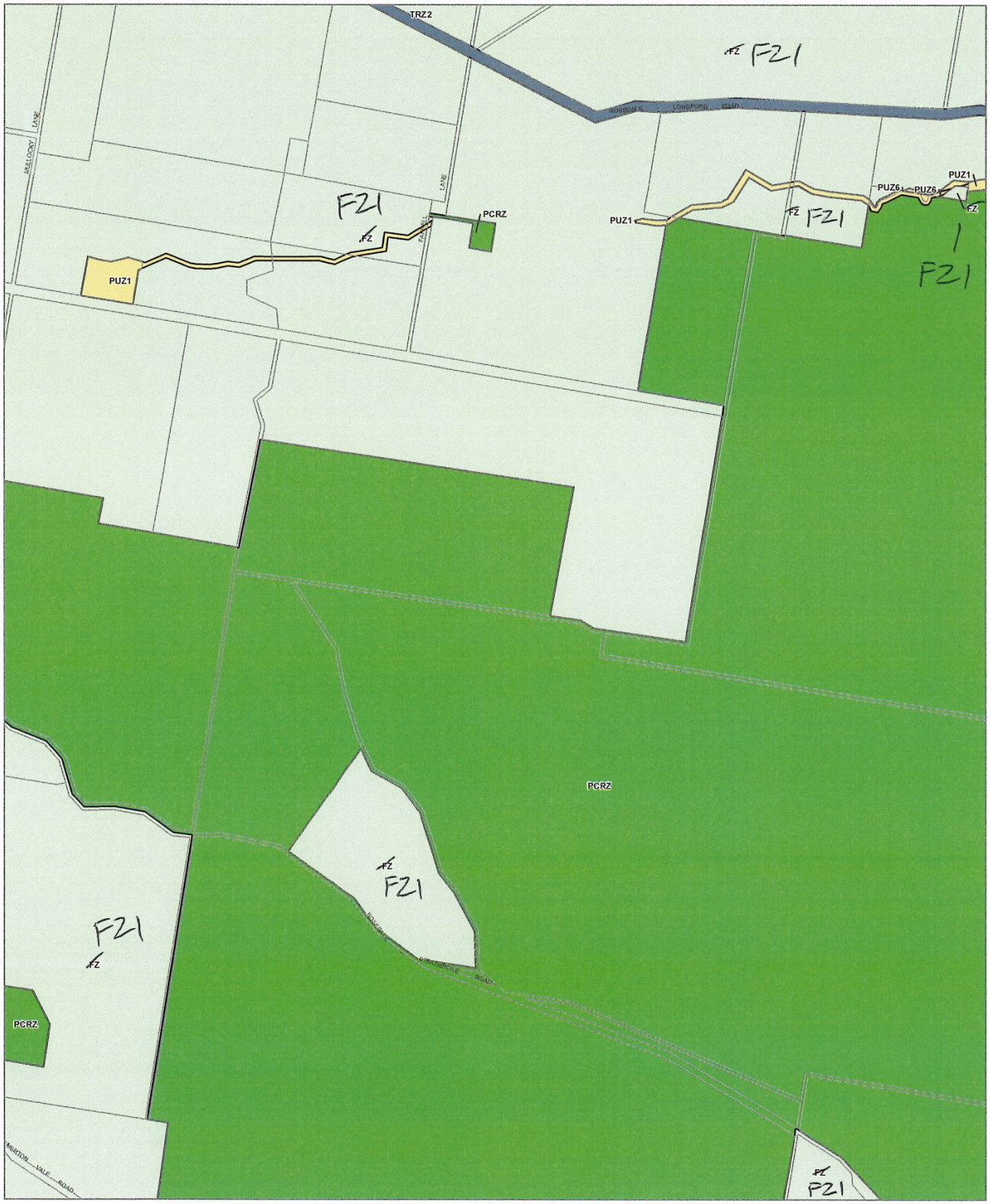
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VICTORIA State Government | Department of Transport and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 130**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 131**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 132**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
Municipal Boundary

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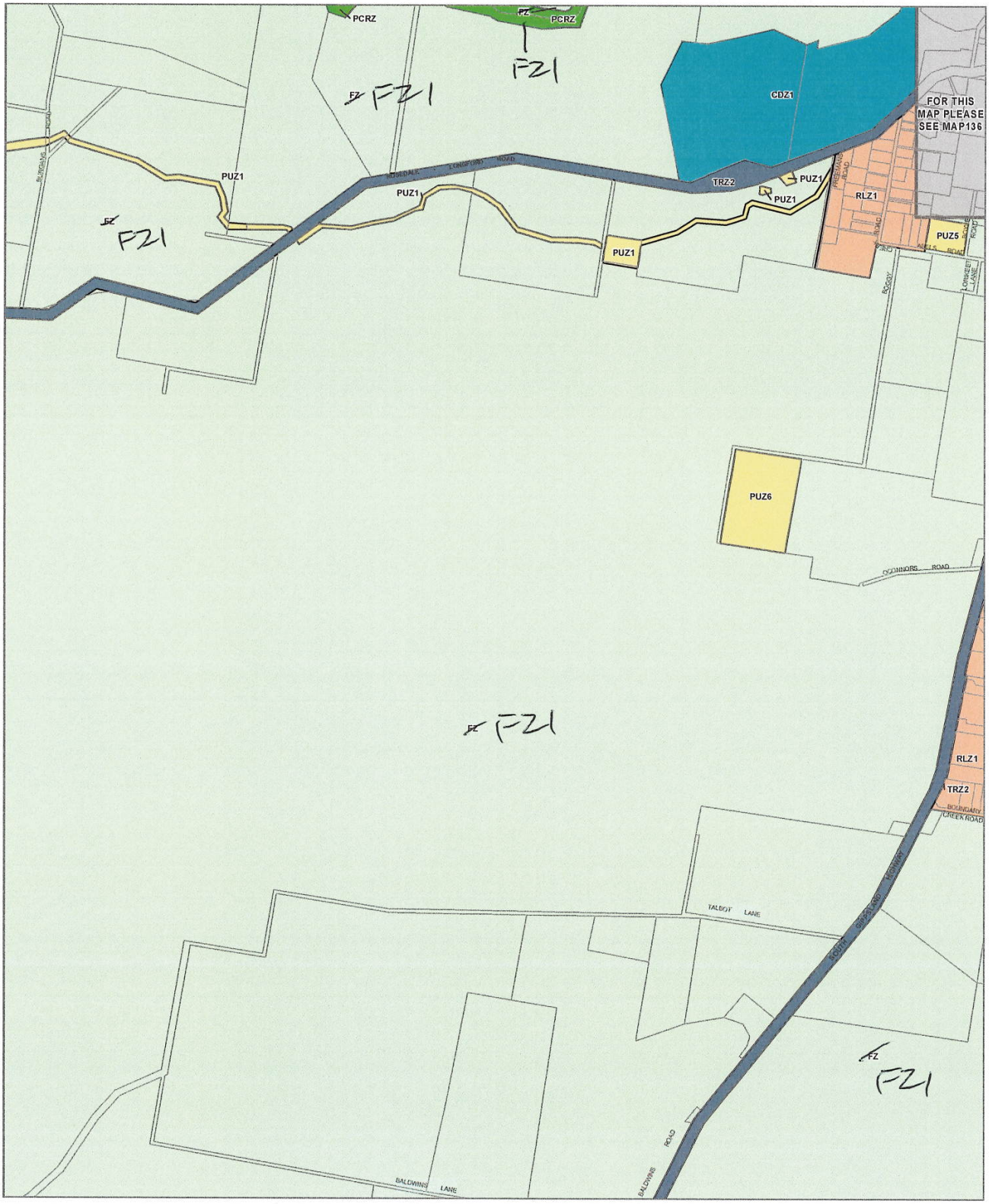
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 133**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

CDZ - Comprehensive Development Zone
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ5 - Public Use Zone - Cemetery/Crematorium
PUZ6 - Public Use Zone - Local Government
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
Municipal Boundary

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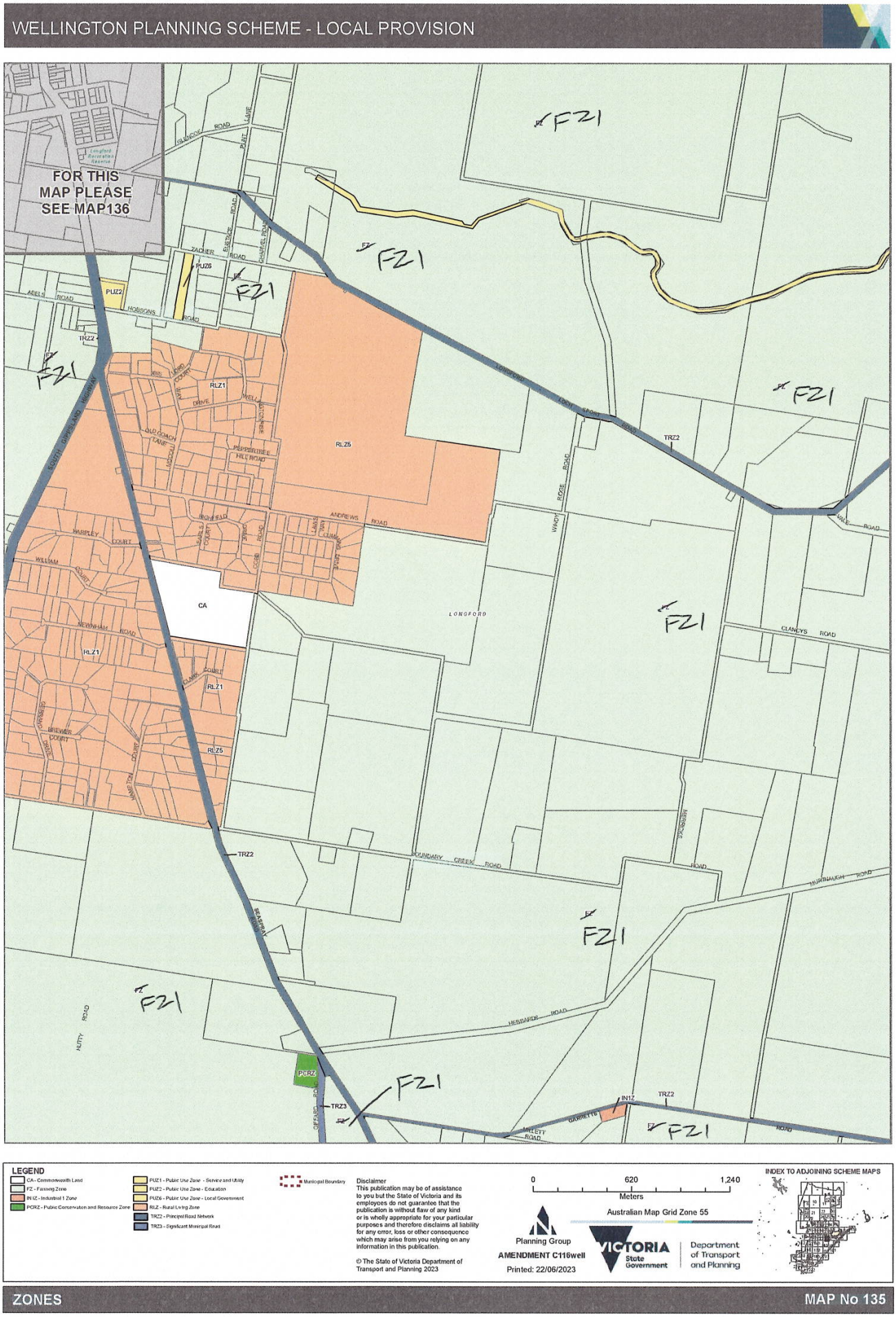
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 134**


WELLINGTON PLANNING SCHEME - LOCAL PROVISION
FOR THIS MAP PLEASE SEE MAP136
FZ1
RLZ1
RLZ5
PUZ2
PUZ6
TRZ2
CA
LONGFORD
PCRZ
TRZ3
IN1Z
LEGEND
CA - Commonwealth Land
FZ - Farming Zone
IN1Z - Industrial 1 Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ2 - Public Use Zone - Education
PUZ6 - Public Use Zone - Local Government
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary
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Department of Transport and Planning
INDEX TO ADJOINING SCHEME MAPS
ZONES
MAP No 135

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- CDZ - Comprehensive Development Zone
- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TZ - Township Zone
- Municipal Boundary

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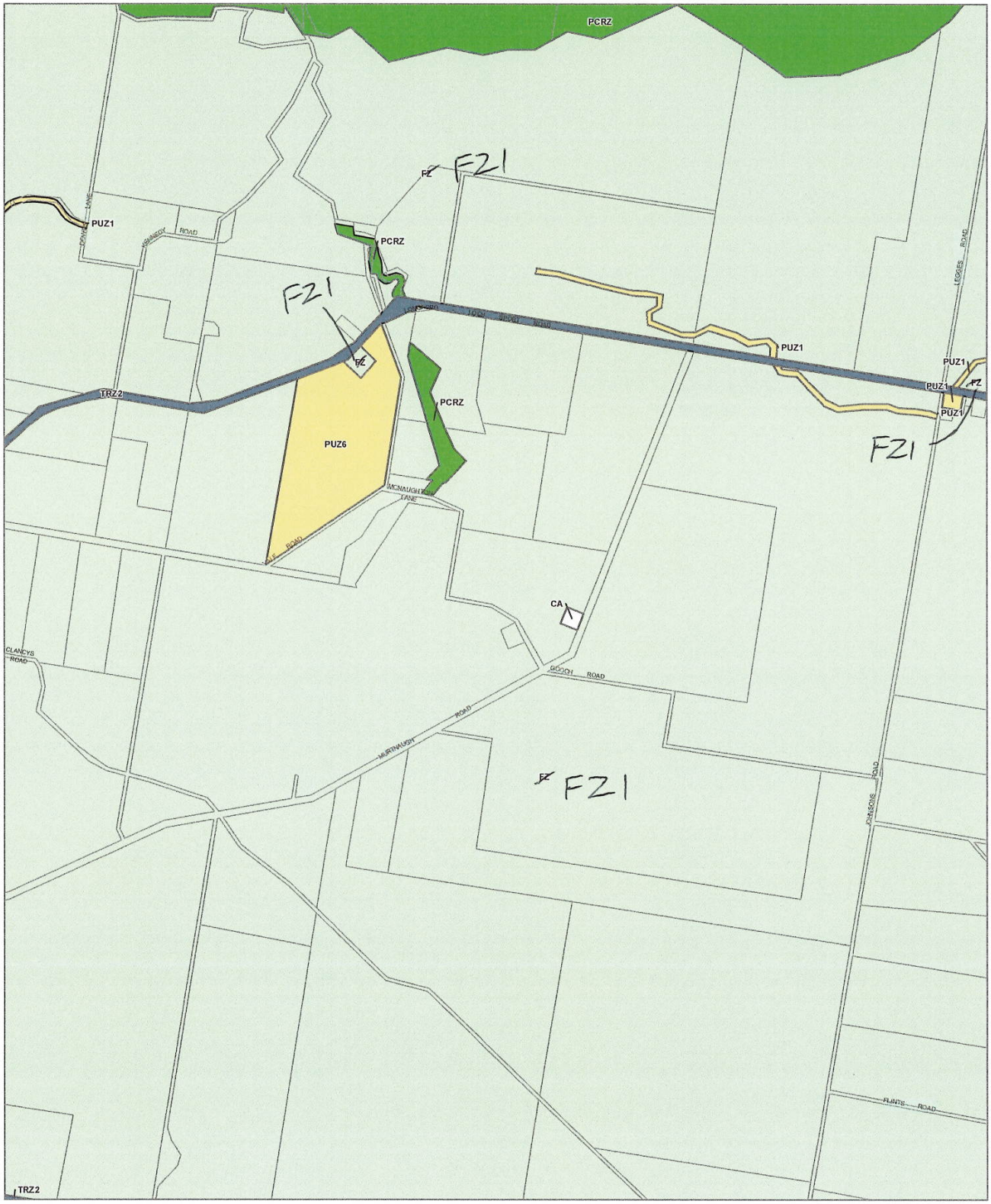
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 136**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

CA - Commonwealth Land
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
TRZ2 - Principal Road Network
Municipal Boundary

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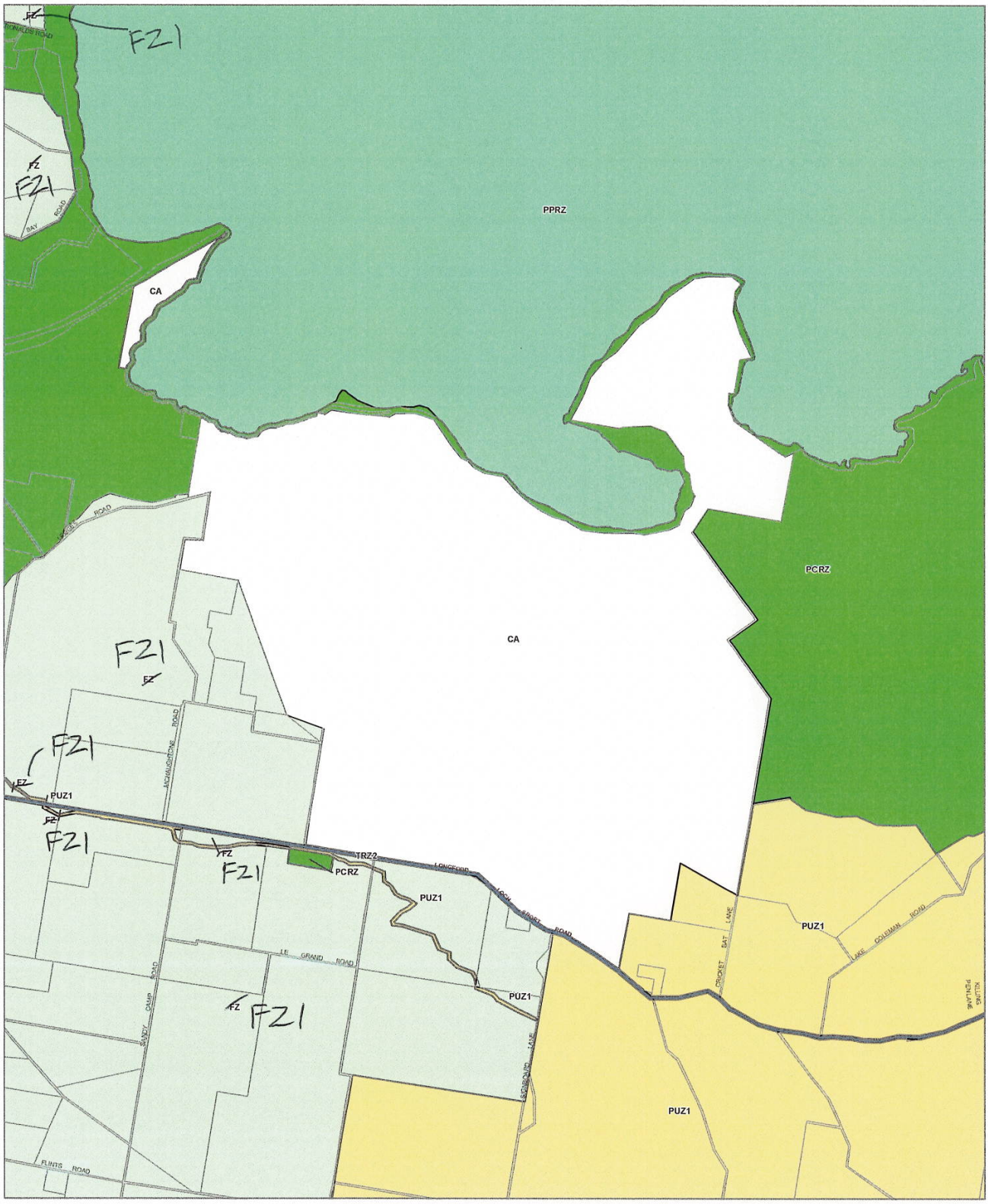
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 137**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

CA - Commonwealth Land
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone – Service and Utility
TRZ2 - Principal Road Network
Municipal Boundary

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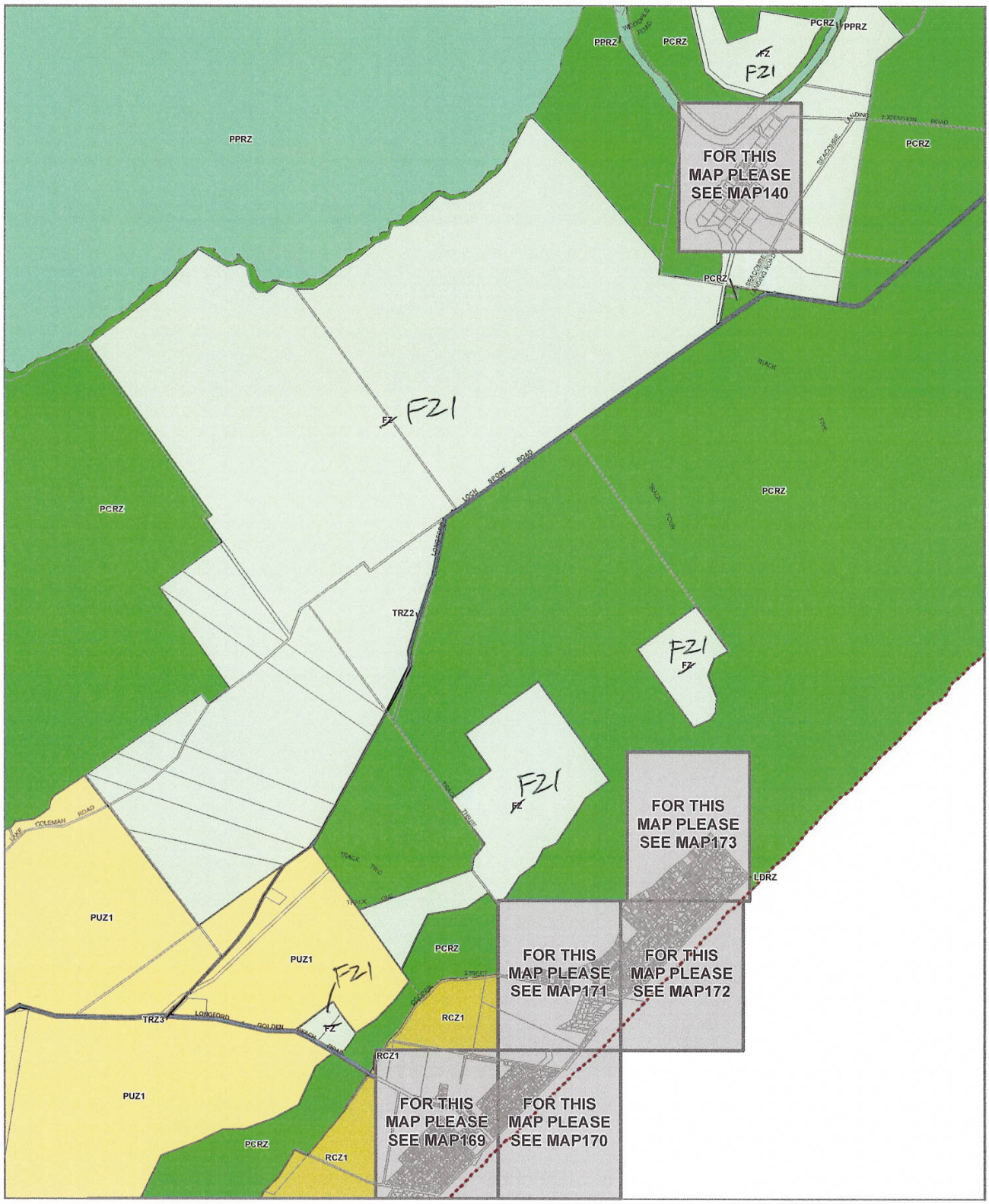
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 138**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- RCZ - Rural Conservation Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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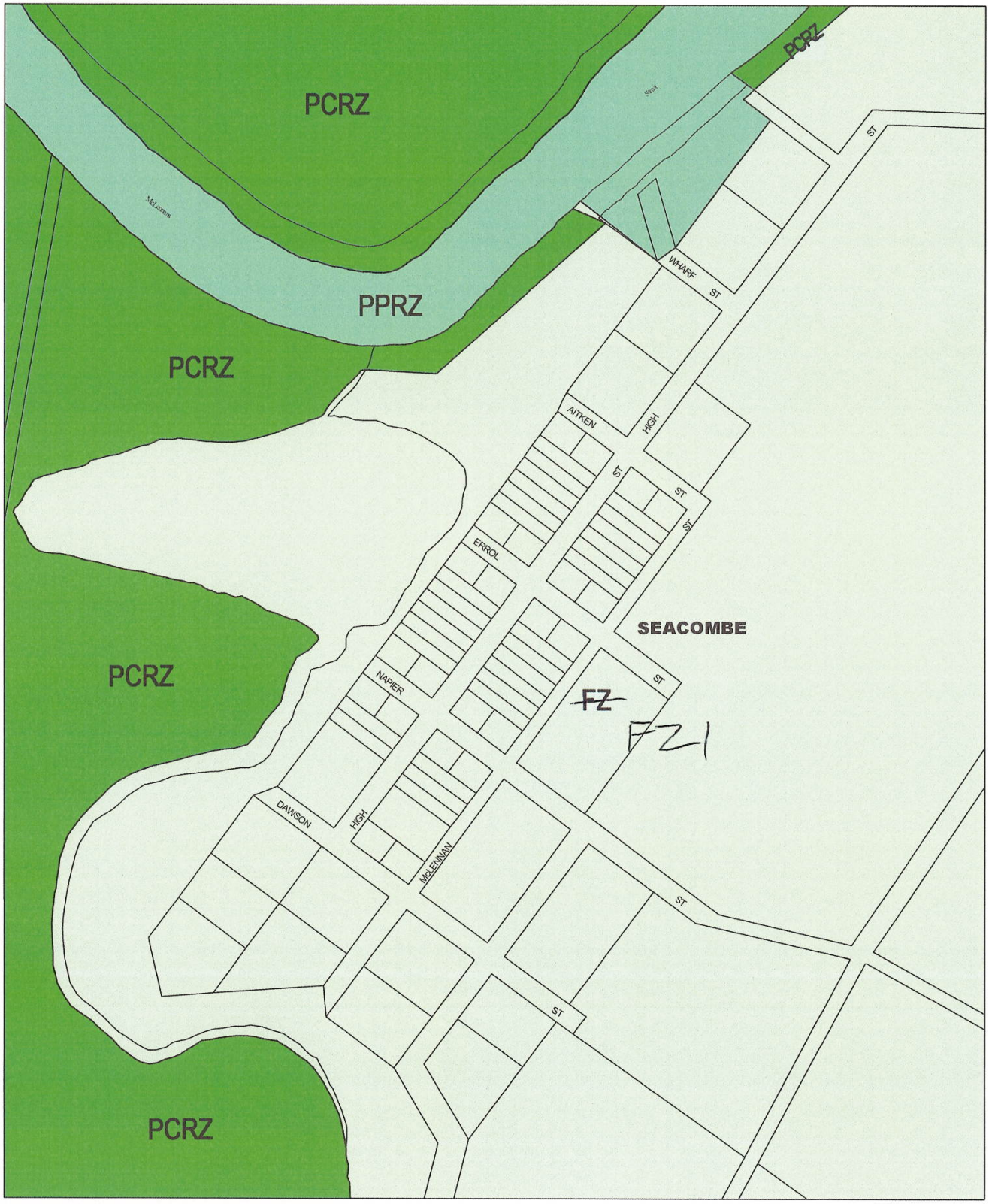
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AMENDMENT V C205
Printed: 17/01/2022

VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 139**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
PPRZ Public Park And Recreation Zone
Rural
FZ Farming Zone

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AUSTRALIAN MAP GRID ZONE 55

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Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

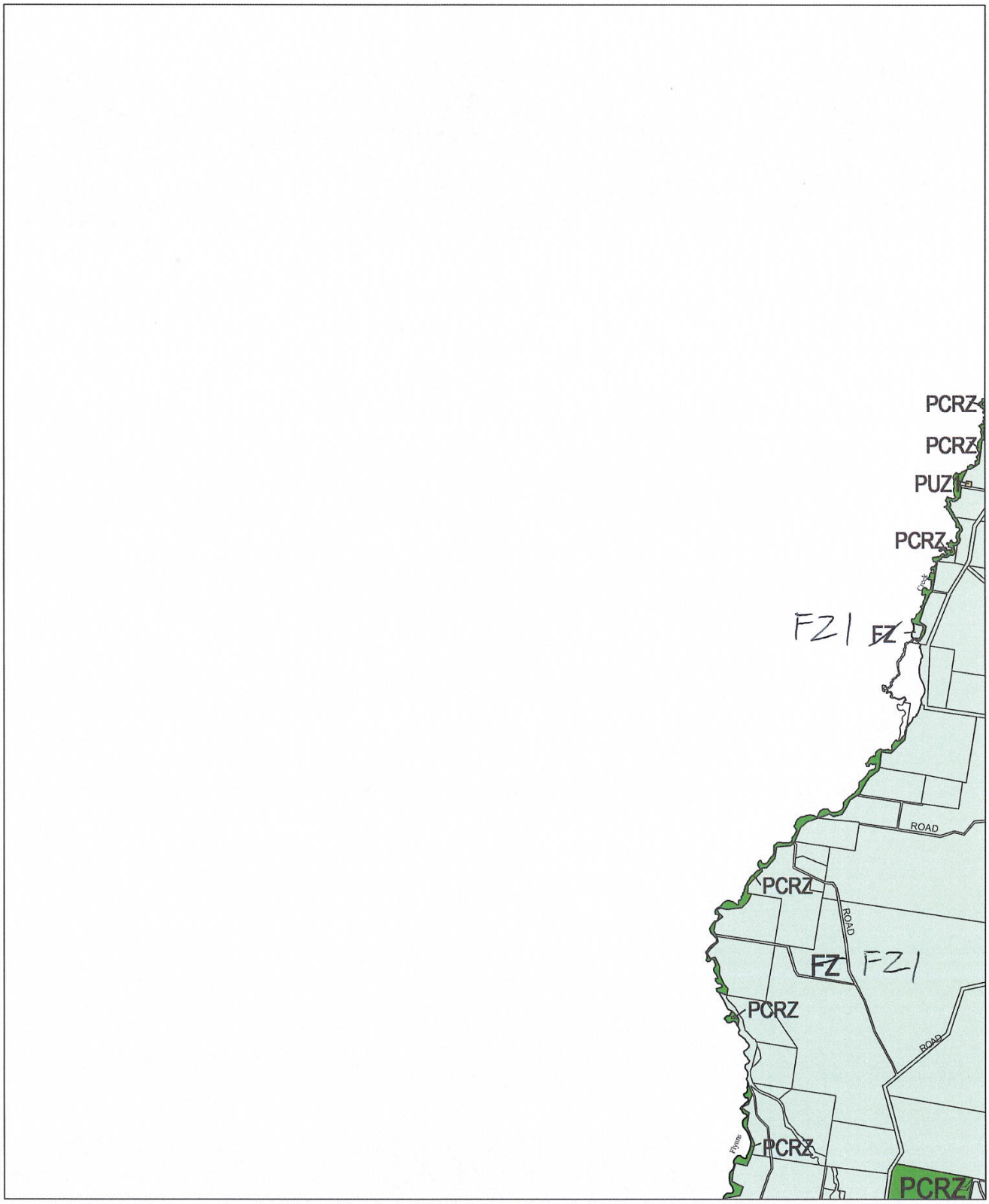
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ZONES

MAP No 140

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
PUZ1 Public Use Zone - Service And Utility
Rural
FZ Farming Zone

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Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

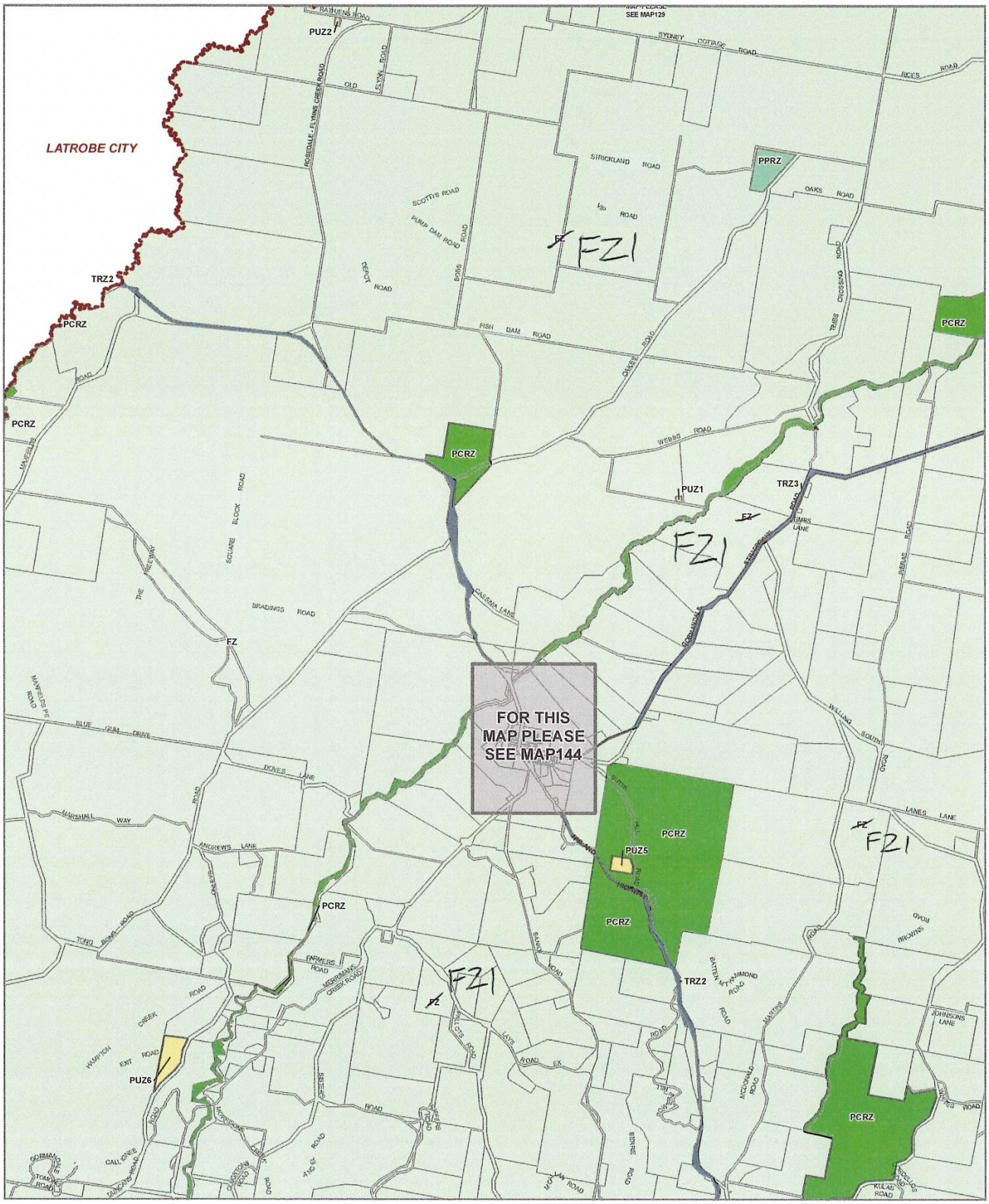
Revised 30/2007

AMENDMENT C43

ZONES

MAP No 142

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ6 - Public Use Zone - Local Government
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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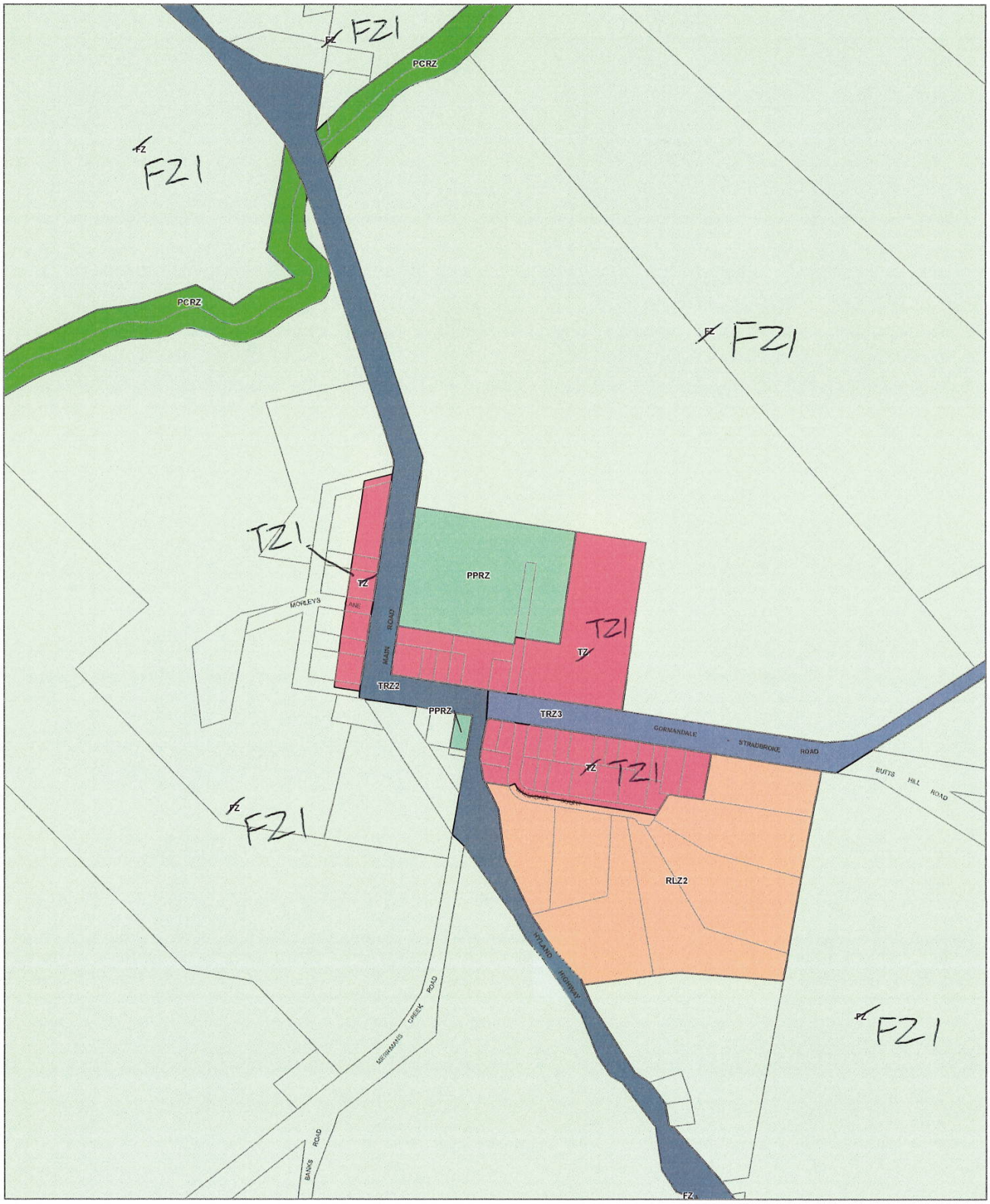
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 143**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
TZ - Township Zone
Municipal Boundary

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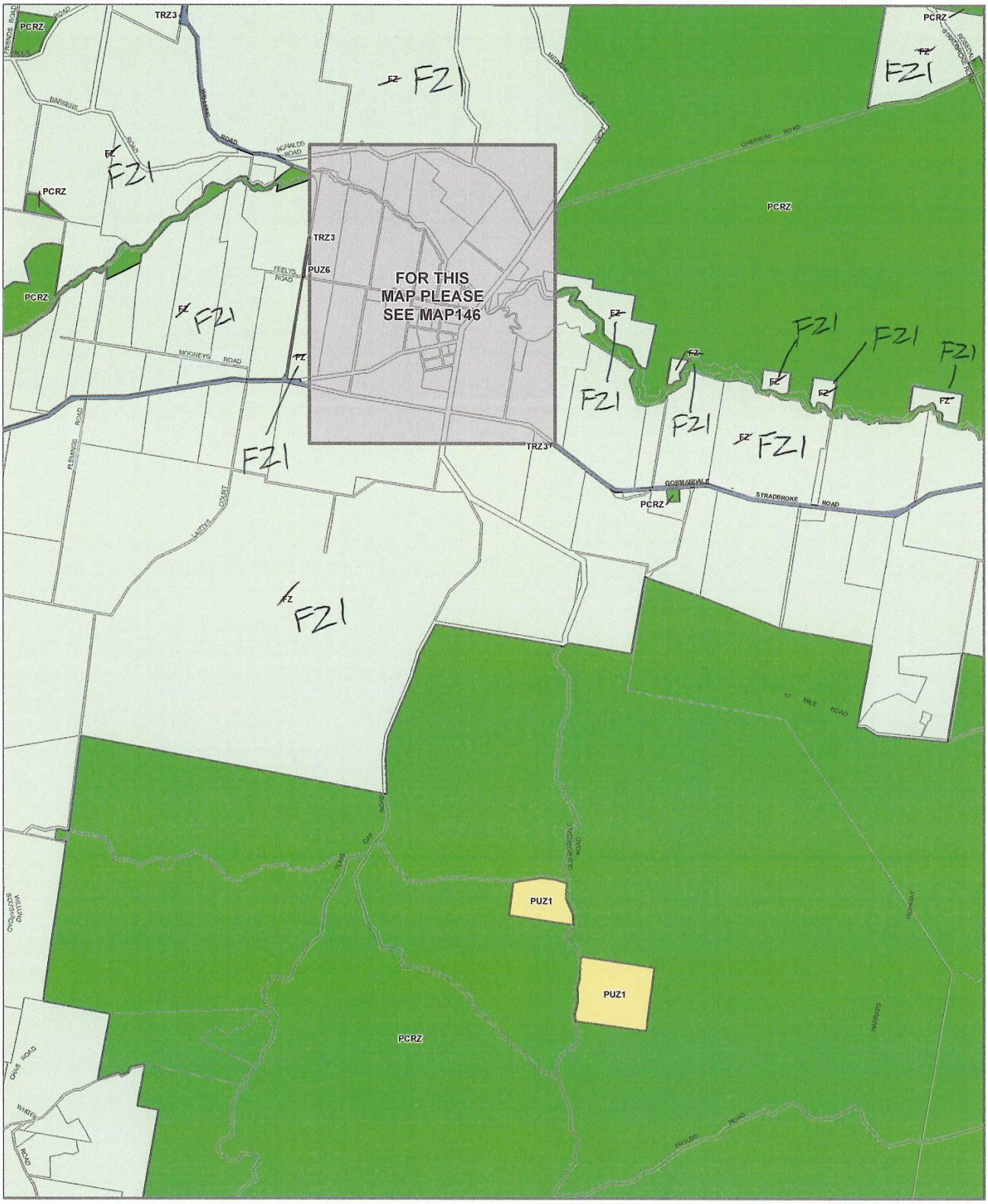
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 144**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 145**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ6 - Public Use Zone - Local Government
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 146**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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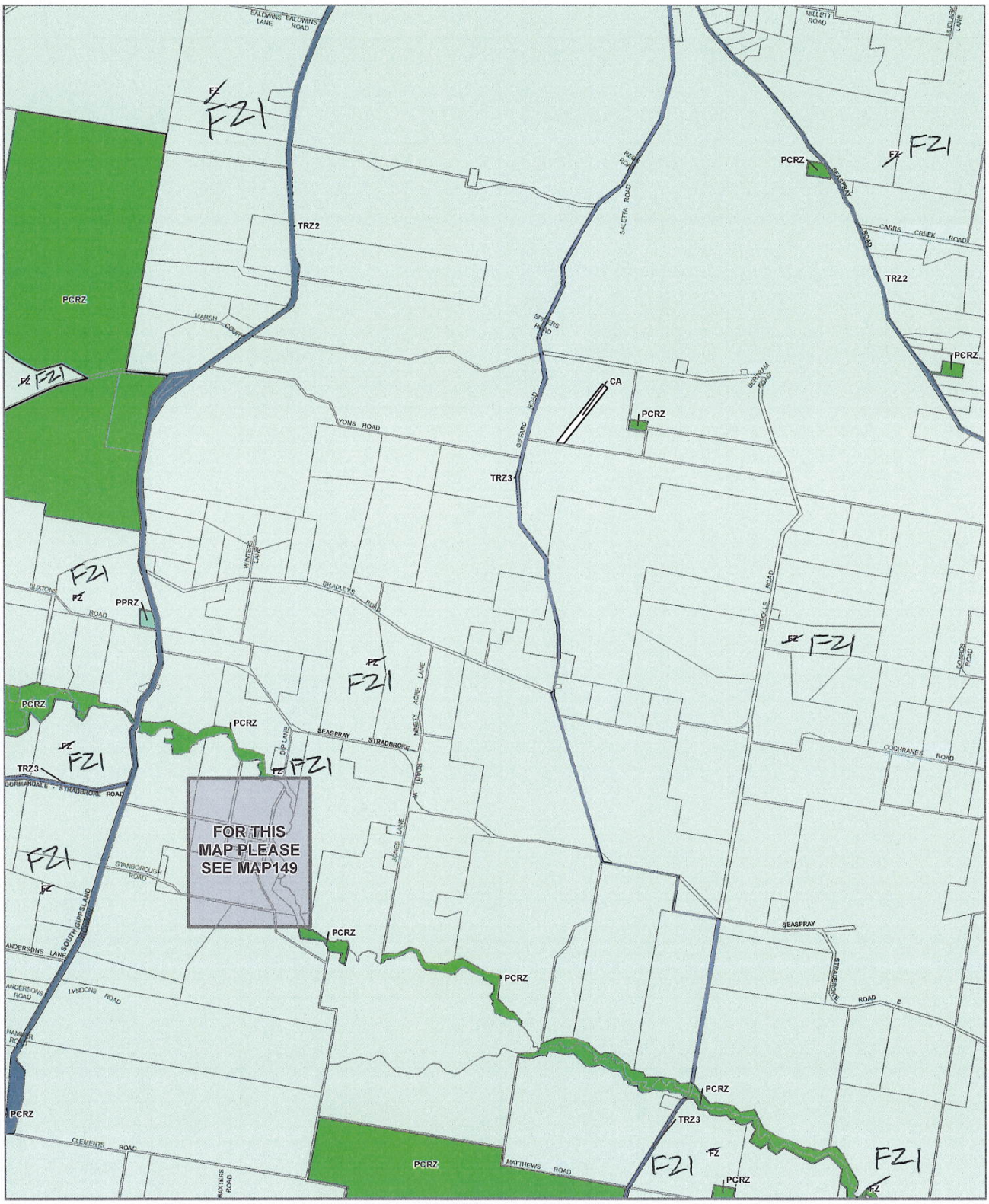
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AMENDMENT V C205
Printed: 17/01/2022

VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 147**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

CA - Commonwealth Land
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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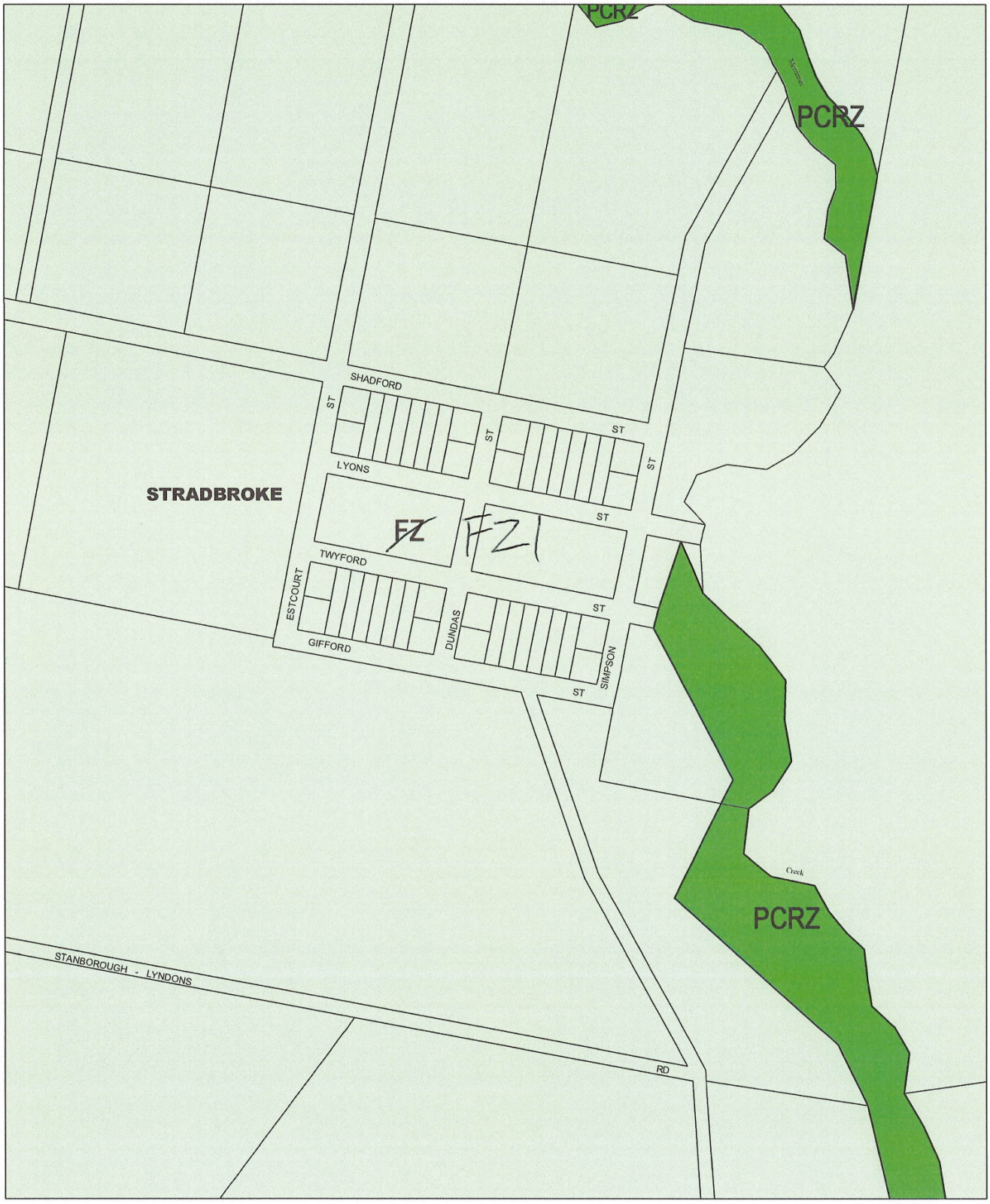
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 148**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone

Rural
FZ Farming Zone

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INDEX TO ADJOINING METRIC SERIES MAP

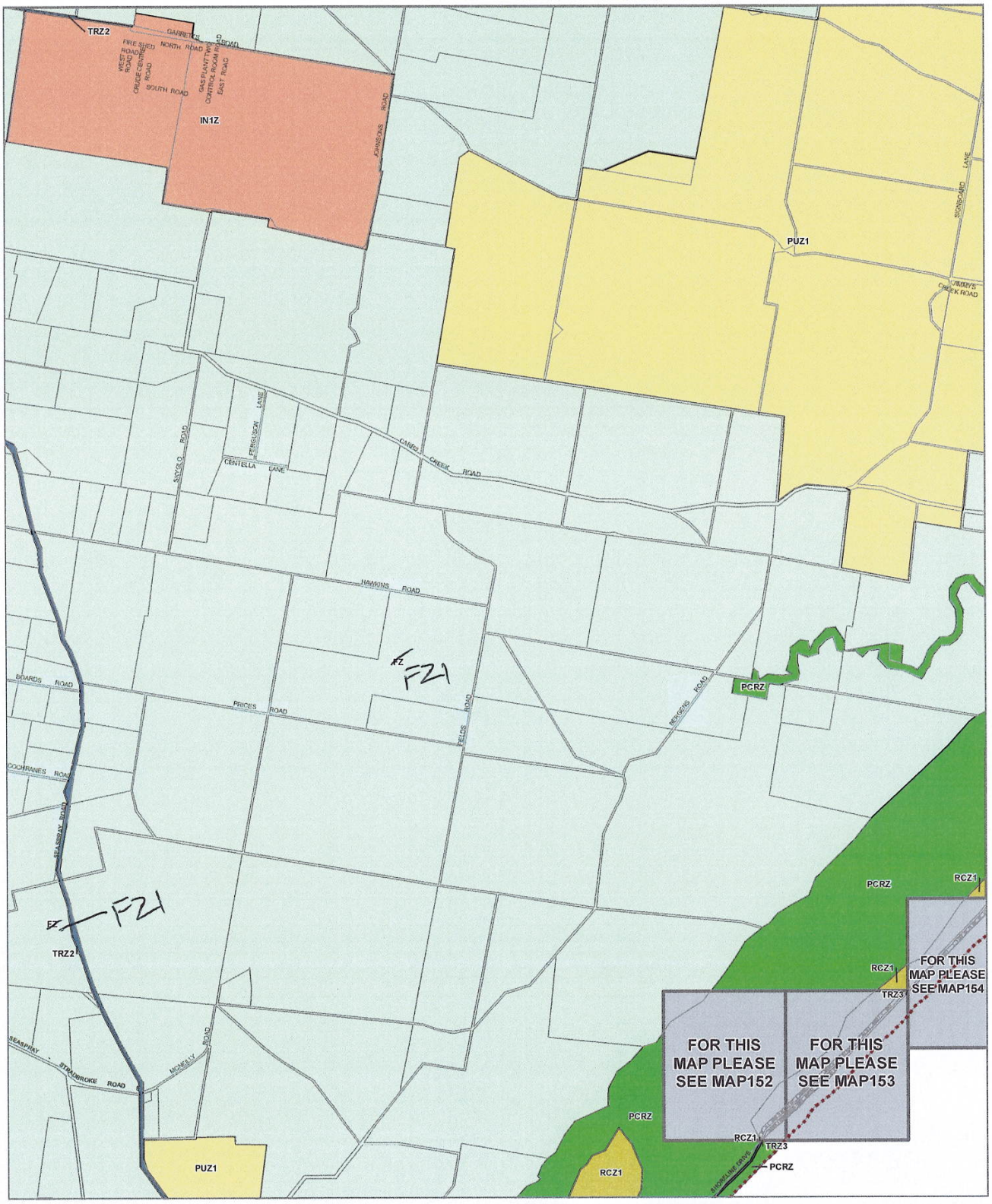
Revised 3/7/2007

AMENDMENT C43

ZONES

MAP No 149

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- IN1Z - Industrial 1 Zone
- PCRZ - Public Conservation and Resource Zone
- PUZ1 - Public Use Zone - Service and Utility
- RCZ - Rural Conservation Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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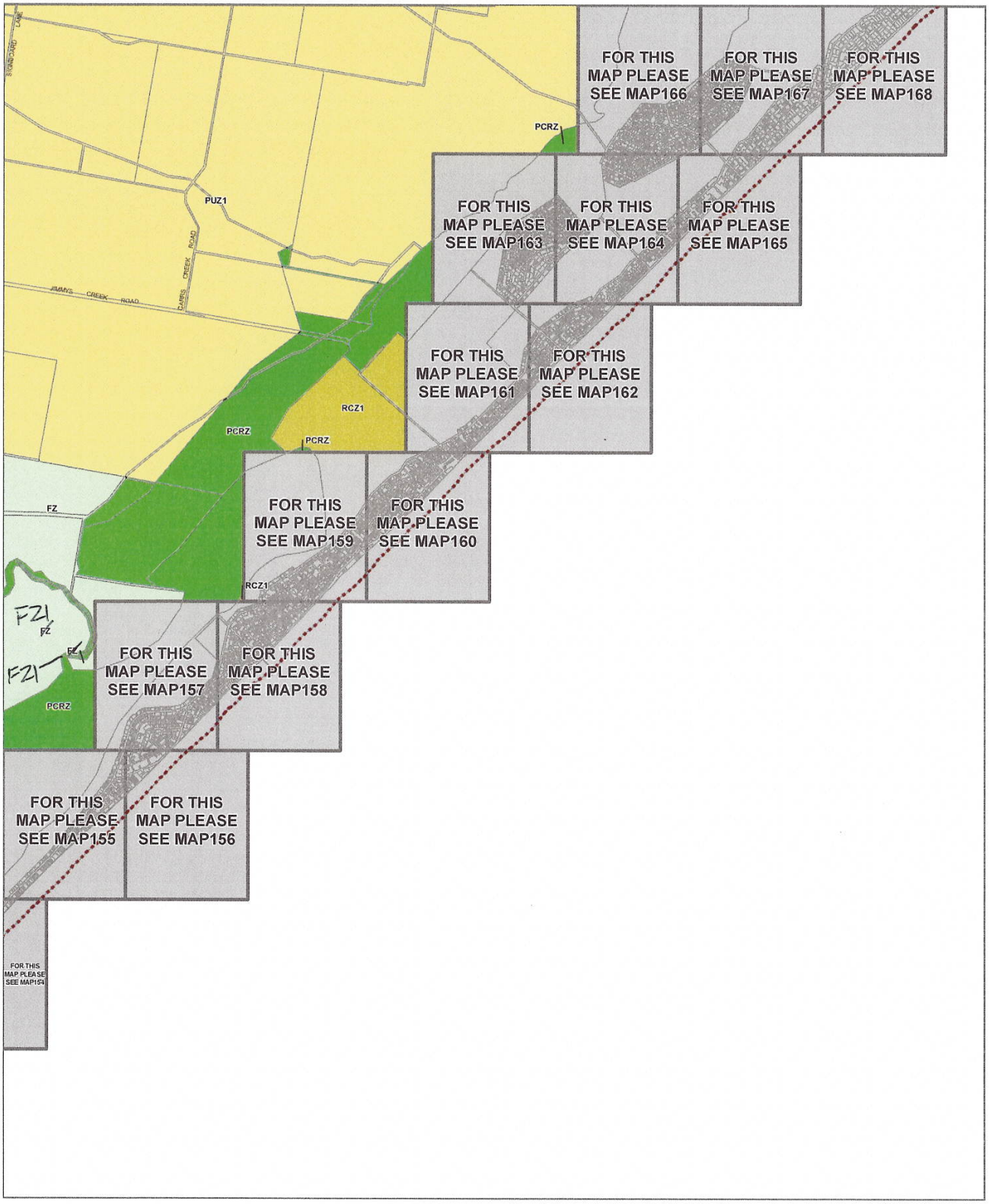
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 150**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
RCZ - Rural Conservation Zone
Municipal Boundary

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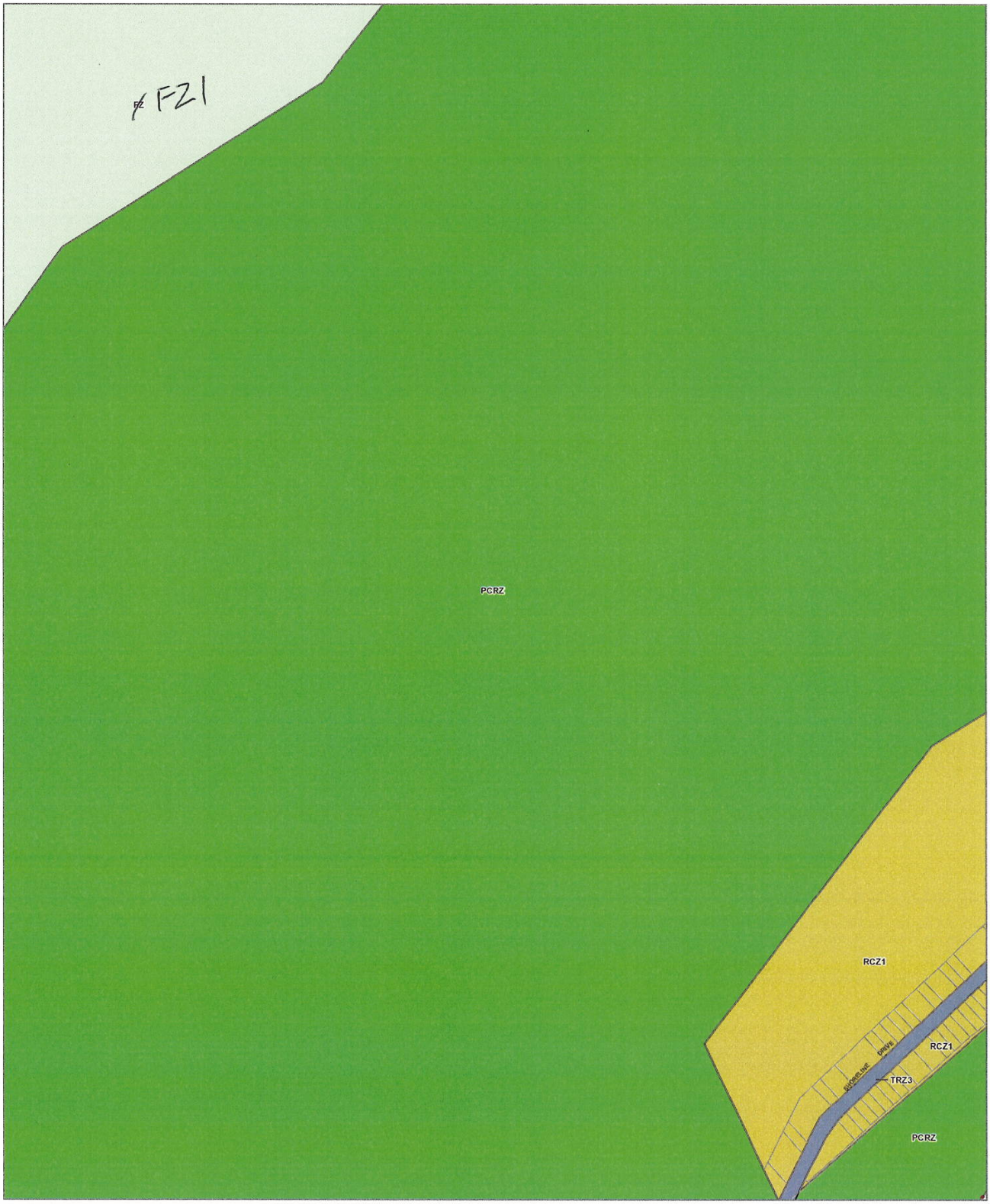
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 151**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
RCZ - Rural Conservation Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 152**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

LDRZ - Low Density Residential Zone
RCZ - Rural Conservation Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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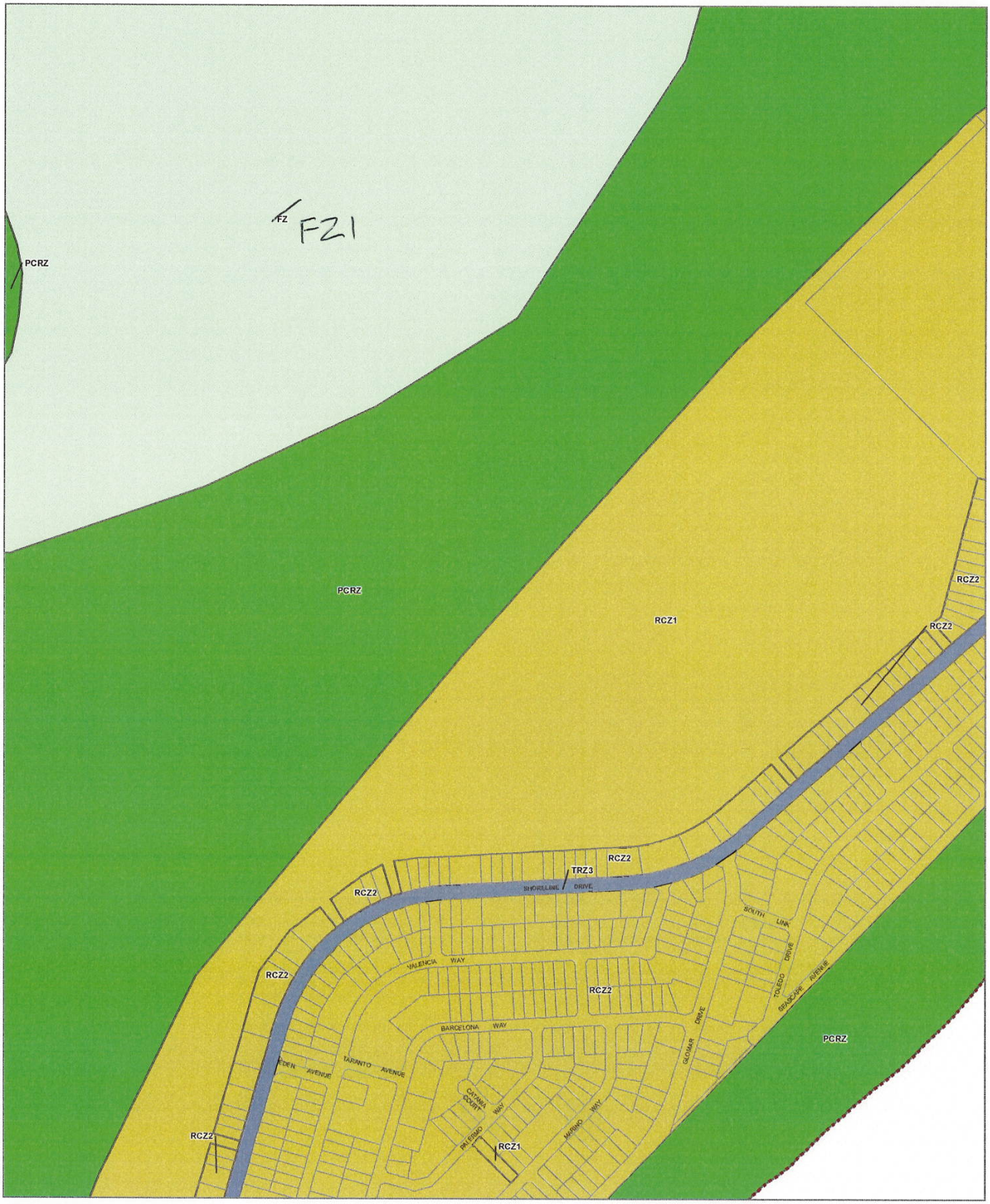
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 153**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
RCZ - Rural Conservation Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 157**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
RCZ - Rural Conservation Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 165**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

C1Z - Commercial 1 Zone
LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
RCZ - Rural Conservation Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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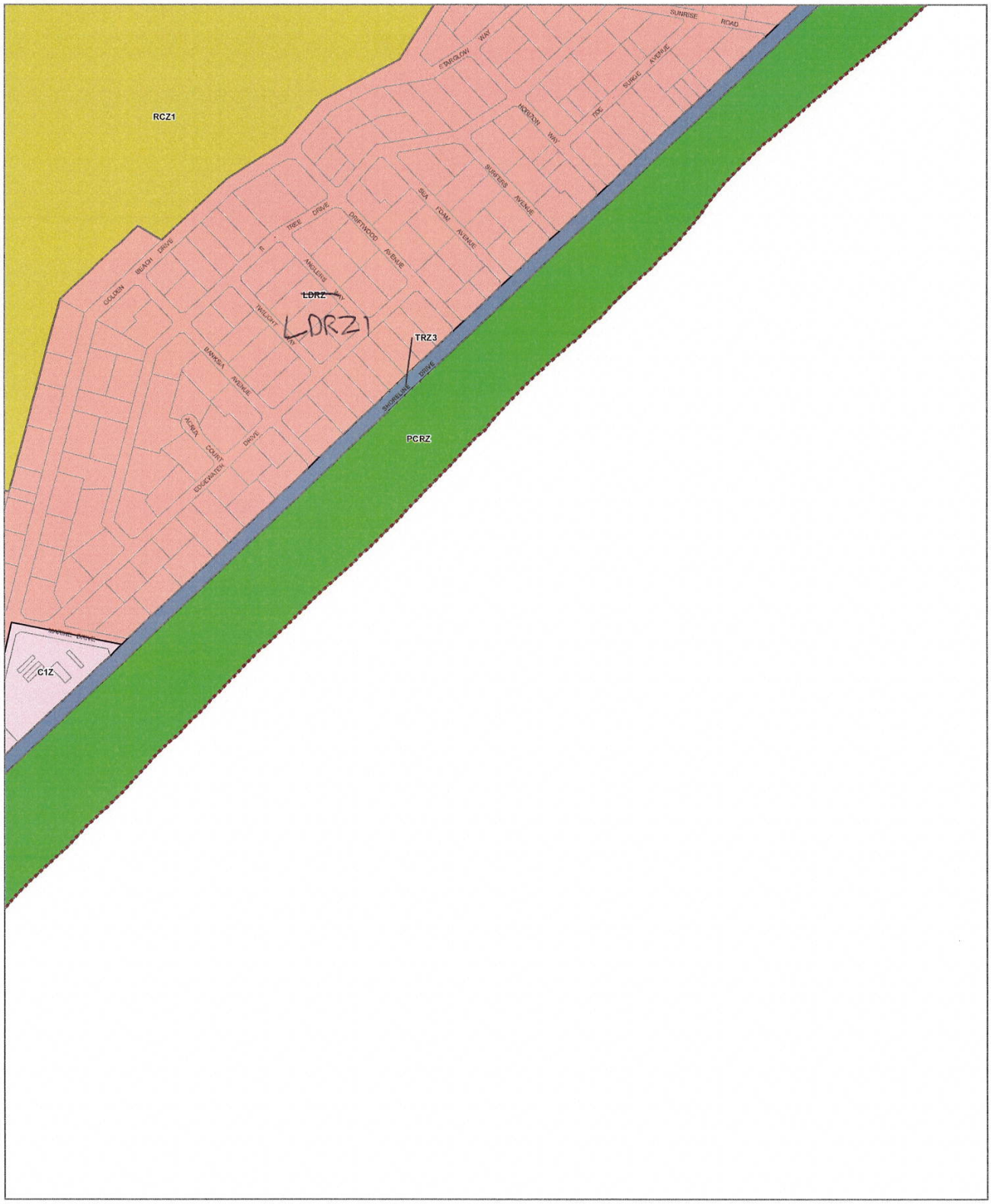
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 167**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

C1Z - Commercial 1 Zone
LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
RCZ - Rural Conservation Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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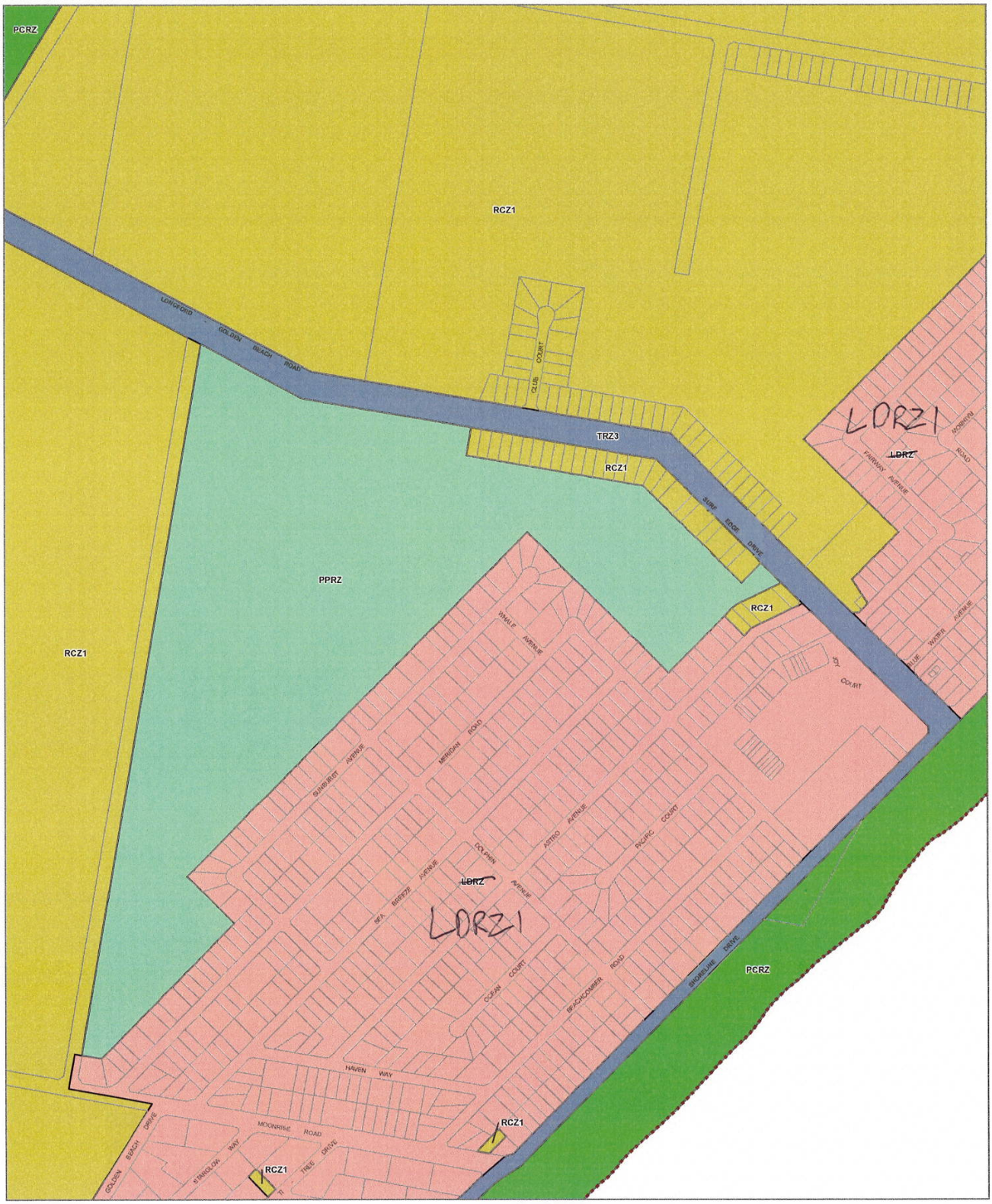
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 168**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
RCZ - Rural Conservation Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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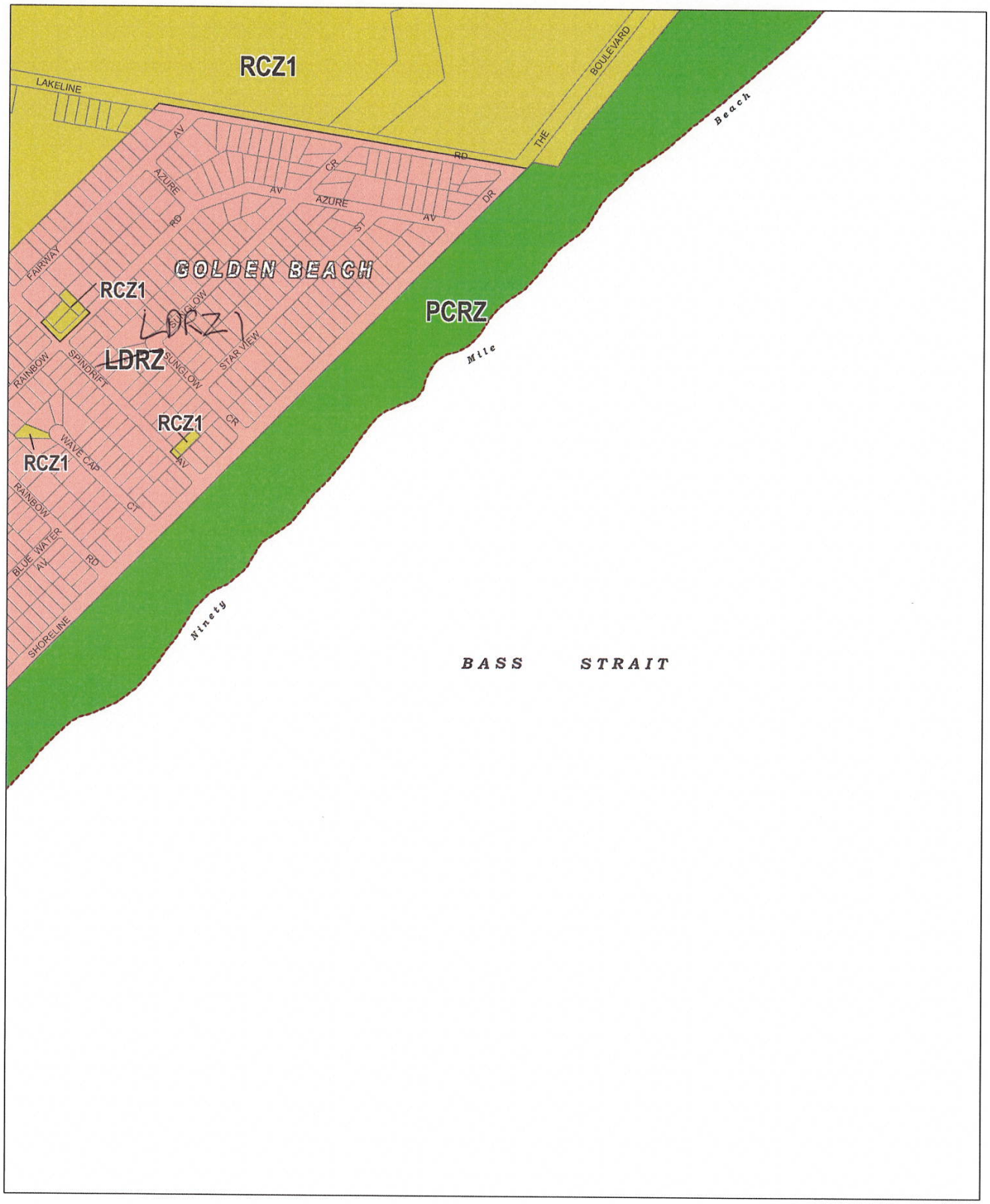
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 169**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone

Residential
LDRZ Low Density Residential Zone

Rural
RCZ1 Rural Conservation Zone - Schedule 1

100 0 100 200 300 m
AUSTRALIAN MAP GRID ZONE 55

N

INDEX TO ADJOINING METRIO SERIES MAP

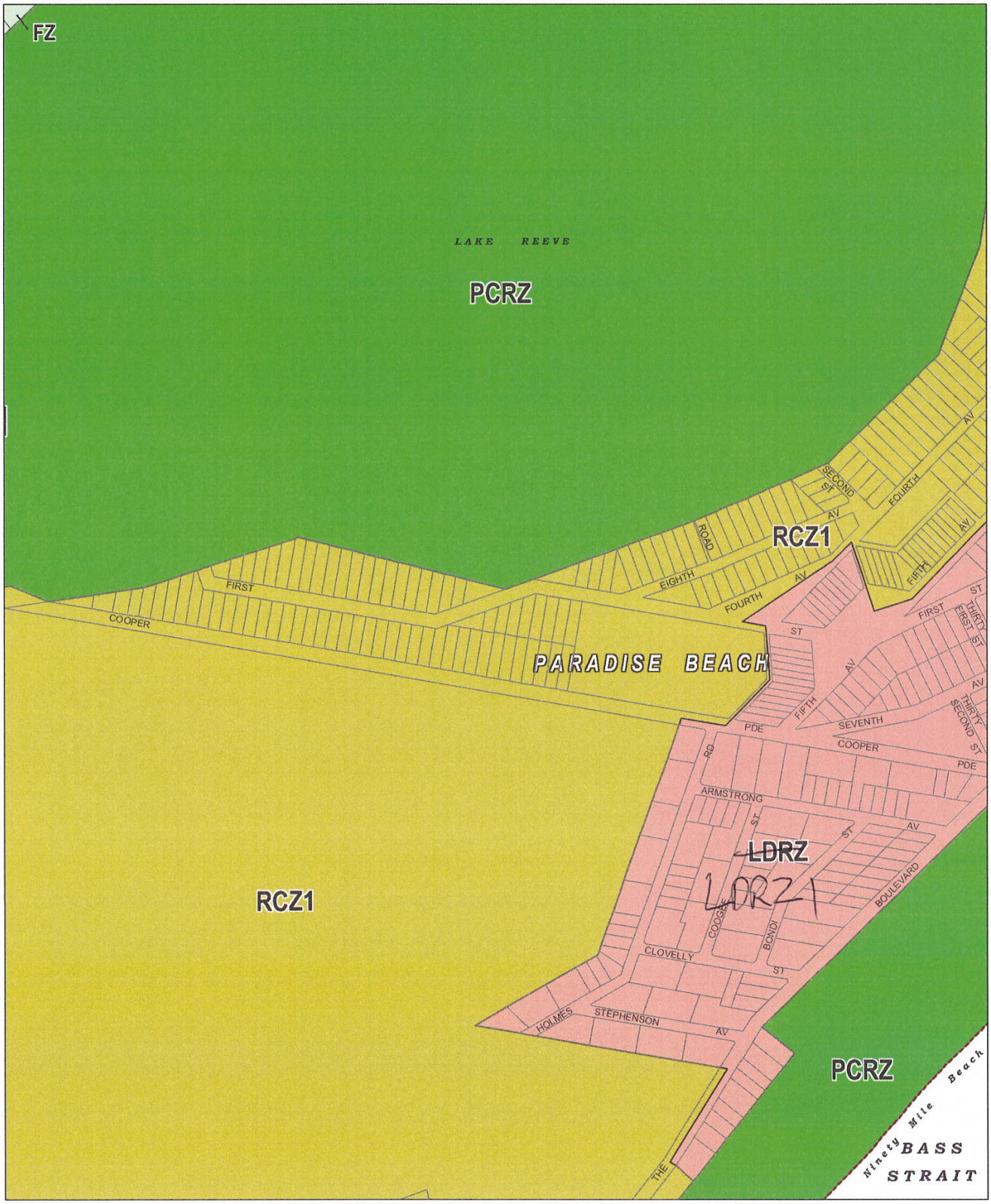
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ZONES

MAP No 170

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
Residential
LDRZ Low Density Residential Zone
Rural
FZ Farming Zone
RCZ1 Rural Conservation Zone - Schedule 1

100 0 100 200 300 m
AUSTRALIAN MAP GRID ZONE 55

N

Victoria

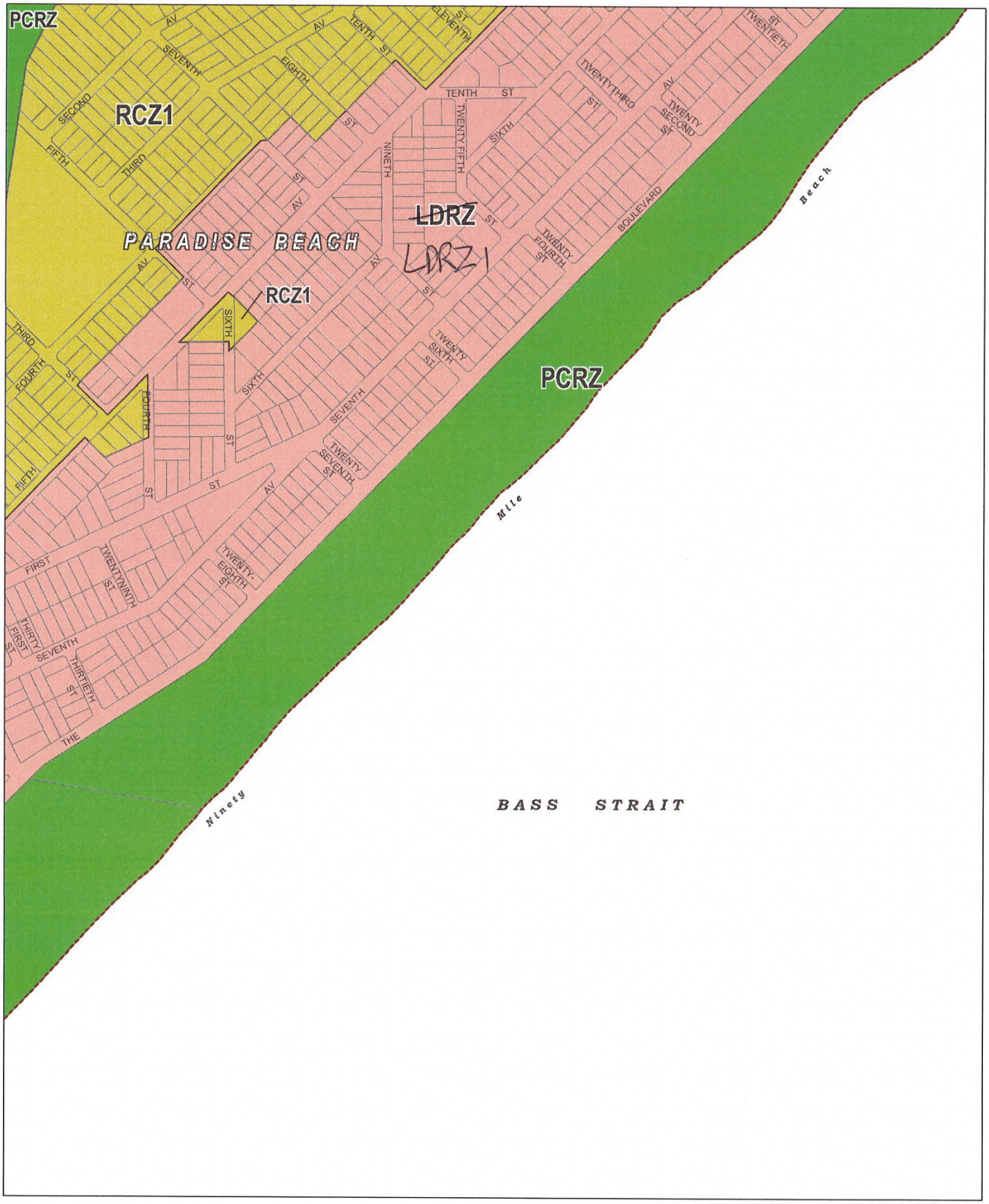
INDEX TO ADJOINING METRIC SERIES MAP

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AMENDMENT C71

ZONES | MAP No 171

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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PCRZ Public Conservation And Resource Zone

Residential
LDRZ Low Density Residential Zone

Rural
RCZ1 Rural Conservation Zone - Schedule 1

100 0 100 200 300 m
AUSTRALIAN MAP GRID ZONE 55

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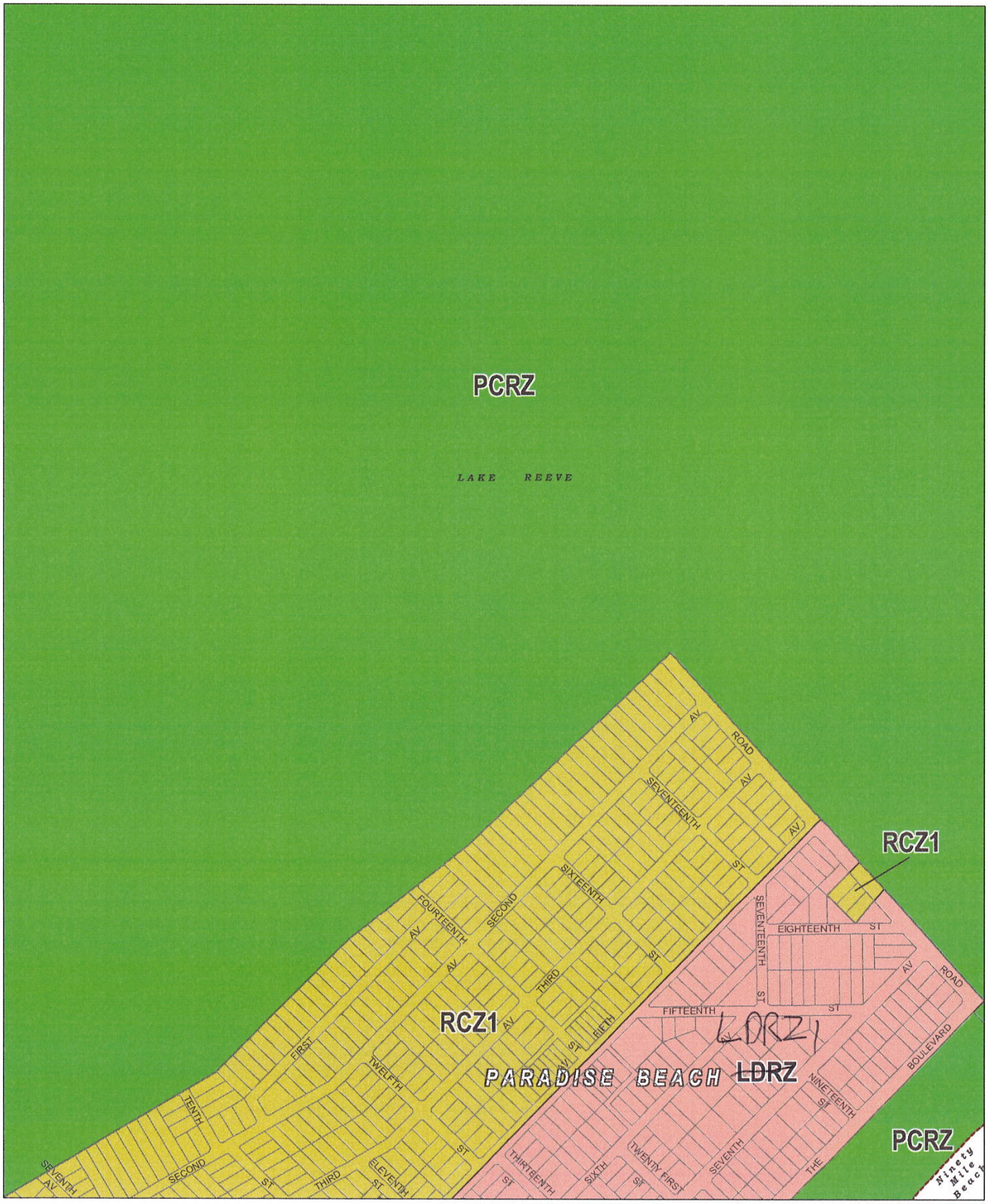
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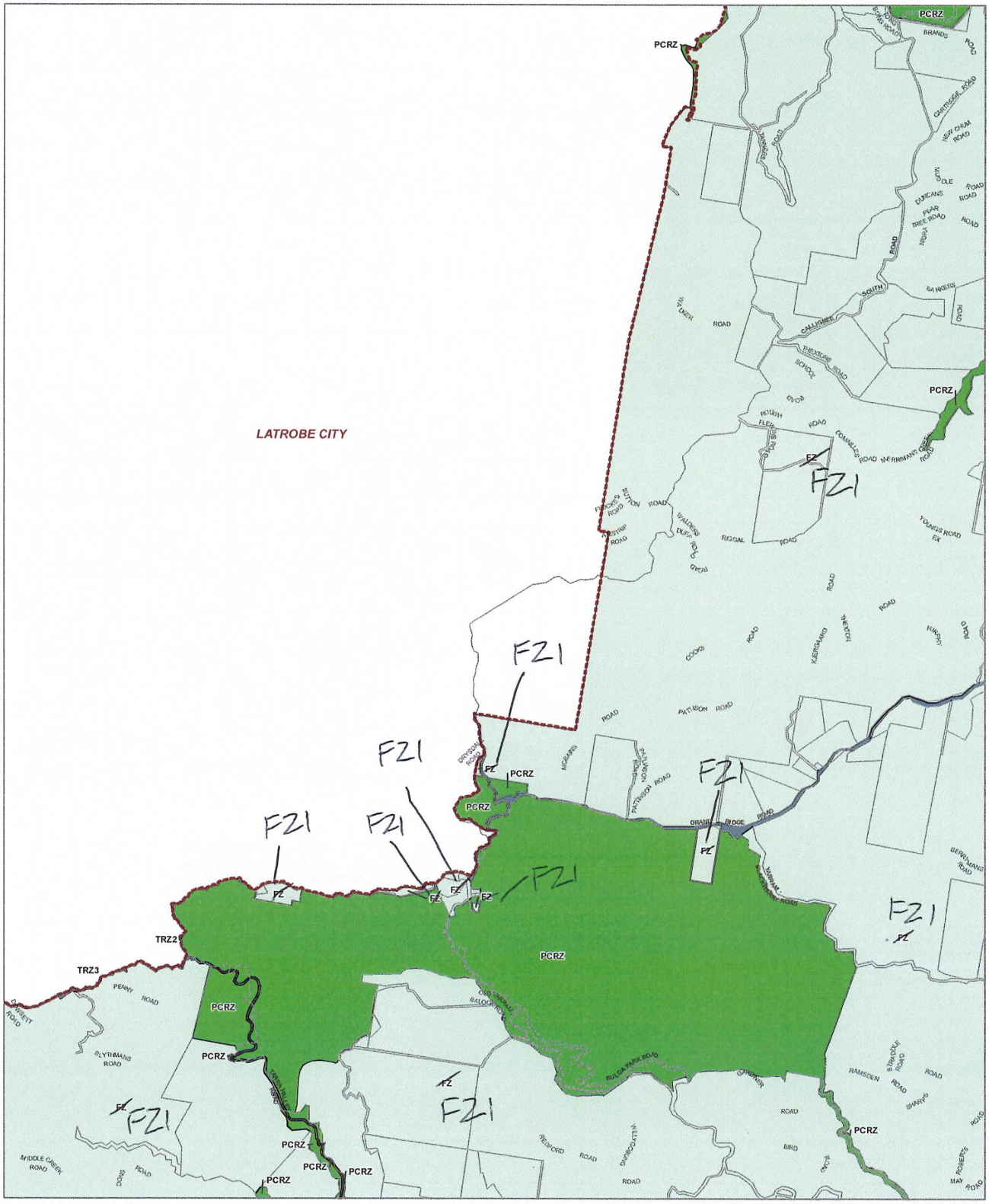
AMENDMENT C71

ZONES

MAP No 172


WELLINGTON PLANNING SCHEME - LOCAL PROVISION
PCRZ
LAKE REEVE
RCZ1
RCZ1
PARADISE BEACH
LDRZ
PCRZ
ROAD
AV
SEVENTEENTH
ST
SIXTEENTH
FOURTEENTH
SECOND
THIRD
FIFTH
FIRST
TWELFTH
TENTH
ELEVENTH
SEVENTH
EIGHTEENTH
NINETEENTH
BOULEVARD
FIFTEENTH
THIRTEENTH
SIXTH
(TWENTY FIRST)
THE
Ninety Mile Beach
Public Land
Public Conservation And Resource Zone
Residential
Low Density Residential Zone
Rural
Rural Conservation Zone - Schedule 1
AUSTRALIAN MAP GRID ZONE 55
INDEX TO ADJOINING METRIC SERIES MAP
Victoria
AMENDMENT C71
ZONES
MAP No 173

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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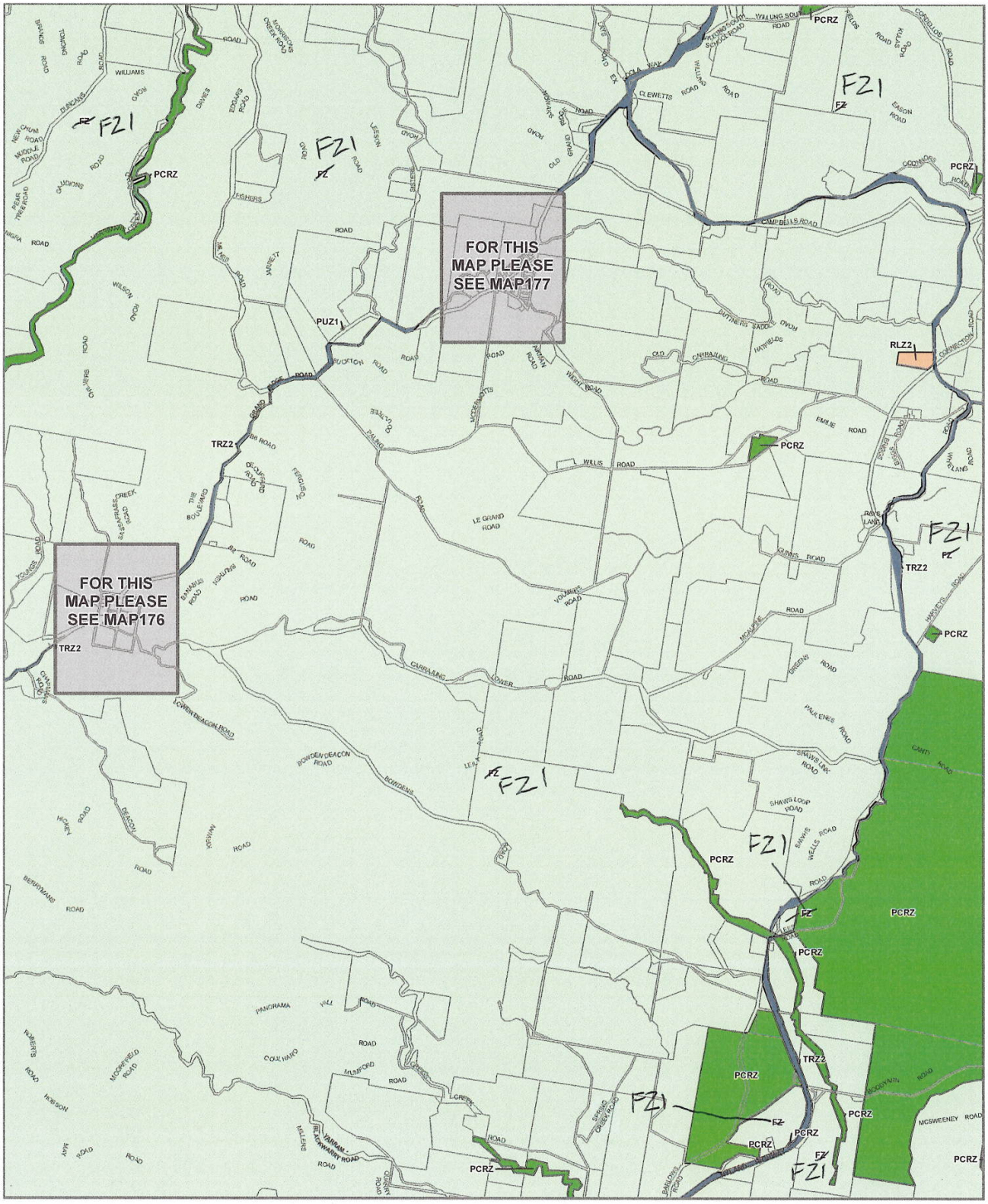
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 174**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 175**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Zoning Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
Municipal Boundary

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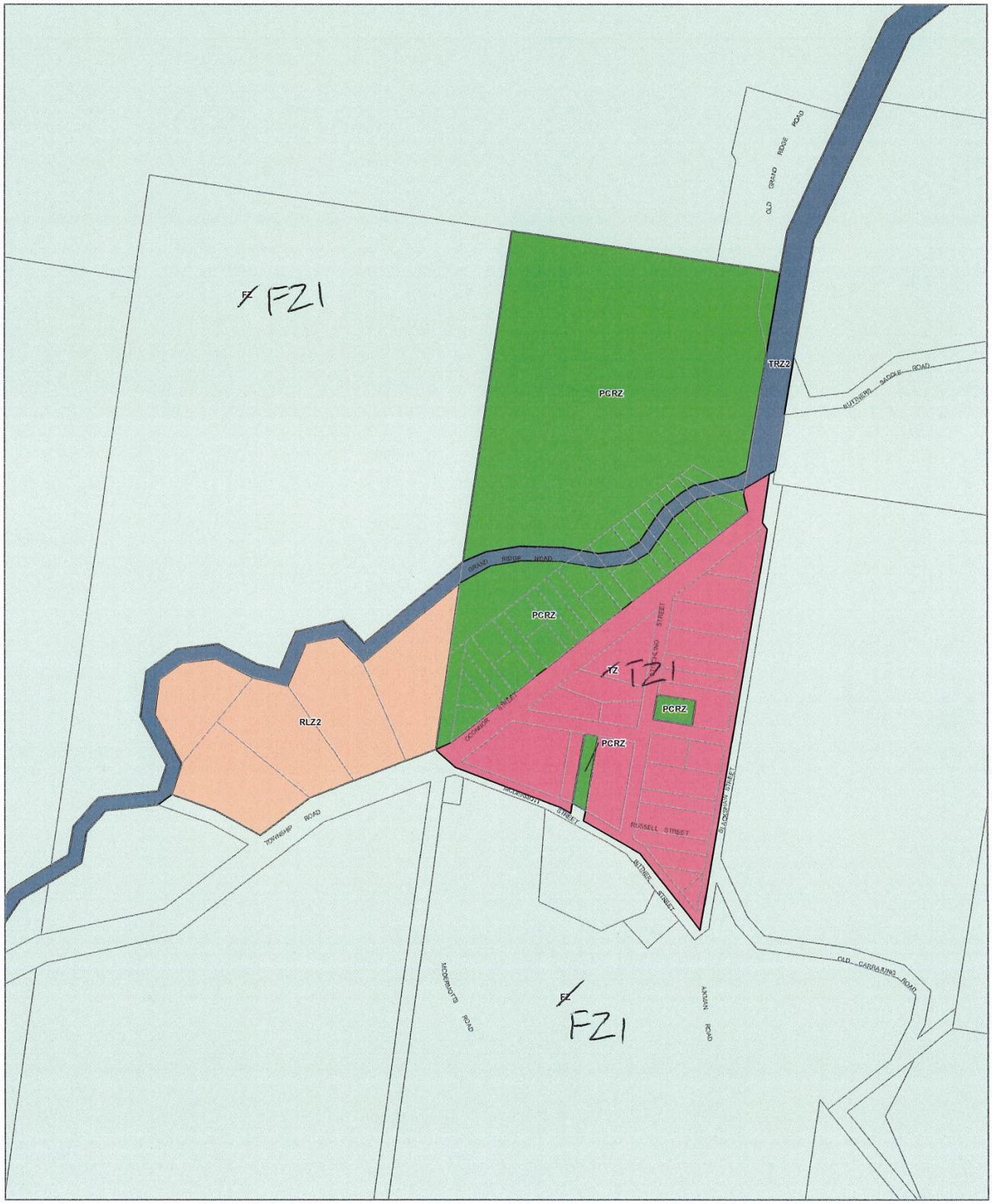
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 176**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TZ - Township Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 177**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
Municipal Boundary

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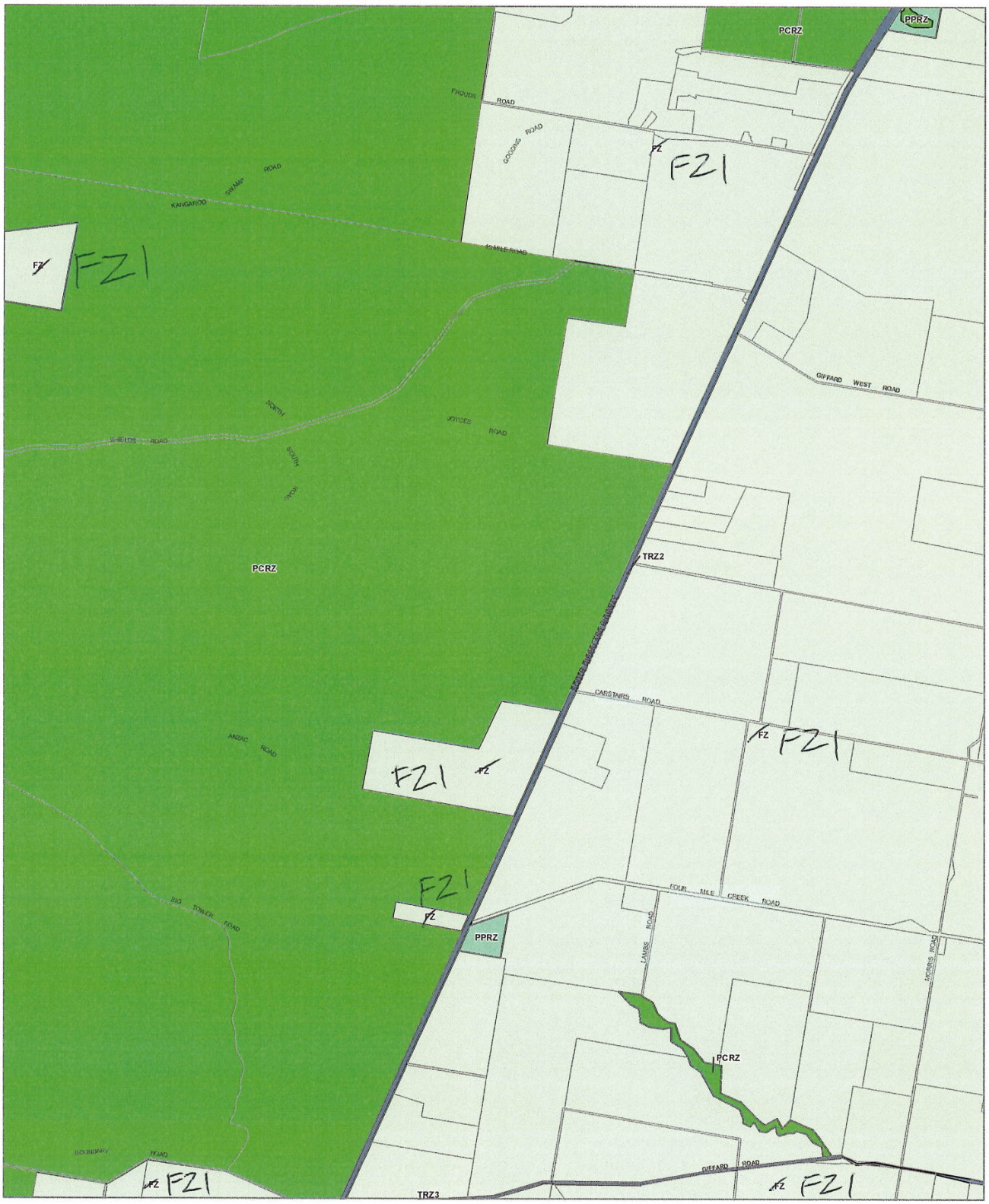
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 178**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Planning Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 179**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PUZ1 - Public Use Zone - Service and Utility
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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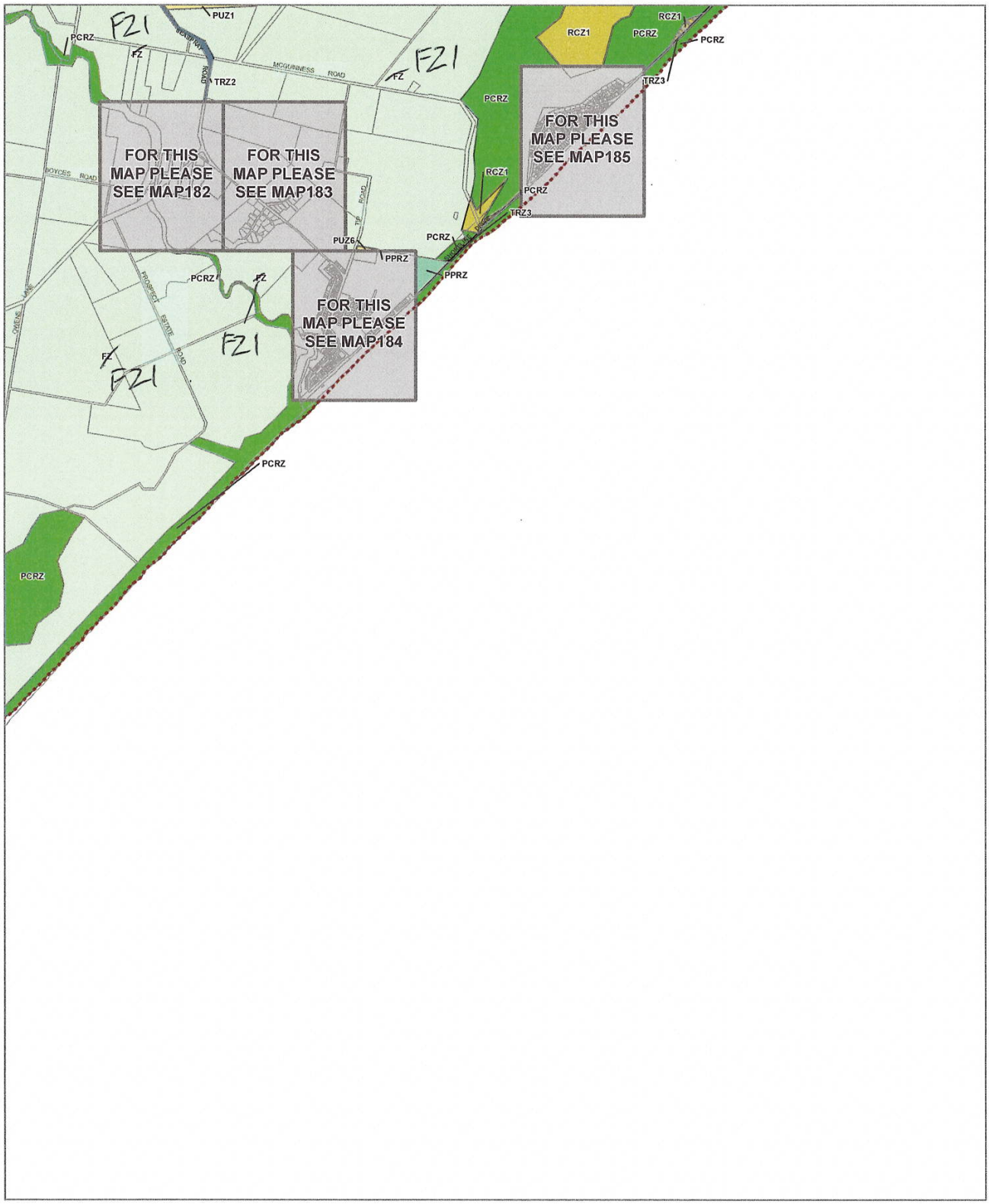
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 180**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
RCZ - Rural Conservation Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 181**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ2 - Public Use Zone - Education
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 182**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
LDRZ - Low Density Residential Zone
PUZ1 - Public Use Zone - Service and Utility
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 183**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ6 - Public Use Zone - Local Government
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- TZ - Township Zone
- Municipal Boundary

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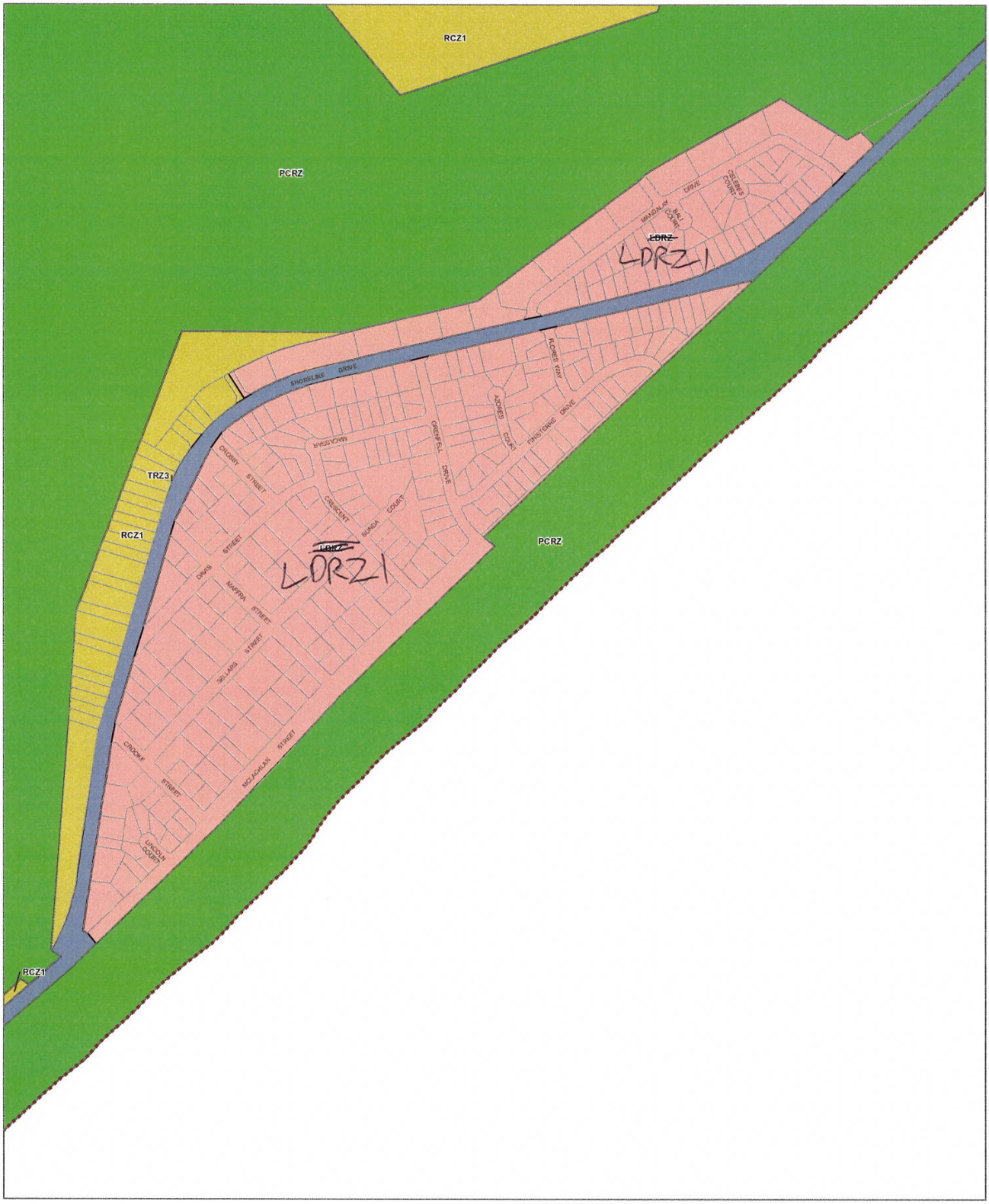
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INDEX TO ADJOINING SCHEME MAPS



ZONES **MAP No 184**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

LDRZ - Low Density Residential Zone
RCZ - Rural Conservation Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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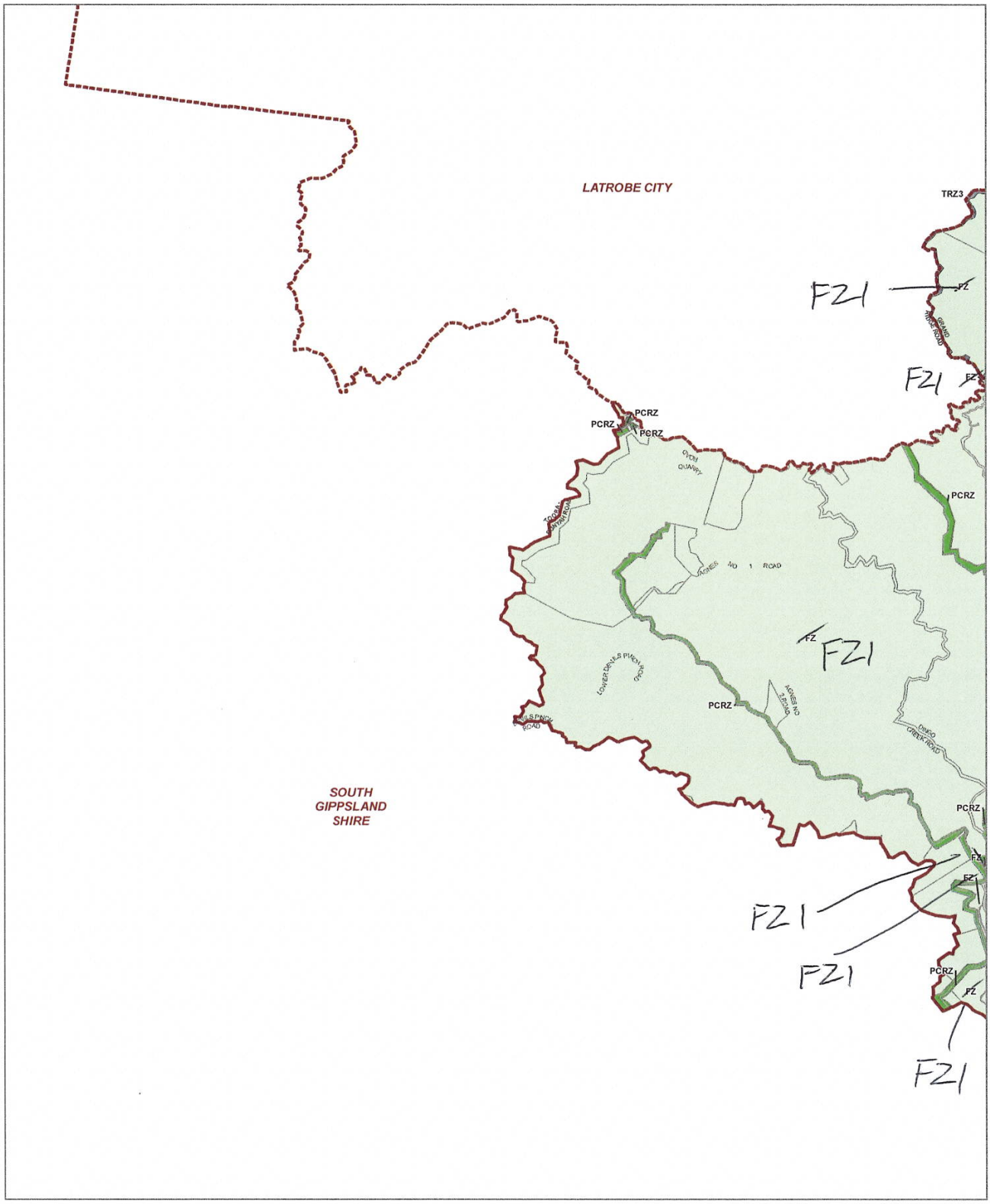
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 185**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Planning Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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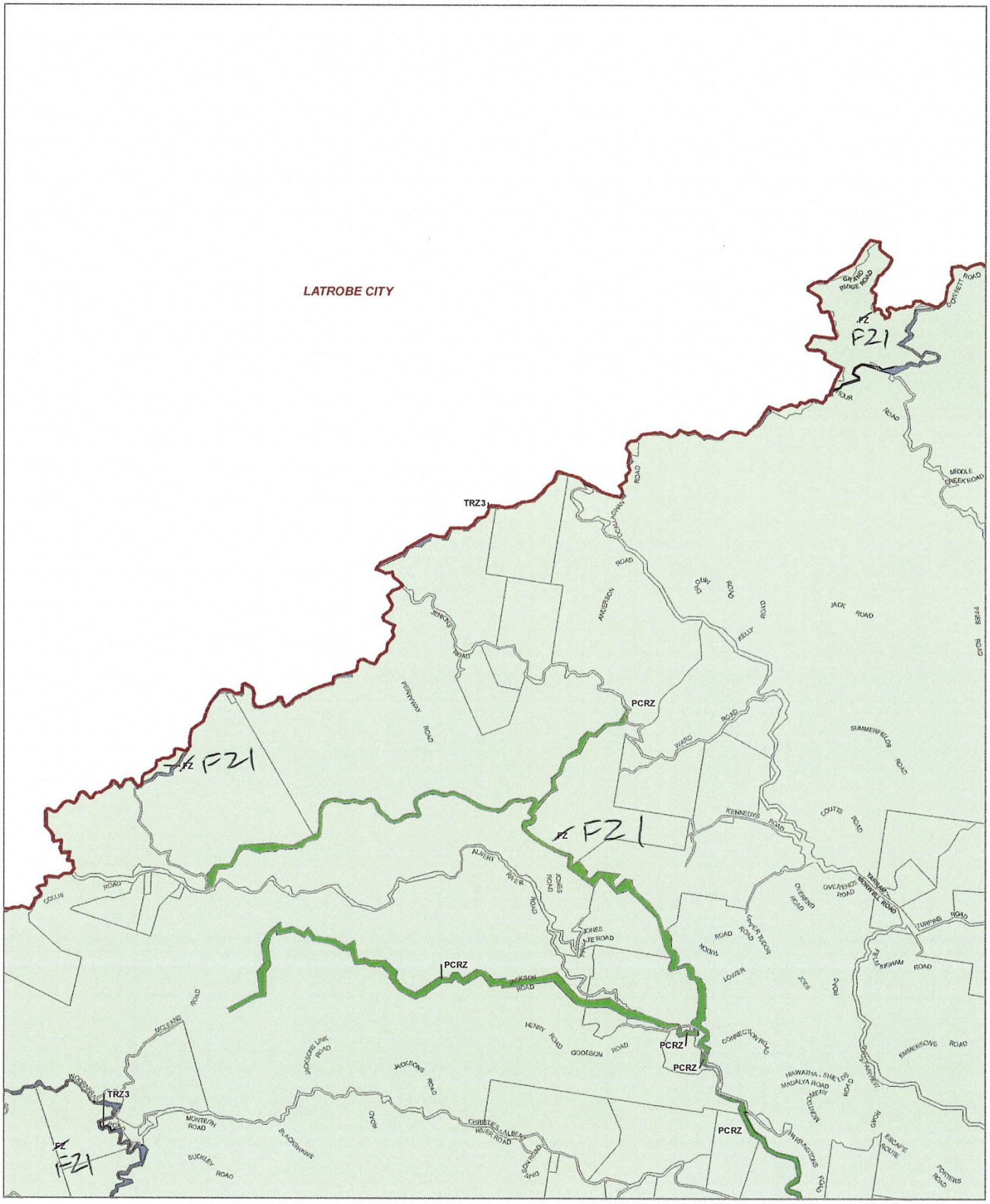
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 186**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND
FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ3 - Significant Municipal Road
Municipal Boundary

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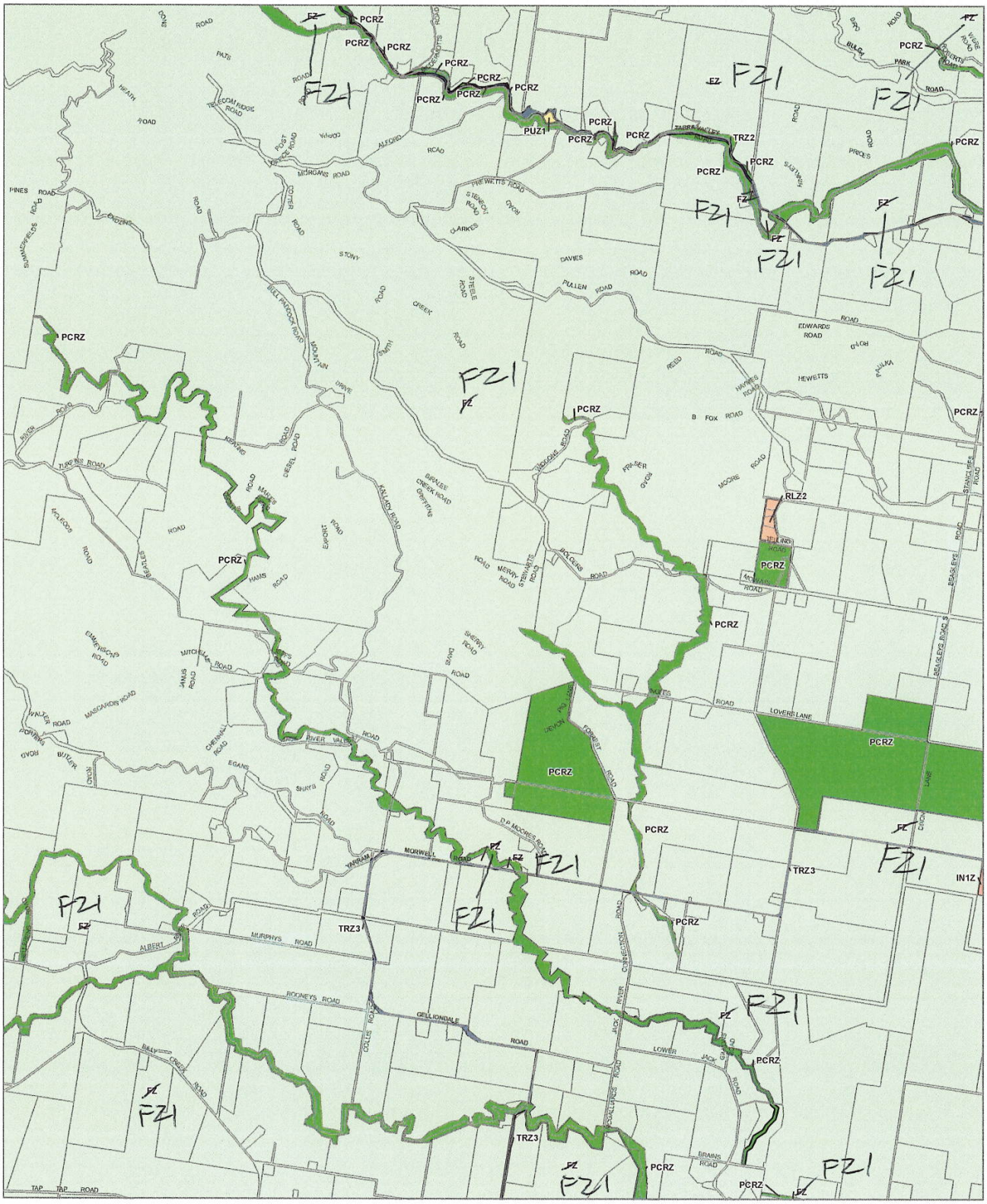
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 187**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



ZONES **MAP No 188**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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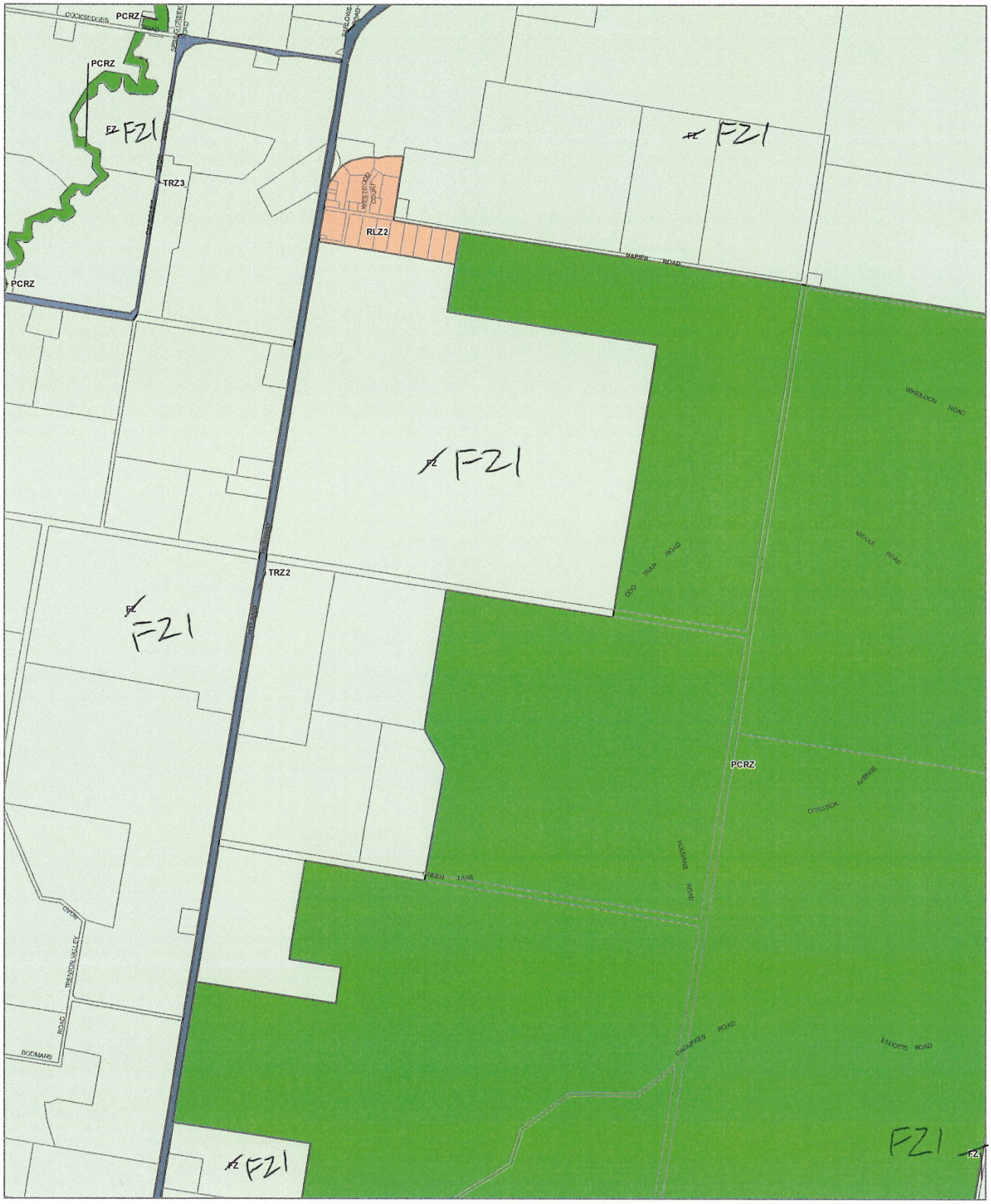
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 189**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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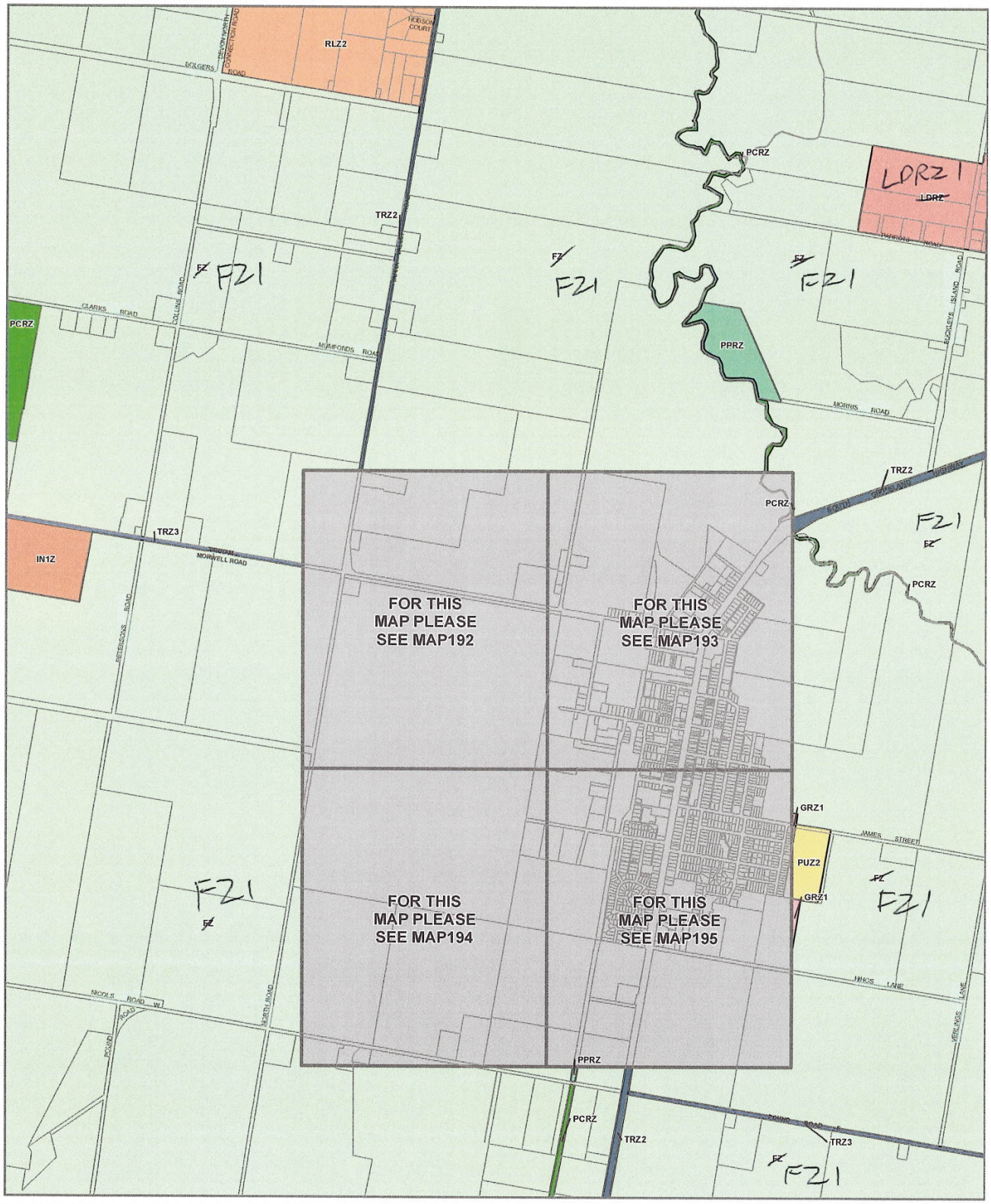
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 190**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone - Education
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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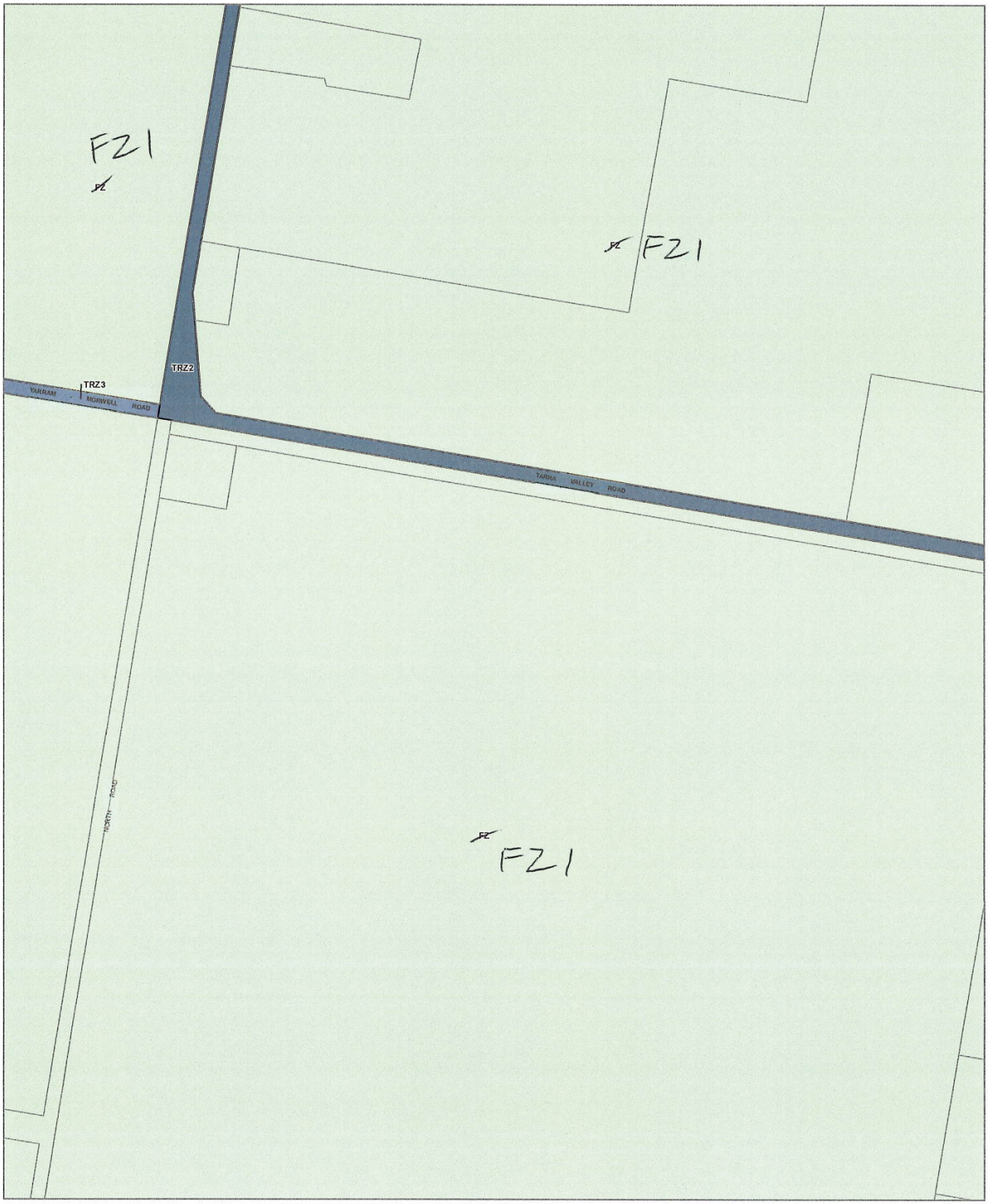
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 191**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Fanning Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 192**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- FZ - Fanning Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ3 - Public Use Zone - Health and Community
- PUZ7 - Public Use Zone - Other Public Use
- TRZ2 - Principal Road Network
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 193**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Rural
FZ Farming Zone

100 0 100 200 300 m
AUSTRALIAN MAP GRID ZONE 55

N

Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

Printed: 4/7/2007

AMENDMENT C43

ZONES

MAP No 194

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- FZ - Fanning Zone
- GRZ - General Residential Zone
- IN1Z - Industrial 1 Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ2 - Public Use Zone - Education
- PUZ6 - Public Use Zone - Local Government
- TRZ2 - Principal Road Network
- Municipal Boundary

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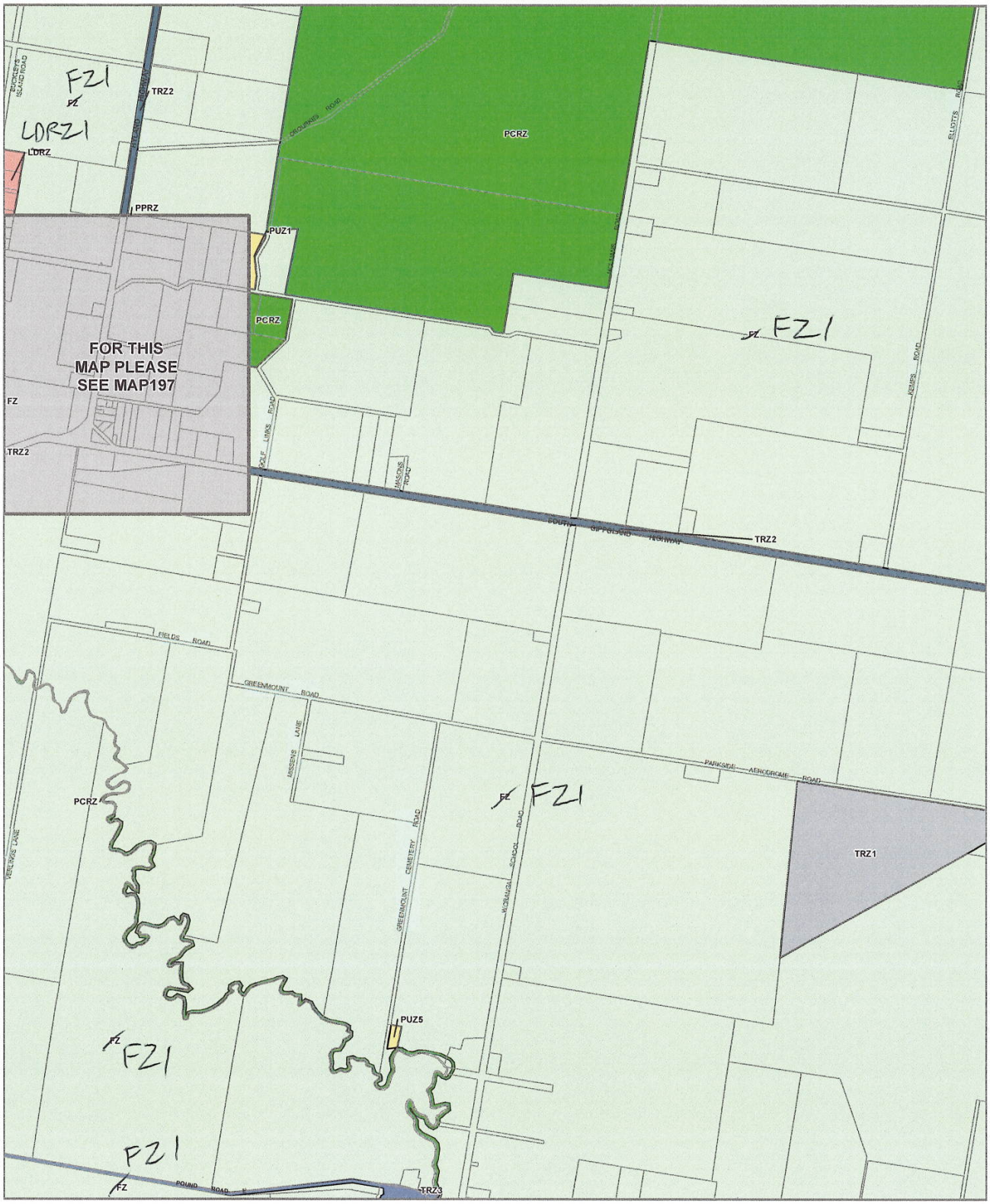
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 195**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- TRZ1 - State Transport Infrastructure
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 196**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Fanning Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- Municipal Boundary

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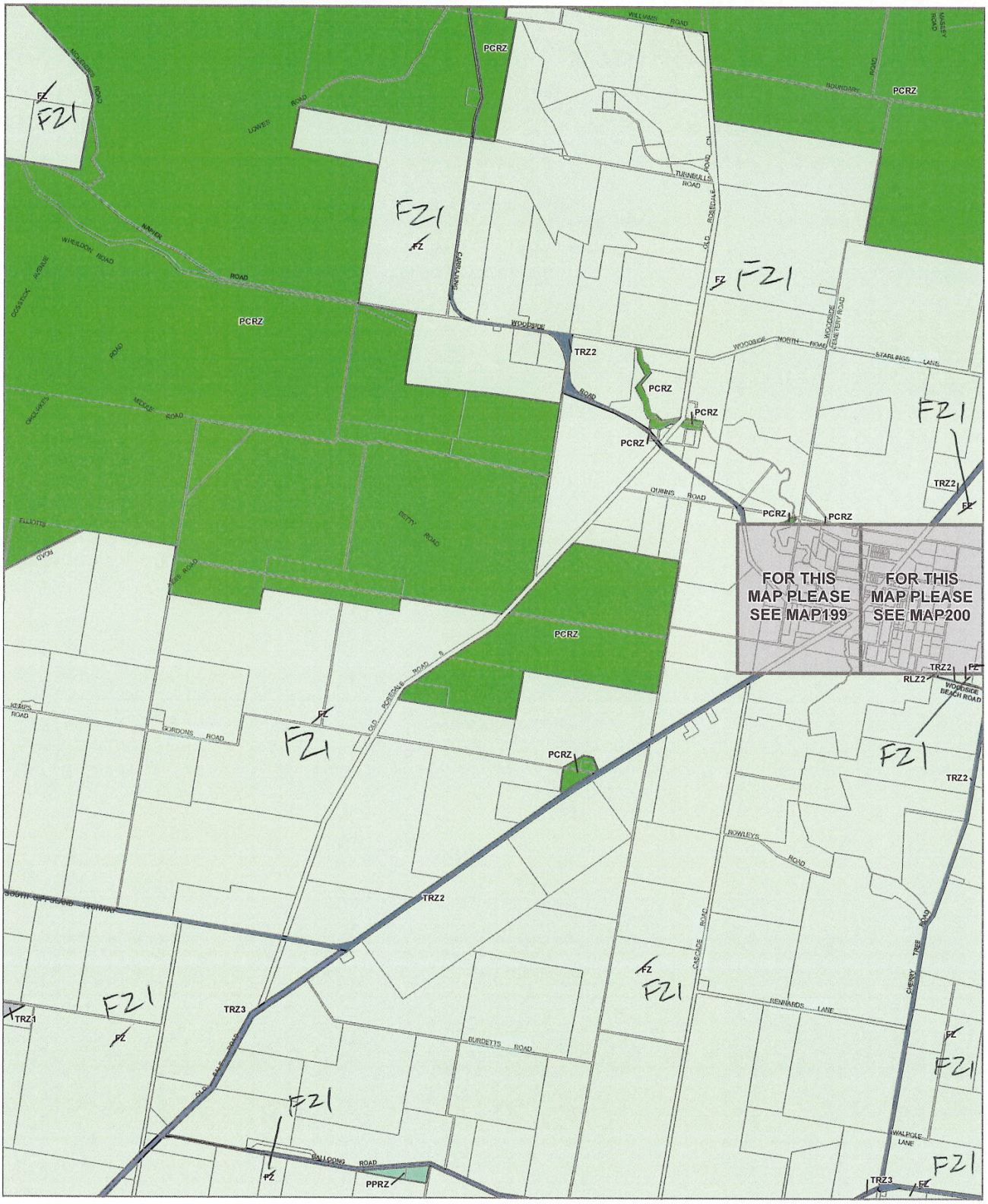
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 197**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
RLZ - Rural Living Zone
TRZ1 - State Transport Infrastructure
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 198**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 199**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ2 - Public Use Zone - Education
RLZ - Rural Living Zone
TRZ2 - Principal Road Network
TZ - Township Zone
Municipal Boundary

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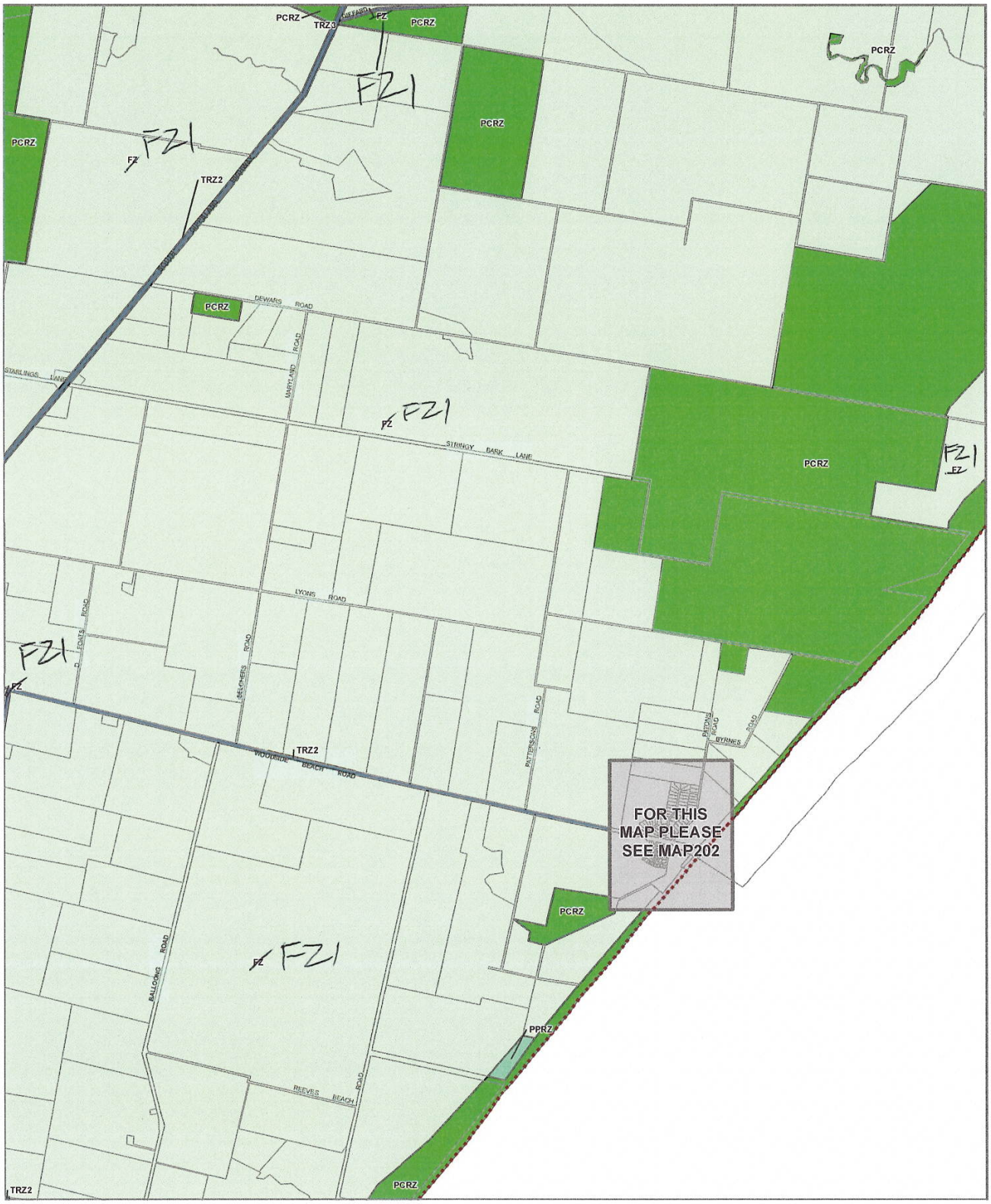
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 200**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Planning Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
TRZ2 - Principal Road Network
TRZ2 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 201**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
LDRZ - Low Density Residential Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
TRZ2 - Principal Road Network
TZ - Township Zone
Municipal Boundary

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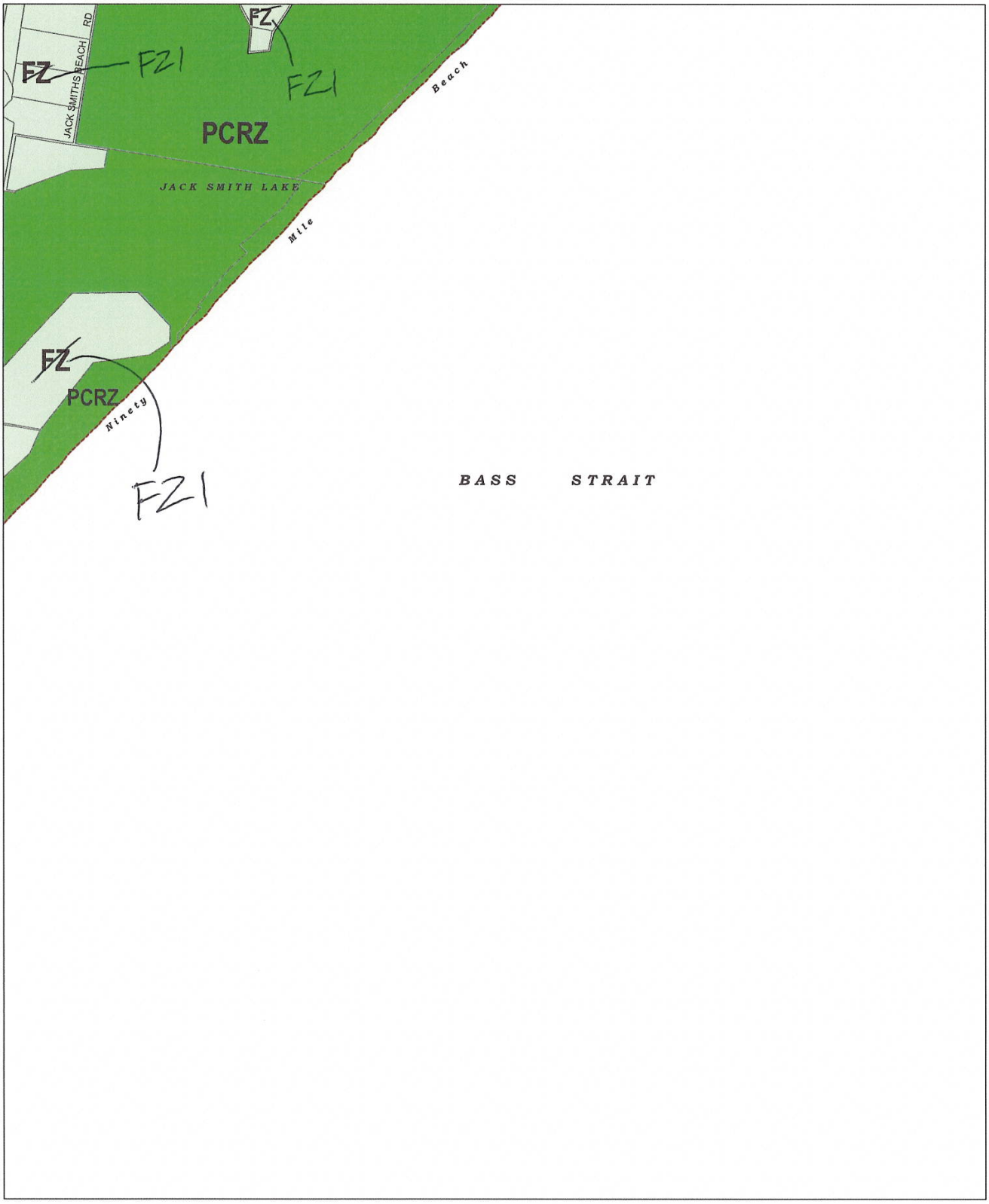
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 202**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone

Rural
FZ Farming Zone

1000 0 1000 2000 m
AUSTRALIAN MAP GRID ZONE 55

N

Victoria

INDEX TO ADJOINING METRIC SERIES MAP

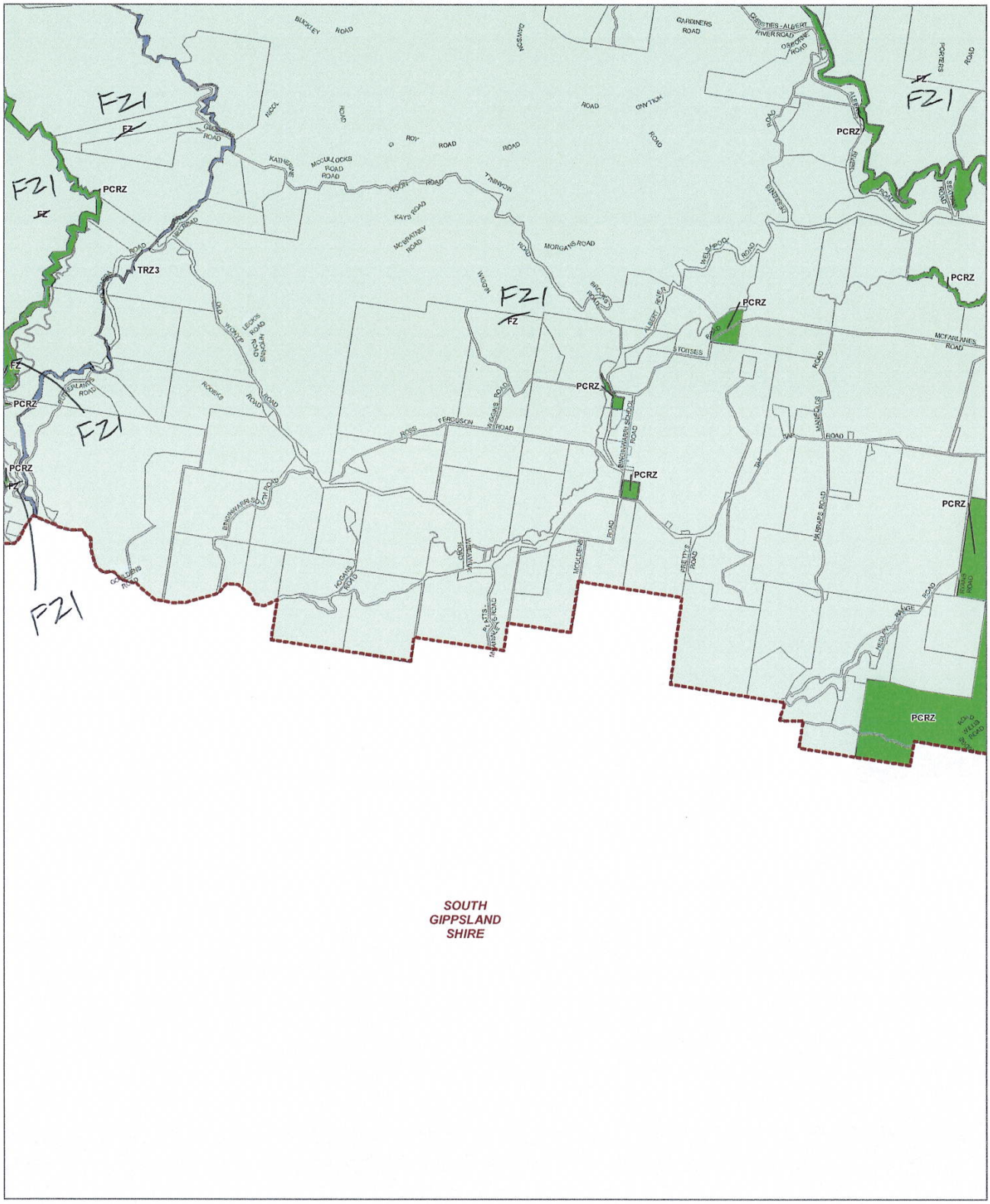
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AMENDMENT C68 PART 2

ZONES

MAP No 203

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
TRZ3 - Significant Municipal Road
PCRZ - Public Conservation and Resource Zone
Municipal Boundary

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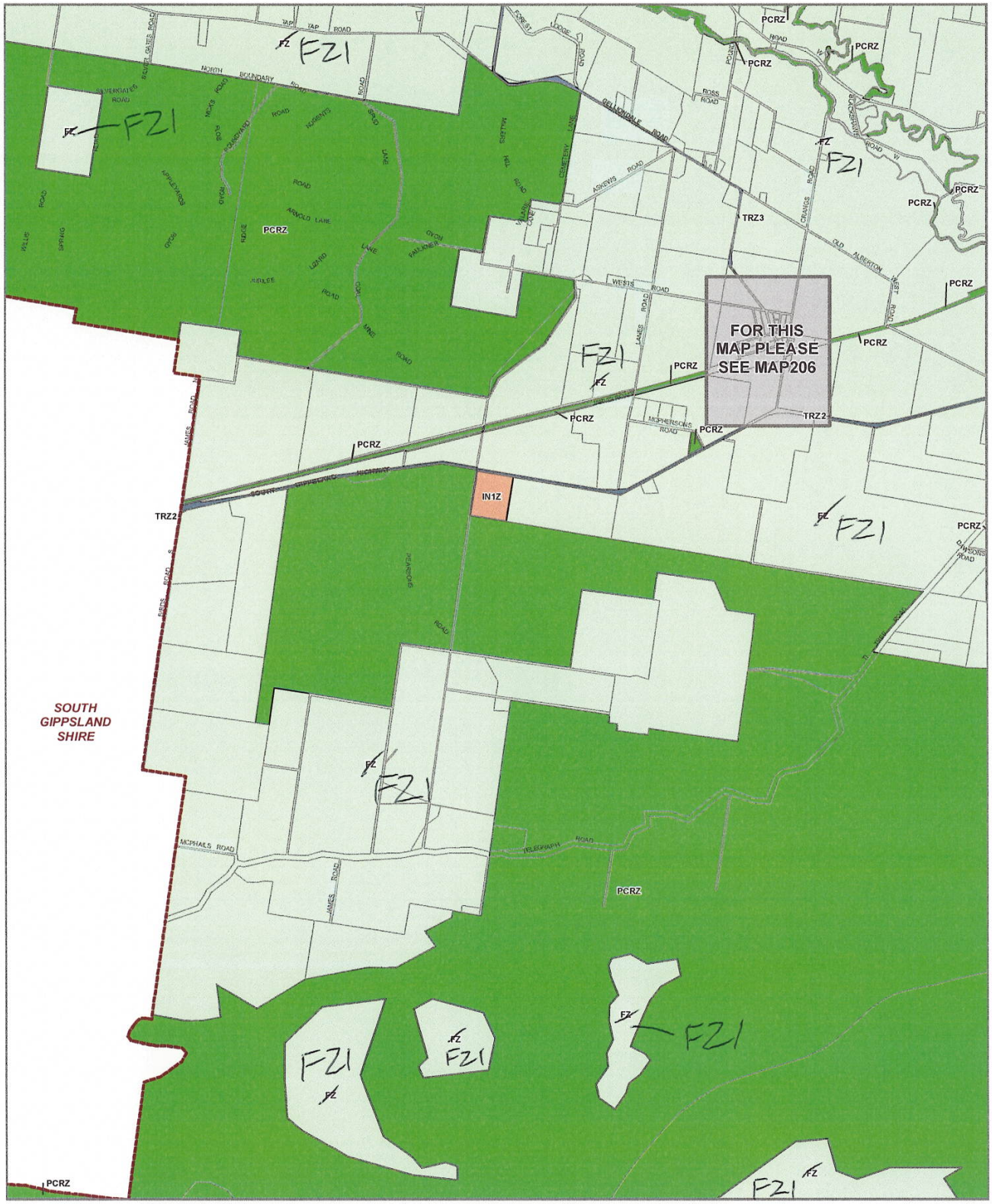
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 204**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
IN1Z - Industrial 1 Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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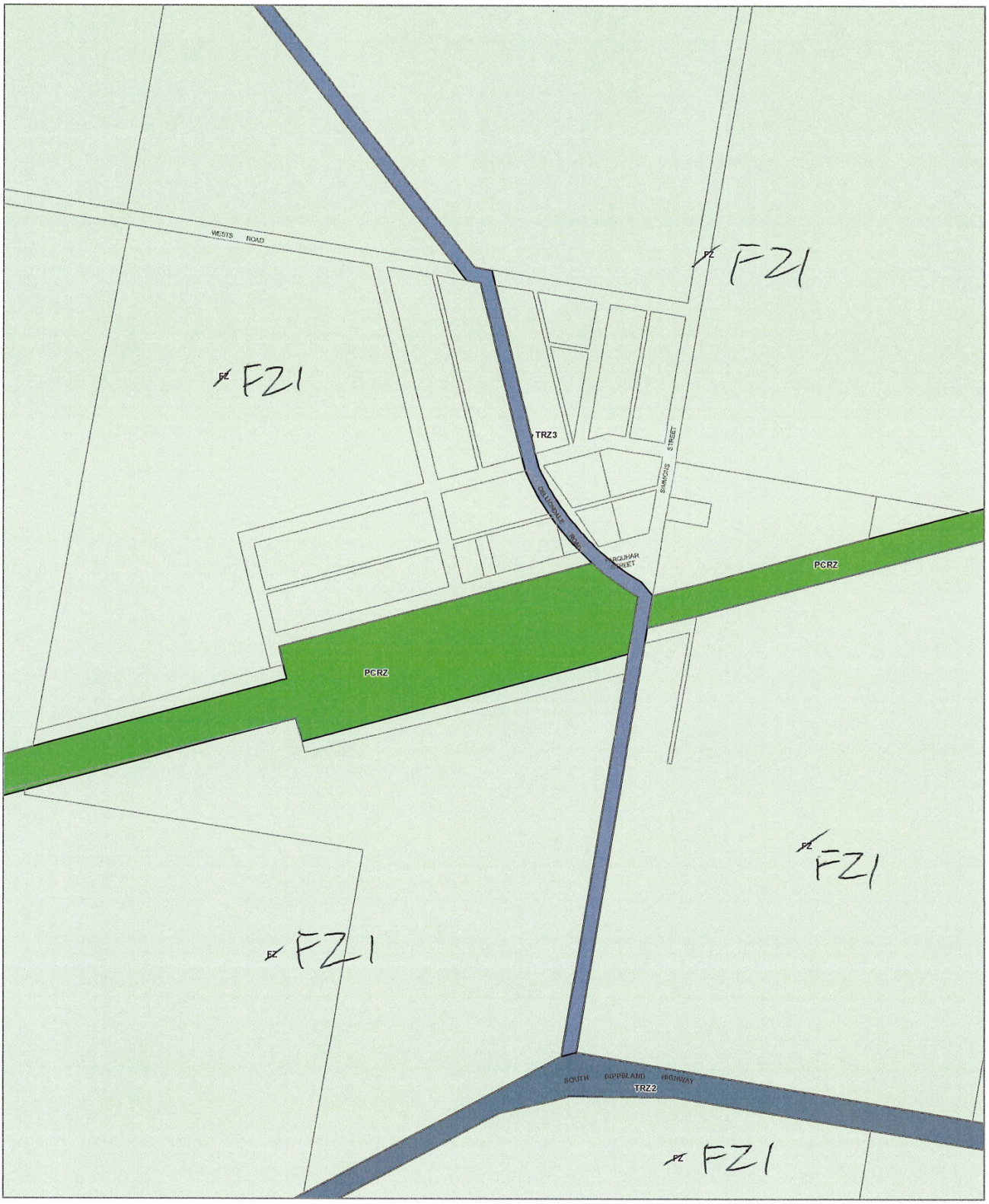
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 205**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 206**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ5 - Public Use Zone - Cemetery/Crematorium
- PUZ6 - Public Use Zone - Local Government
- RAZ - Rural Activity Zone
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 207**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- RLZ - Rural Living Zone
- TRZ2 - Principal Road Network
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 208**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- C1Z - Commercial 1 Zone
- C2Z - Commercial 2 Zone
- FZ - Farming Zone
- GRZ - General Residential Zone
- LDRZ - Low Density Residential Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ1 - Public Use Zone - Service and Utility
- PUZ6 - Public Use Zone - Local Government
- TRZ2 - Principal Road Network
- Municipal Boundary

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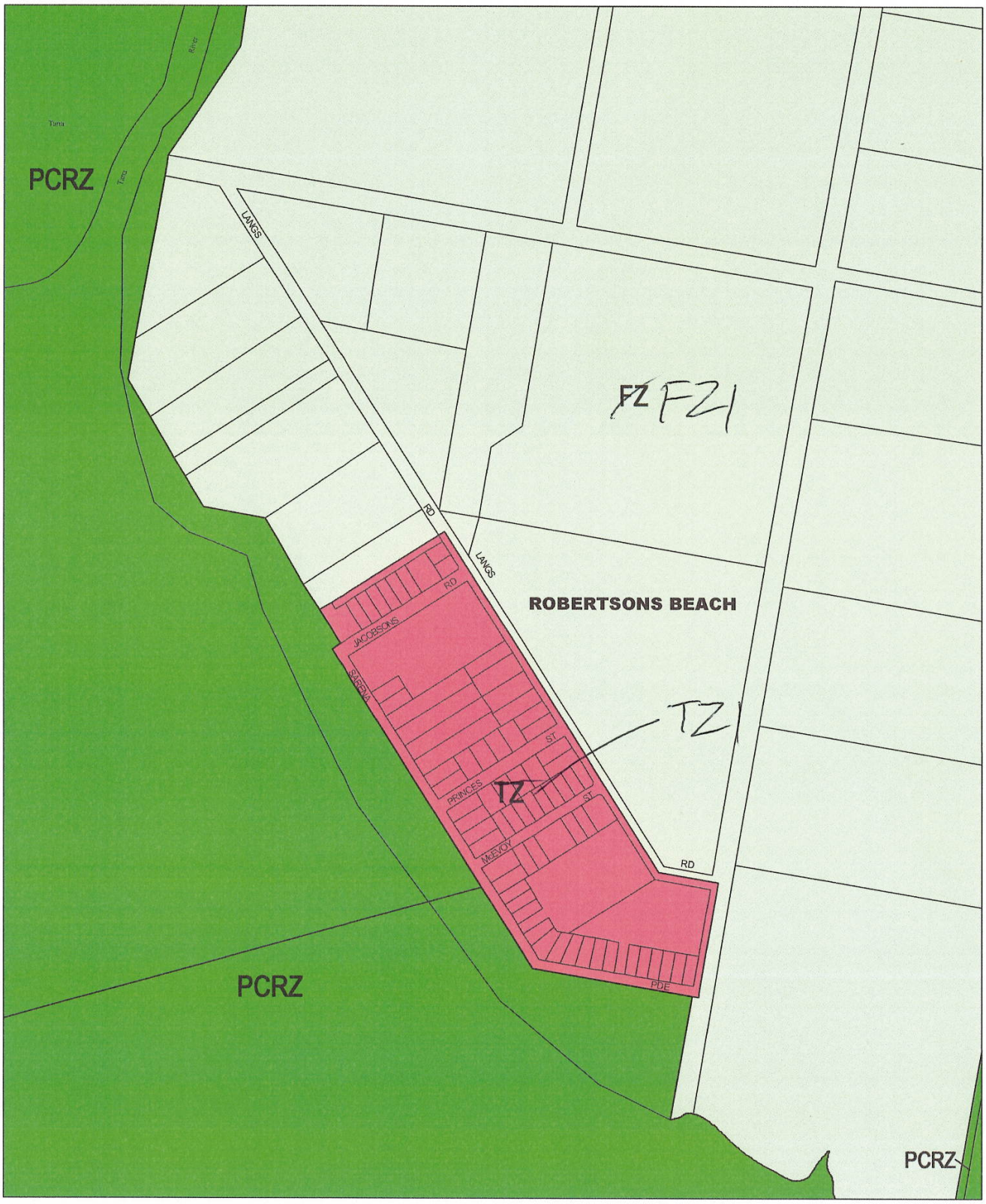
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 209**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone
Residential
TZ Township Zone
Rural
FZ Farming Zone

100 0 100 200 300 m
AUSTRALIAN MAP GRID ZONE 55

N

Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

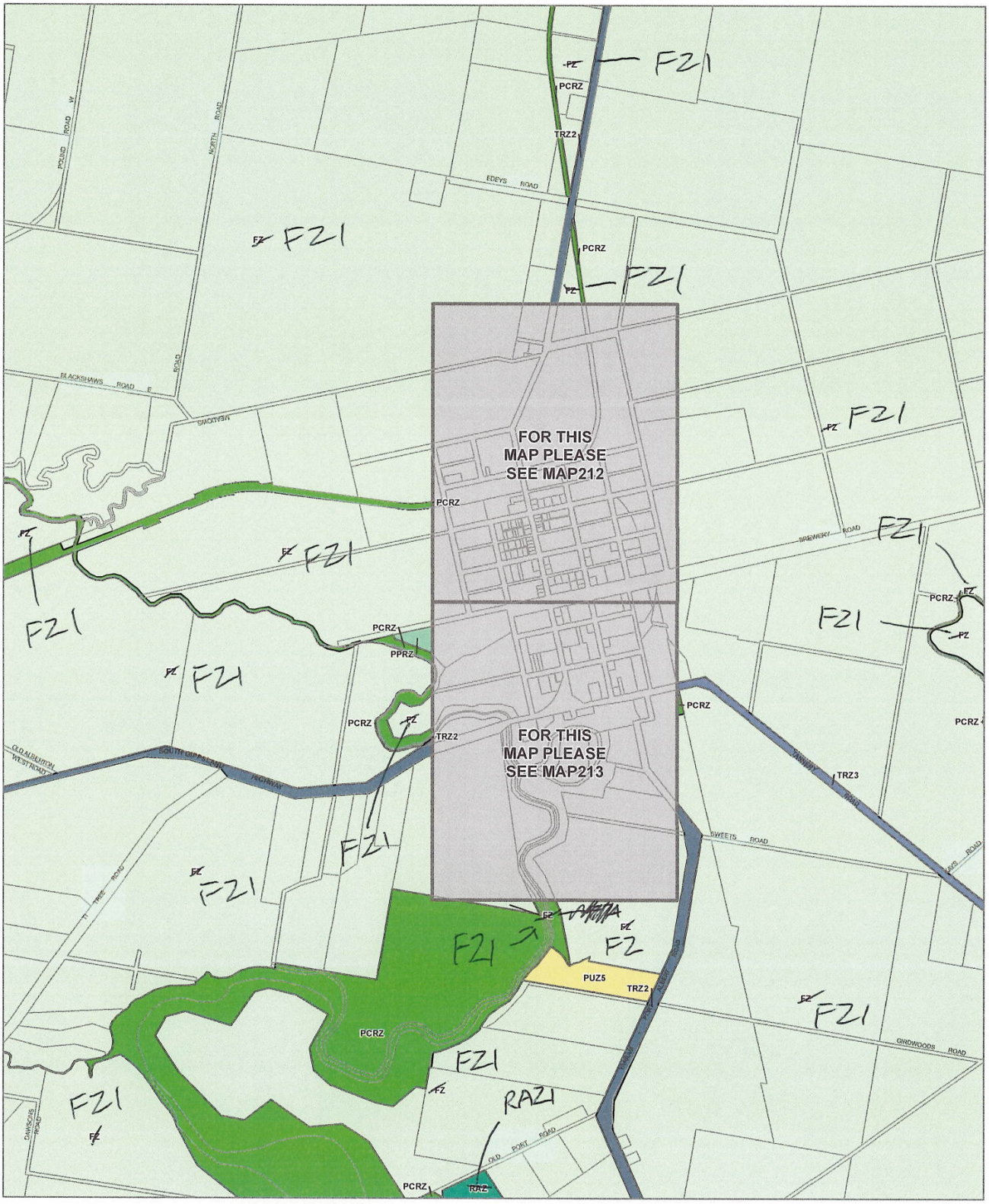
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AMENDMENT C43

ZONES

MAP No 210

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
PUZ5 - Public Use Zone - Cemetery/Crematorium
RAZ - Rural Activity Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 211**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
IN3Z - Industrial 3 Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
TZ - Township Zone
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 212**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone - Education
- TRZ2 - Principal Road Network
- TRZ3 - Significant Municipal Road
- TZ - Township Zone
- Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 213**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PUZ1 - Public Use Zone - Service and Utility
PUZ6 - Public Use Zone - Local Government
TRZ3 - Significant Municipal Road
Municipal Boundary

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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 214**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

- FZ - Farming Zone
- PCRZ - Public Conservation and Resource Zone
- PPRZ - Public Park and Recreation Zone
- PUZ2 - Public Use Zone - Education
- PUZ6 - Public Use Zone - Local Government
- TRZ3 - Significant Municipal Road
- TZ - Township Zone
- Municipal Boundary

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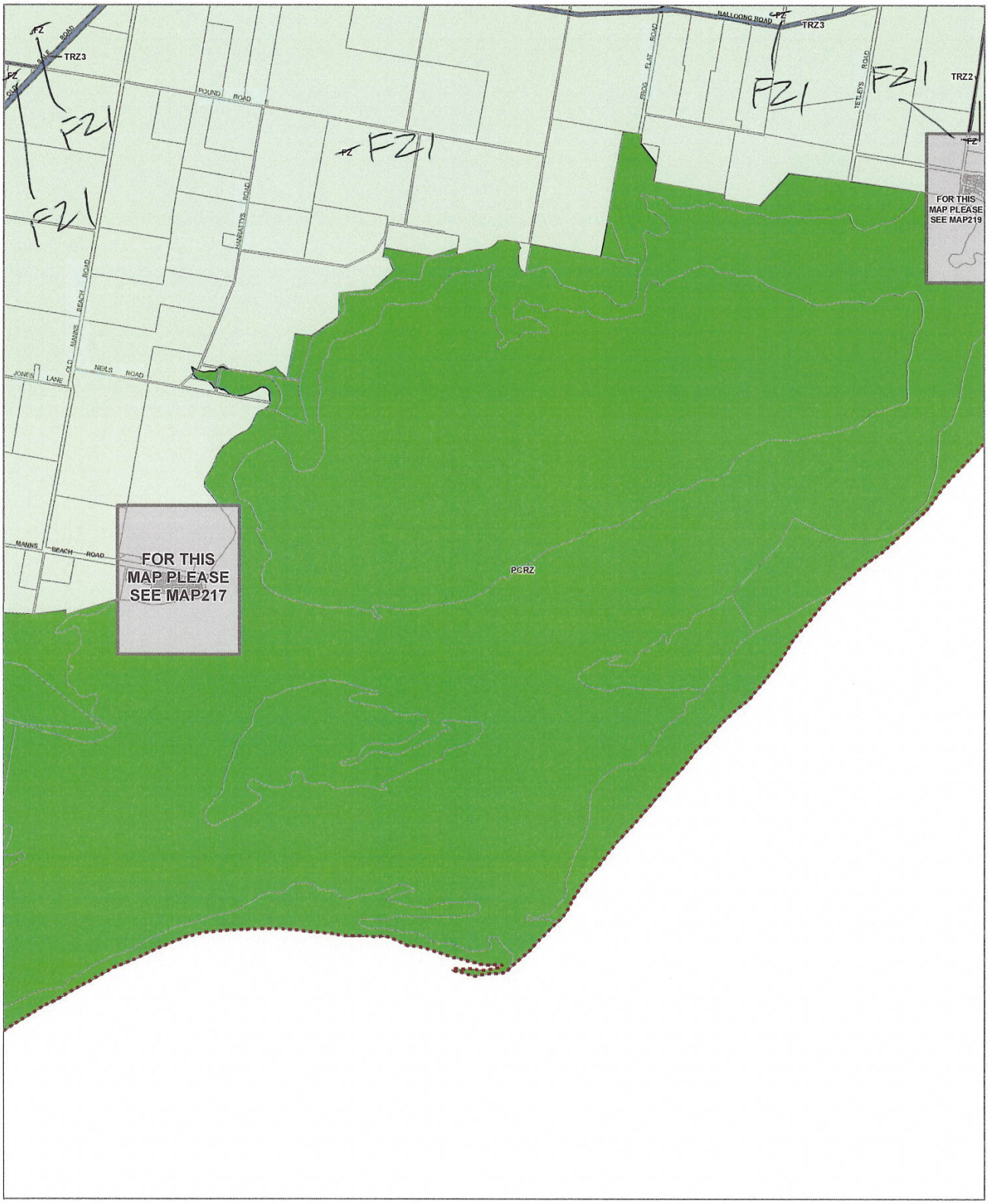
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INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 215**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
TRZ2 - Principal Road Network
TRZ3 - Significant Municipal Road
Municipal Boundary

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Meters

Australian Map Grid Zone 55

NORTH

Planning Group

AMENDMENT V C205

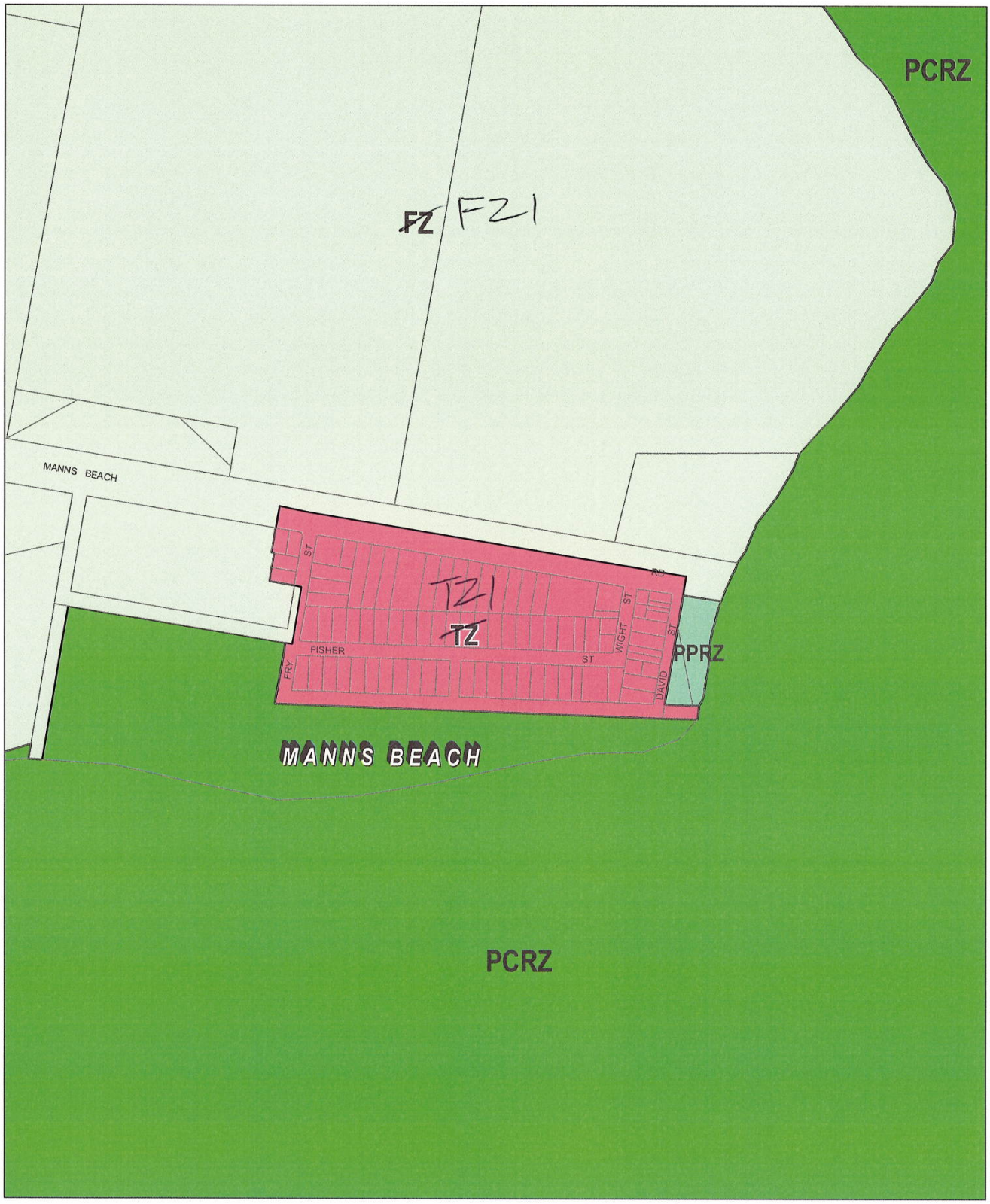
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VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 216**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
- PCRZ Public Conservation And Resource Zone
- PPRZ Public Park And Recreation Zone

Residential
- TZ Township Zone

Rural
- FZ Farming Zone

100 0 100 200 300 m

AUSTRALIAN MAP GRID ZONE 55

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State Government Victoria

INDEX TO ADJOINING METRIC SERIES MAP

Printed: 27/6/2011

AMENDMENT C50 PART 2

ZONES

MAP No 217

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
TRZ2 - Principal Road Network
PCRZ - Public Conservation and Resource Zone
Municipal Boundary

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NORTH

Planning Group

AMENDMENT V C205

Printed: 17/01/2022

VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 218**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

FZ - Farming Zone
PCRZ - Public Conservation and Resource Zone
PPRZ - Public Park and Recreation Zone
TRZ2 - Principal Road Network
TZ - Township Zone
Municipal Boundary

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Australian Map Grid Zone 55

NORTH

Planning Group

AMENDMENT V C205

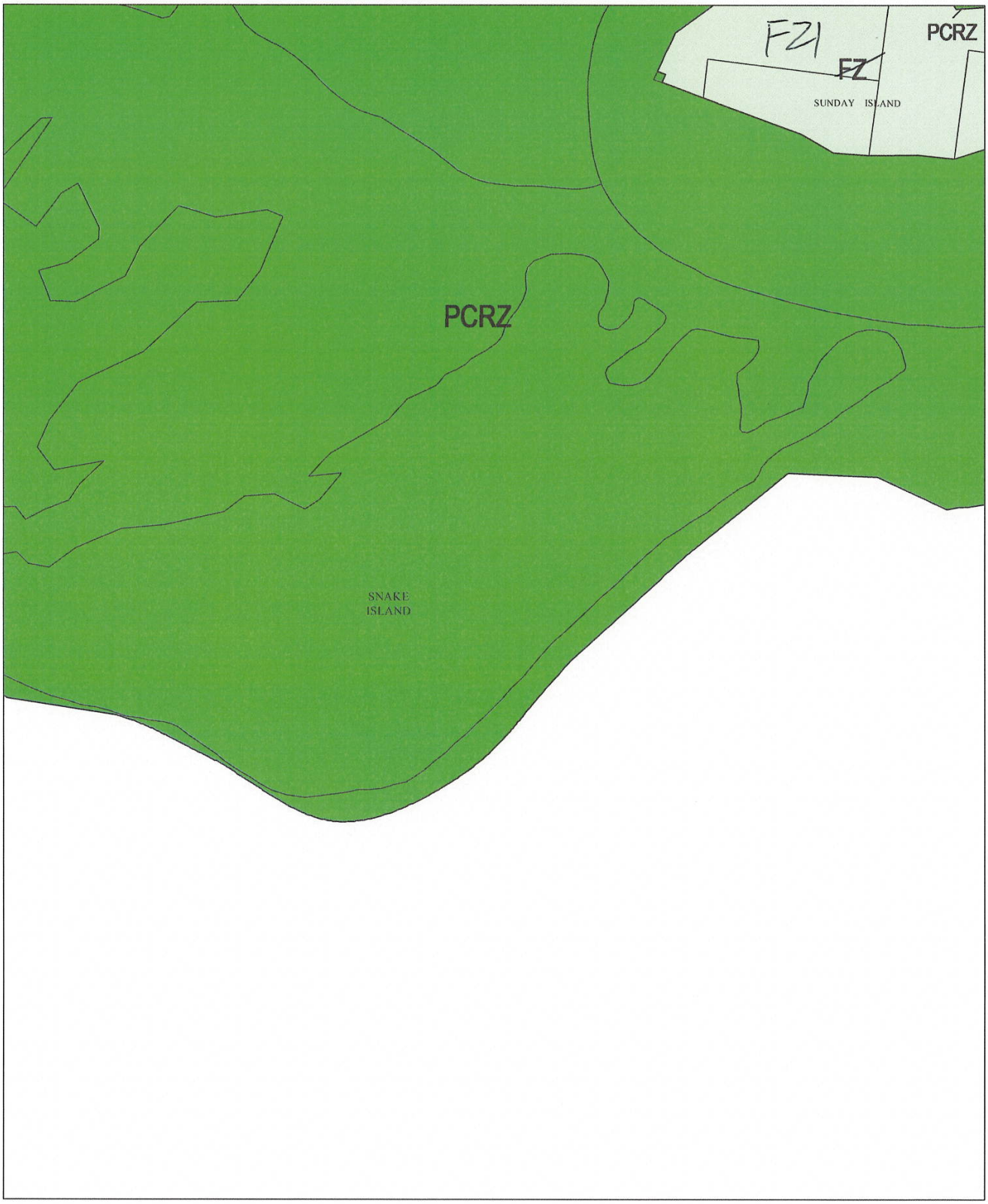
Printed: 17/01/2022

VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

ZONES **MAP No 219**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone

Rural
FZ Farming Zone

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AUSTRALIAN MAP GRID ZONE 55

N

Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

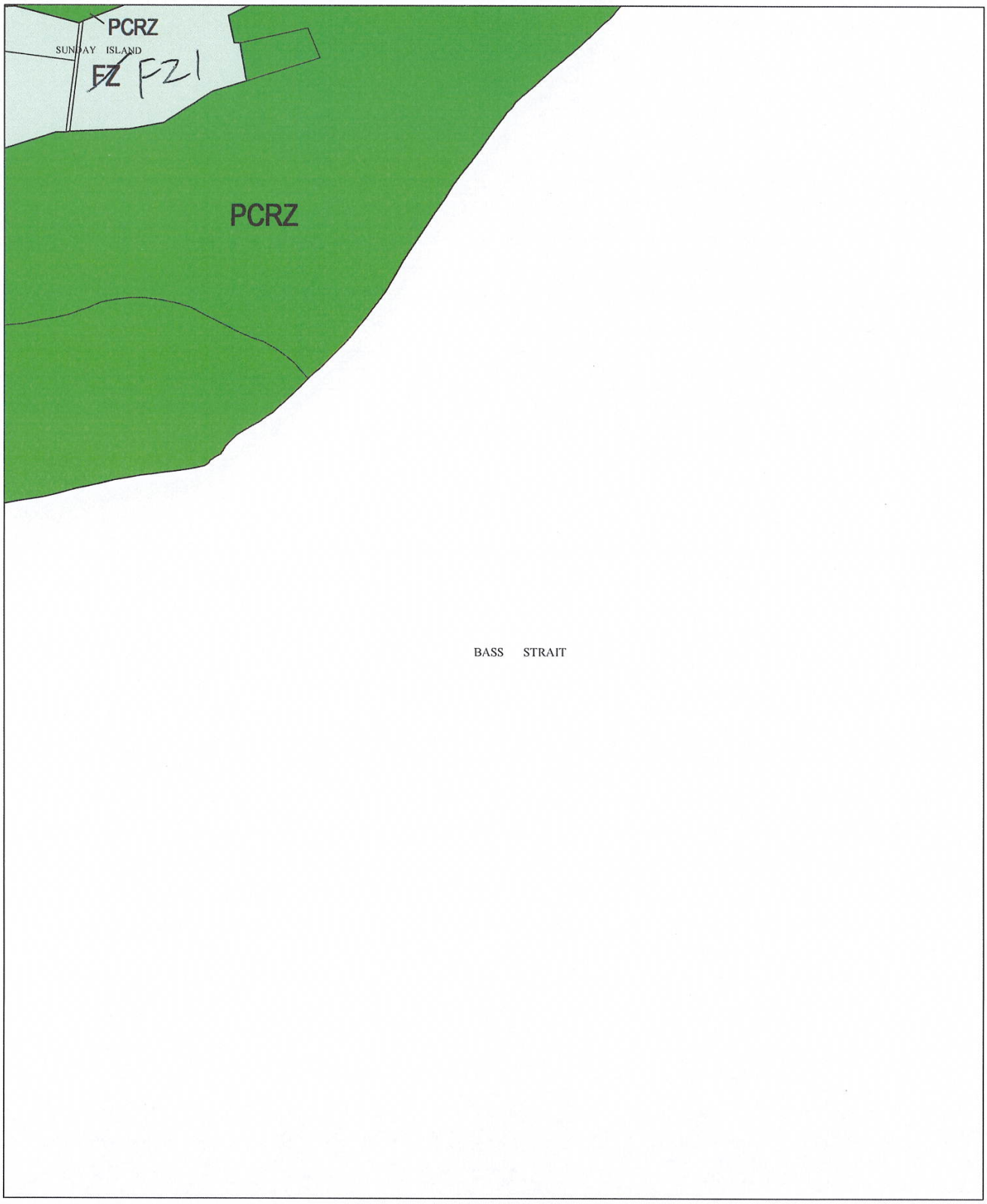
Printed 30/1/2007

AMENDMENT C43

ZONES

MAP No 221

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Public Land
PCRZ Public Conservation And Resource Zone

Rural
FZ Farming Zone

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AUSTRALIAN MAP GRID ZONE 55

N

Victoria The Place To Be

INDEX TO ADJOINING METRIC SERIES MAP

Printed 3/7/2007

AMENDMENT C43

ZONES

MAP No 222

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

SCO1 - Specific Controls Overlay - Schedule 1

Municipal Boundary

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Australian Map Grid Zone 55

NORTH

Planning Group

AMENDMENT C105well

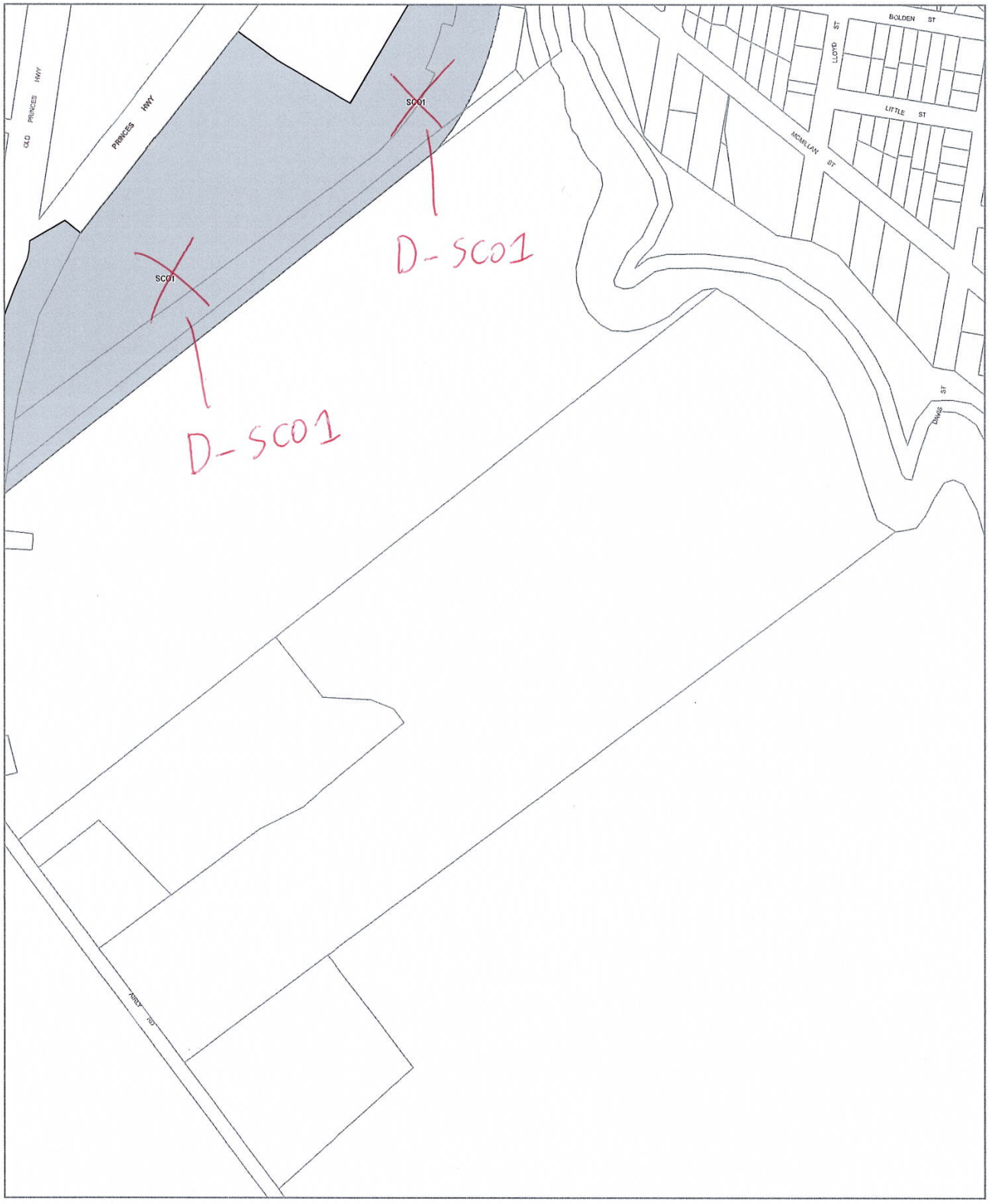
Printed: 16/05/2019

VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

SPECIFIC CONTROLS OVERLAY **MAP No 59SCO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

SCO1 - Specific Controls Overlay - Schedule 1

Municipal Boundary

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AMENDMENT C105well

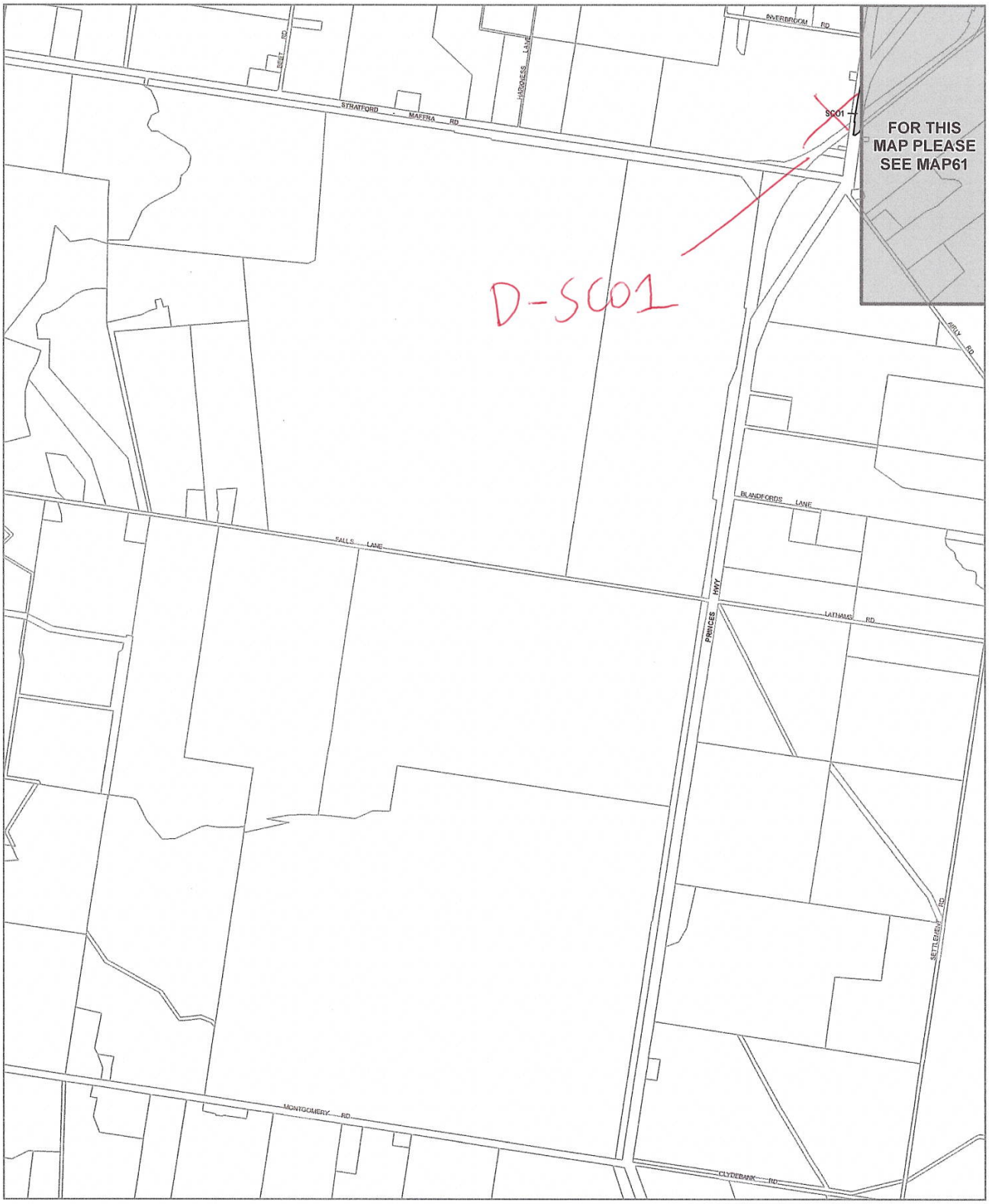
Printed: 16/05/2019

VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

SPECIFIC CONTROLS OVERLAY **MAP No 61SCO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION



LEGEND

SCO1 - Specific Controls Overlay - Schedule 1

Municipal Boundary

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Meters

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NORTH

Planning Group

AMENDMENT C105well

Printed: 16/05/2019

VICTORIA State Government | Environment, Land, Water and Planning

INDEX TO ADJOINING SCHEME MAPS

SPECIFIC CONTROLS OVERLAY **MAP No 75SCO**



LEGEND

D-HO - Area to be deleted from a Heritage Overlay

Municipal Boundary

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Print Date: 15/10/2026
Amendment Version: 1

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INDEX TO ADJOINING SCHEME MAPS

AREA TO BE DELETED FROM A HERITAGE OVERLAY **MAP No 89HO**



LEGEND

D-PAO - Area to be deleted from a Public Acquisition Overlay

Municipal Boundary

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Australian Map Grid Zone 55

Planning Group
Print Date: 15/10/2026
Amendment Version: 1

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INDEX TO ADJOINING SCHEME MAPS

AREA TO BE DELETED FROM A PUBLIC ACQUISITION OVERLAY **MAP No 70PAO**



LEGEND
D-PAO - Area to be deleted from a Public Acquisition Overlay
Municipal Boundary

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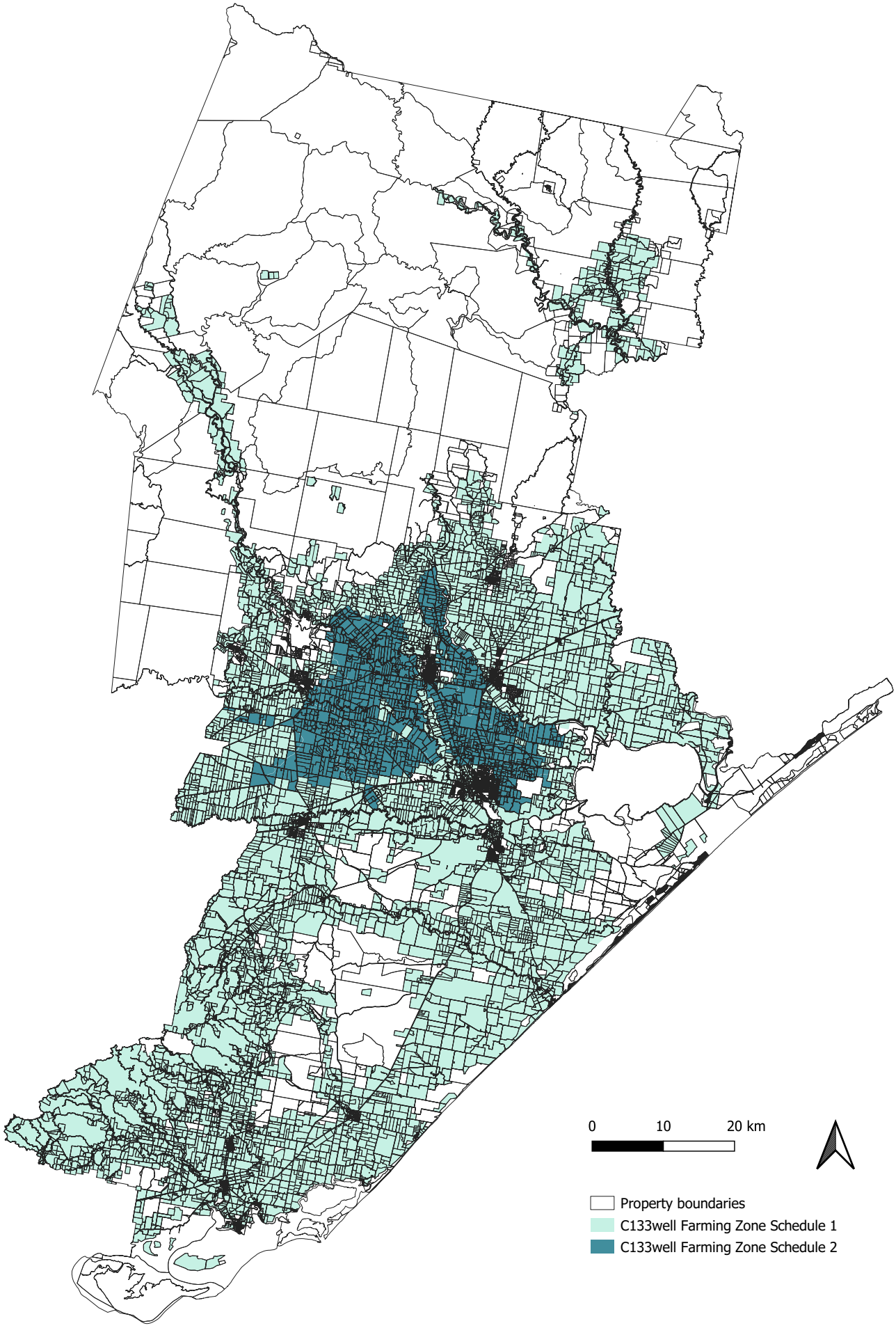
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Planning Spatial services
Printed: 15/10/2026
Amendment Version: 1

VICTORIA State Government | Department of Transport and Planning

INDEX TO ADJOINING SCHEME MAPS

AREA TO BE DELETED FROM A PUBLIC ACQUISITION OVERLAY **MAP No 119PAO**


0
10
20 km
Property boundaries
C133well Farming Zone Schedule 1
C133well Farming Zone Schedule 2

12.2. SEASONAL OUTDOOR POOLS - 2026/27 SEASON

ACTION OFFICER: MANAGER CULTURE AND LEISURE

PURPOSE

The purpose of this report is to provide Council with an overview of the outcomes of the 2025/26 outdoor pool season and seek approval of the recommended operating models, season dates and service delivery initiatives for the 2026/27 outdoor pool season, including a proposed free-entry pilot at the Rosedale Pool.

RECOMMENDATION

That Council:

1. ***Approve the proposed operating model and season dates for the 2026/27 Outdoor Pool Season, including:***
    - ***Commencing the Maffra, Stratford and Heyfield Outdoor Pool season one week earlier, operating from 30 November to 14 March 2027.***
    - ***Retaining the existing operating model at the Maffra, Stratford and Heyfield Pools, including guaranteed daily opening hours, temperature based extended operating hours.***
    - ***Retaining the existing operating model and season dates for the Yarram Pool, operating from 23 November 2026 to 4 April 2027.***
    - ***Continuing 'Free Swim Fridays' across the seasonal pool facilities, including the Maffra, Stratford, Heyfield, Sale and Yarram Pools, in recognition of the positive community outcomes achieved over the past two seasons.***
2. ***Approve a free-entry pilot for the Rosedale Pool for the 2026/27 season, with the pool retaining its existing 10-week season, operating from 14 December 2026 to 28 February 2027, in recognition of ongoing low participation levels and to encourage increased community usage, accessibility and participation.***
3. ***Authorise the Chief Executive Officer to implement the approved operating arrangements and undertake all required actions to prepare for and deliver the 2026/27 outdoor pool season***

BACKGROUND

Wellington Shire Council owns and operates six seasonal outdoor pool facilities located in Sale, Yarram, Maffra, Heyfield, Stratford and Rosedale. Traditionally, these facilities operate between November and March, representing a typical 15-week summer season, with additional access provided for schools and community groups outside standard operating dates.

Historically, public opening hours are determined by a temperature-trigger model, supplemented by guaranteed lap swimming opportunities and fixed recreational swimming hours during school holiday periods.

Service Model Review – 2024

In February 2024, Council received a workshop presentation outlining current attendance trends, operating models and emerging challenges across the seasonal pool facilities. Following this workshop, Council requested a comprehensive review of seasonal pool operations, including season length, operating hours, communications and overall service delivery. The objective was to ensure the operating model aligned with contemporary industry practice, community expectations and available budget resources.
To support the review, Council undertook extensive community consultation at the conclusion of the 2023/24 season. An online survey was conducted between June and July 2024, receiving 521 responses, with 95.4% of respondents identifying as current users of the facilities. Feedback provided valuable insight into community preferences regarding season dates, operating hours and service delivery.

The findings of the review, together with the community feedback, were presented to Council during a workshop in August 2024. This informed Council's consideration of future operating models and service adjustments across the outdoor pool facilities.

At its meeting on 3 September 2024, Council endorsed a revised operating model for the 2024/25 season, which included:

- A 15-week summer season operating from 13 December 2024 to 30 March 2025 for the Heyfield, Maffra, Sale and Stratford outdoor pools.
- Guaranteed daily opening hours regardless of forecast temperature.
- Retention of a reduced extended-hours temperature trigger of 24°C.
- Ongoing dedicated lap swimming sessions at Maffra Pool on Monday, Wednesday and Friday mornings.
- An additional operational budget allocation of $30,000 to support the enhanced service model.
- A trial at Rosedale Outdoor Pool consisting of a reduced 10-week season and free Friday entry, alongside free Friday entry across all outdoor pools.

Yarram Pool

The Yarram Pool operates under a unique service model due to significant infrastructure investment undertaken to improve accessibility, comfort and community use.
Following the development of Council's Aquatic Strategy in 2016, extensive community consultation identified strong demand for a heated aquatic facility within Yarram. Subsequent investigations and business case assessments explored a range of options for providing enhanced aquatic services. Through a collaborative process involving Council, the Rotary Club of Yarram and the broader community, a preferred solution was developed comprising a heated seasonal pool, environmental protection measures and supporting infrastructure. The resulting "Warmer Pool for Yarram" project was officially opened in November 2022, following a total investment of approximately $960,000 contributed by Council, State and Federal Governments, and the local community. The project was designed to increase

participation through expanded learn-to-swim programs, lap swimming opportunities, aquatic exercise activities and broader community use.
Following the facility upgrade, attendance increased by approximately 30% compared to the previous five-year average, driven largely by additional programming opportunities and increased school and group bookings.

In early 2024, Council received a community petition seeking a substantial extension of the Yarram Pool season. In response, Council committed to reviewing the operating model and reinstated the Yarram Pool User Group to assist in developing future service options.
During 2024, the User Group met on multiple occasions to consider community expectations, operational challenges and facility capabilities. The outcomes of these discussions, together with broader community feedback, were presented to Council in August 2024.

At its meeting on 3 September 2024, Council adopted a bespoke operating model for Yarram Pool, including:

- An extended 19-week season from 25 November 2024 to 6 April 2025.
- Removal of the temperature-trigger operating model.
- Reduced operating days during off-peak periods and daily operation throughout school holiday periods.
- Revised opening hours designed to provide greater certainty and improve service delivery.

2024/25 Season Outcomes

The 2024/25 season was the first season delivered under both the revised outdoor pool operating model and the new bespoke operating model at Yarram Pool. The season provided Council with an opportunity to assess the effectiveness of the revised service delivery approach and community response to the changes.
Overall, the season delivered strong outcomes across the seasonal pools. Attendance increased significantly compared to previous years, supported by the introduction of guaranteed opening hours, which provided greater certainty for the community and reduced reliance on temperature-triggered operations. The revised model also supported increased participation from schools, community groups and aquatic programs, resulting in strong utilisation across the facilities.

A key initiative introduced during the season was 'Free Swim Fridays', implemented across all outdoor pools. The initiative proved highly successful, generating record Friday attendances across the sites and significantly increasing access to outdoor aquatic facilities for residents and visitors. The initiative was particularly effective in attracting families and casual users who may not have otherwise attended, reinforcing Council's objective of improving community accessibility and participation.
The positive outcomes achieved during the 2024/25 season demonstrated the benefits of greater service certainty, improved accessibility and enhanced opportunities for participation, while providing Council with valuable data to inform future seasonal pool operations.

2025/26 Season

Following a review of the first season delivered under the revised operating models, Council resolved to maintain the same service delivery approach for the 2025/26 season, with only minor adjustments to season dates. This decision recognised the importance of collecting a second year of comparative data before considering any significant changes to operating models across the seasonal pool network.
The decision also acknowledged the need to better understand the impact of the redevelopment and reopening of Aqua Energy, including any changes in participation patterns, program demand and broader aquatic facility usage across the municipality.

In August 2026, Council completed a comprehensive debrief/review of the 2025/26 summer season, reviewing operational, attendance and financial outcomes across the seasonal pool network. While the season was challenging from an attendance perspective due to cooler than average summer conditions, the debrief provided Council with a second year of operational, attendance and financial data under the revised service delivery models.
The debrief confirmed the value of the revised operating arrangements and provided further insight into attendance trends, community usage patterns and operational performance across the network. The findings have informed further consideration of seasonal pool operations and service delivery and form the basis of the recommendations presented within this report for the 2026/27 outdoor pool season.

ATTACHMENTS

Nil

OPTIONS

Council has the following options available:

1. Approve the recommendations of this Council Report in full; or

2. Not approve the recommendations of this Council Report and maintain the existing 2025/26 operating arrangements for the 2026/27 outdoor pool season, including existing season lengths, operating models and admission fees across the seasonal pool facilities.

PROPOSAL

The findings of the 2025/26 Outdoor Pool Season Debrief have been used to inform the proposed operating arrangements for the upcoming 2026/27 outdoor pool season.

The recommendation to Council for approval is as follows:

1. Approve the proposed operating model and season dates for the 2026/27 Outdoor Pool Season, including:

- Commencing the Maffra, Stratford and Heyfield Outdoor Pool season one week earlier, operating from 30 November to 14 March 2027.
- Retaining the existing operating model at the Maffra, Stratford and Heyfield Pools, including guaranteed daily opening hours, temperature based extended operating hours.
- Retaining the existing operating model and season dates for the Yarram Pool, operating from 23 November 2026 to 4 April 2027.
- Continuing 'Free Swim Fridays' across the seasonal pool facilities, including The Maffra, Stratford, Heyfield, Sale and Yarram Pools, in recognition of the positive community outcomes achieved over the past two seasons.

2. Approve a free-entry pilot for the Rosedale Pool for the 2026/27 season, with the pool retaining its existing 10-week season, operating from 14 December 2026 to 28 February 2027, in recognition of ongoing low participation levels and to encourage increased community usage, accessibility and participation.

3. Authorise the Chief Executive Officer to implement the approved operating arrangements and undertake all required actions to prepare for and deliver the 2026/27 outdoor pool season

These proposed arrangements seek to balance community access, participation outcomes and financial sustainability, while building on the learnings and operational data collected over the past two seasons under the revised service delivery models.

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 One: Healthy and Connected Communities – *Vibrant, healthy, connected and inclusive communities. Quality services accessible to everyone – states the strategy:*

- *Aligning services through a community-centred organisation.*

GENDER IMPACT ASSESSMENT (GIA)

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

The following determination was made.

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

FINANCIAL IMPACT

The proposed operating arrangements for the Maffra, Stratford, Heyfield and Yarram pools are expected to be accommodated within the existing 2026/27 seasonal pool operating budget.

The proposed free-entry pilot at the Rosedale Pool will result in a reduction in admission revenue of approximately $2,000-$3,000 based on recent attendance levels. Given the relatively low level of revenue generated by the facility, this financial impact is considered manageable within existing budget allocations. The pilot will provide Council with an opportunity to assess whether the removal of admission fees increases participation, improves accessibility and supports greater community use of the facility.

COMMUNICATION IMPACT

The outcomes of Council's decision will be communicated through Council's website, social media channels and seasonal pool marketing and promotional activities ahead of the 2026/27 outdoor pool season.
If approved, communications will focus on season dates, operating arrangements and community access opportunities, including the continuation of Free Swim Fridays and the introduction of the free-entry pilot at the Rosedale Pool. Information will also be provided directly to pool users, community groups, schools and other key stakeholders to support awareness and participation throughout the season.

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

The proposed operating arrangements seek to maximise community access to Council's seasonal pool facilities, while balancing operational efficiency and financial sustainability.

The continuation of Free Swim Fridays across the Maffra, Stratford, Heyfield and Yarram pools is expected to support affordability and encourage participation, particularly for families, young people and community members who may otherwise face barriers to access.

The proposed free-entry pilot at the Rosedale Pool is intended to further improve accessibility, encourage increased usage of the facility and strengthen community connection to the service.

Maintaining the existing operating models, while making minor adjustments to season dates, will provide continuity for pool users and community groups while enabling Council to continue monitoring participation trends and community demand across the seasonal pools.

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.

13. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

13.1. CONTRACT 2027-001 GIBSONS AND COBAINS ROAD ROUNDABOUT CONSTRUCTION - SALE

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

PURPOSE

The purpose of this report is for Council to consider entering into a contract for the Gibsons and Cobains Road Roundabout Construction in Sale.

RECOMMENDATION

That Council:

1. ***Adopt the recommendations contained in the Confidential Attachment 13.1.2 2027-001 Contract Tender Evaluation Report - Gibsons and Cobains Road Roundabout Construction- Sale; and***
2. ***Note that the information contained in the Confidential Attachment 13.1.2 2027-001 Contract Tender Evaluation Report - Gibsons and Cobains Road Roundabout Construction – Sale was designated confidential by the General Manager Built and Natural Environment on 5 October 2026 because it contains confidential information as defined in section 3(1) of the Local Government Act 2020***

   (g)(ii) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage
   except that once this recommendation has been adopted the name of the successful tenderer can be made public.

BACKGROUND

With continued growth in the North Sale development area, the intersection of Gibson Road and Cobains Road has been identified for upgrade. The upgrade will construct a roundabout at the intersection of Gibson and Cobains Roads, along with an urban road formation, including kerb and channel, along the North and East frontages of the Gippsland Regional Sports Centre.

Accordingly, a tender was advertised for these works and has been evaluated, and a contract has now been prepared for Council's consideration.

ATTACHMENTS

1. Confidential Header - 2027-001 Contract Tender Evaluation Report - Gibsons and Cobains Road Roundabout Construction - Sale [**13.1.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2027-001 Contract Tender Evaluation Report - Gibsons and Cobains Rd Roundabout Construction - Sale [**13.1.2** - 6 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the Confidential Attachment 13.1.2 2027-001 Contract Tender Evaluation Report- Gibsons and Cobains Road Roundabout Construction - Sale;
2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the Confidential Attachment 13.1.2 2027-001 Contract Tender Evaluation Report- Gibsons and Cobains Road Roundabout Construction - Sale.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

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

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

- *Coordinating facilities and infrastructure to meet growth and evolving needs.*

GENDER IMPACT ASSESSMENT (GIA)

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

The following determination was made.

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

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, collaborative opportunities have been identified for this tender as follows:

Considering value for money, complexities and requirements, Council will not be considering collaboration.

FINANCIAL IMPACT

These works have been budgeted for under the 2027-2028 capital works program.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

These works will have a positive community impact because they will improve road safety, traffic flow and access for motorists and other road users at the Gibsons and Cobains Road intersection.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

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

RISK MANAGEMENT IMPACT

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

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

ORDINARY COUNCIL MEETING
4 NOVEMBER 2026

I declare that the information contained in the attached document **CONTRACT 2027-001 TENDER EVALUATION REPORT** relating to **GIBSONS AND COBAINS ROAD ROUNDABOUT** is confidential because it contains confidential information as defined in section 3(1) of the *Local Government Act 2020*;

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

CHRIS HASTIE
General Manager Built and Natural Environment
5/10/2026

13.2. CONTRACT 2027-036 HOBSON WELLSFORD STREET ROUNDABOUT, STRATFORD

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

PURPOSE

The purpose of this report is for Council to consider entering into a contract for the construction of a roundabout at the intersection of Hobson and Wellsford Streets in Stratford.

RECOMMENDATION

That Council:

1. ***Adopt the recommendations contained in the Confidential Attachment 13.2.2 2027-036 Contract Tender Evaluation Report - Hobson Wellsford Street Roundabout, Stratford; and***
2. ***Note that the information contained in the Confidential Attachment 13.2.2 2027- 036 Contract Tender Evaluation Report - Hobson Wellsford Street Roundabout, Stratford was designated confidential by the General Manager Built and Natural Environment on 30 September 2026 because it contains confidential information as defined in section 3(1) of the Local Government Act 2020***

   (g)(ii) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage
   except that once this recommendation has been adopted the name of the successful tenderer can be made public.

BACKGROUND

With the growing subdivision area on the east side of Stratford, traffic movement at the Hobson and Wellsford Street intersection has increased significantly over the past decade. Funded under the Victorian Government's Safer Local Roads and Streets Program, the intersection will be improved with the installation of a new Roundabout.

Accordingly, a tender was advertised for these works, evaluated, and a contract has now been prepared for Council’s consideration.

ATTACHMENTS

1. Confidential Header - 2027-036 Contract Tender Evaluation Report - Hobson Wellsford Street Roundabout, Stratford [**13.2.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2027-036 Contract Tender Evaluation Report - Hobson and Wellsford Street Roundabout, Stratford [**13.2.2** - 6 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the Confidential Attachment 13.2.2 2027-036 Contract Tender Evaluation Report - Hobson Wellsford Street Roundabout, Stratford;
2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the Confidential Attachment 13.2.2 2027-036 Contract Tender Evaluation Report - Hobson Wellsford Street Roundabout, Stratford.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

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

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

- *Coordinating facilities and infrastructure to meet growth and evolving needs.*

GENDER IMPACT ASSESSMENT (GIA)

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

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

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, collaborative opportunities have been identified for this tender as follows:

Considering value for money, complexities and requirements, Council will not be considering collaboration.

FINANCIAL IMPACT

These works have been budgeted for under the 2026-2027 capital works program.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

These works will have a positive community impact because, once completed, the roundabout will improve safety for motorists, pedestrians and the broader community by providing a safer and more efficient intersection.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

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

RISK MANAGEMENT IMPACT

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

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

ORDINARY COUNCIL MEETING
4 NOVEMBER 2026

I declare that the information contained in the attached document **CONTRACT 2027– 036 TENDER EVALUATION REPORT** relating to **HOBSON WELLSFORD STREET ROUNDABOUT, STRATFORD** is confidential because it contains confidential information as defined in section 3(1) of the *Local Government Act 2020*;

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

CHRIS HASTIE
General Manager Built and Natural Environment
30/09/2026

13.3. CONTRACT 2026-151 KILMANY LANDFILL CELL 4 CONSTRUCTION

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

PURPOSE

The purpose of this report is for Council to consider entering into a contract for the Kilmany Landfill Cell 4 Construction.

RECOMMENDATION

That Council:

1. ***Adopt the recommendations contained in the Confidential Attachment 13.3.2 2026–151 Contract Tender Evaluation Report - Kilmany Landfill Cell 4 Construction; and***

2. ***Note that the information contained in the Confidential Attachment 13.3.2 2026–151 Contract Tender Evaluation Report - Kilmany Landfill Cell 4 Construction, was designated confidential by the General Manager Built and Natural Environment on 26 October 2026 because it contains confidential information as defined in section 3(1) of the Local Government Act 2020***

   (g)(ii) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage
   except that once this recommendation has been adopted the name of the successful tenderer can be made public.

BACKGROUND

In order to provide adequate airspace at the Kilmany Landfill the proposed Landfill Cell 4 is now required to be constructed. The proposed cell is within the existing works approval boundary, has a capacity of 160,000 m^3, and is expected to have a lifespan of approximately 4 years at current waste volumes received.

The Kilmany Landfill is operated under an Environmental Protection Authority Victoria (EPA) licence which requires construction and rehabilitation of landfill cells to be undertaken in a timely manner, and that works are to be under the observation of an independent inspector who will undertake or witness the field tests associated with the works in order to ensure a high-quality finish free of defects.

The Geotechnical Inspection and Testing Authority (GITA) or Construction Quality Assurance (CQA) officers record the progress of the works, and this is covered under Contract 2026-200 Cell 4 Construction GITA and CQA Services, which will be awarded separately under delegation. The Construction Auditor's contract was awarded separately last year as part of the design process for Kilmany Landfill Cell 4.

Accordingly, a tender was advertised for these works and has been evaluated, and a contract has now been prepared for Council's consideration.

ATTACHMENTS

1. Confidential Header - 2026-151 Contract Tender Evaluation Report - Kilmany Landfill Cell 4 Construction [**13.3.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2026-151 Contract Tender Evaluation Report - Kilmany Landfill Cell 4 Construction [**13.3.2** - 6 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the Confidential Attachment 13.3.2 2026–151 Contract Tender Evaluation Report - Kilmany Landfill Cell 4 Construction;
2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the Confidential Attachment 13.3.2 2026–151 Contract Tender Evaluation Report - Kilmany Landfill Cell 4 Construction.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

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

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

- *Coordinating facilities and infrastructure to meet growth and evolving needs.*

GENDER IMPACT ASSESSMENT (GIA)

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

The following determination was made.

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

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, collaborative opportunities have been identified for this tender as follows:

Considering value for money, complexities and requirements, Council will not be considering collaboration.

FINANCIAL IMPACT

These works have been budgeted for under the 2026-2027 capital works program.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

These works will have a positive community impact because it is positive because the new landfill cell will maintain reliable local waste-disposal capacity and support the safe, effective management of the community's waste.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

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

RISK MANAGEMENT IMPACT

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

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

ORDINARY COUNCIL MEETING
4 NOVEMBER 2026

I declare that the information contained in the attached document **CONTRACT 2026-151 TENDER EVALUATION REPORT** relating to **KILMANY LANDFILL CELL 4 CONSTRUCTION** is confidential because it contains confidential information as defined in section 3(1) of the *Local Government Act 2020*;

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

CHRIS HASTIE
General Manager Built and Natural Environment
26/10/2026

13.4. CONTRACT 2027-030 MAJOR CULVERT RENEWAL

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

PURPOSE

The purpose of this report is for Council to consider entering into a contract for Major Culvert Renewal works for large-diameter culverts that have reached or are reaching the end of their useful lives.

RECOMMENDATION

That Council:

1. ***Adopt the recommendations contained in the Confidential Attachment 13.4.2 2027–030 Contract Tender Evaluation Report - Major Culvert Renewal; and***
2. ***Note that the information contained in the Confidential Attachment 13.4.2 2027–030 Contract Tender Evaluation Report - Major Culvert Renewal, was designated confidential by the General Manager Built and Natural Environment on 26 October 2026 Renewal because it contains confidential information as defined in section 3(1) of the Local Government Act 2020***

   (g)(ii) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage
   except that once this recommendation has been adopted the name of the successful tenderer can be made public.

BACKGROUND

This contract involves replacing large-diameter culverts identified as a priority due to their poor condition. Culverts on Hanratty's Road (Hunterston), Albert River Road (Stacey's Bridge), Cowwarr-Seaton Road (Dawson), Longford-Golden Beach Road (Golden Beach) and Heyfield-Dawson Road (Heyfield) have all been identified for replacement in the 2026/27 financial year.

Accordingly, a tender was advertised for these works and has been evaluated, and a contract has now been prepared for Council’s consideration.

ATTACHMENTS

1. Confidential Header - 2027-030 Contract Tender Evaluation Report - Major Culvert Renewal [**13.4.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2027-030 Contract Tender Evaluation Report - Major Culvert Renewal [**13.4.2** - 6 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the Confidential Attachment 13.4.2 2027–030 Contract Tender Evaluation Report - Major Culvert Renewal;
2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the Confidential Attachment 13.4.2 2027–030 Contract Tender Evaluation Report - Major Culvert Renewal.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

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

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

- *Coordinating facilities and infrastructure to meet growth and evolving needs.*

GENDER IMPACT ASSESSMENT (GIA)

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

The following determination was made.

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

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, collaborative opportunities have been identified for this tender as follows:

Considering value for money, complexities and requirements, Council will not be considering collaboration.

FINANCIAL IMPACT

These works have been budgeted for under the 2027-2028 capital works program.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

These works will have a positive community impact because renewing the major culvert will improve road safety, drainage reliability and access, reducing the risk of flooding, road closures and damage to surround.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

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

RISK MANAGEMENT IMPACT

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

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

ORDINARY COUNCIL MEETING
4 NOVEMBER 2026

I declare that the information contained in the attached document **CONTRACT 2027- 030 TENDER EVALUATION REPORT** relating to **MAJOR CULVERT RENEWAL** is confidential because it contains confidential information as defined in section 3(1) of the *Local Government Act 2020*;

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

CHRIS HASTIE
General Manager Built and Natural Environment
26/10/2026

13.5. CONTRACT 2027-039 LOWER DARGO ROAD LANDSLIP RECTIFICATION WORKS

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

The purpose of this report is for Council to consider entering into a contract for the Lower Dargo Road Landslip Rectification Works.

RECOMMENDATION

That Council:

1. ***Adopt the recommendations contained in the Confidential Attachment 13.5.2 2027–039 Contract Tender Evaluation Report - Lower Dargo Road Landslip Rectification Works; and***

2. ***Note that the information contained in the Confidential Attachment 13.5.2 2027- 039 Contract Tender Evaluation Report - Lower Dargo Road Landslip Rectification Works was designated confidential by the General Manager Built and Natural Environment on 05 October 2026 because it contains confidential information as defined in section 3(1) of the Local Government Act 2020***

   (g)(ii) private commercial information, being information provided by a business, commercial or financial undertaking that if released, would unreasonably expose the business, commercial or financial undertaking to disadvantage except that once this recommendation has been adopted the name of the successful tenderer can be made public.

BACKGROUND

The Lower Dargo Road runs south from Dargo and follows the Dargo River valley. Sections of this road have narrowed over time. To improve road safety, this project aims to reinstate the road formation width lost to small landslides and/or erosion over time.

Accordingly, a tender was advertised for these works and has been evaluated, and a contract has now been prepared for Council's consideration.

ATTACHMENTS

1. Confidential Header - Contract 2027-039 Tender Evaluation Report - Lower Dargo Road Landslip Rectification Works [**13.5.1** - 1 page]
2. CONFIDENTIAL REDACTED - 2027-039 Contract Tender Evaluation Report - Lower Dargo Road Lanslip Rectification Works [**13.5.2** - 6 pages]

OPTIONS

Council has the following options available:

1. Adopt the recommendations contained in the Confidential Attachment 13.5.2 2027-039 Contract Tender Evaluation Report - Lower Dargo Road Landslip Rectification Works;

2. Not enter into a contract and not proceed with these works at this time.

PROPOSAL

That Council adopt the recommendations contained in the Confidential Attachment 13.5.2 2027-039 Contract Tender Evaluation Report - Lower Dargo Road Landslip Rectification Works.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

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

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

- *Coordinating facilities and infrastructure to meet growth and evolving needs.*

GENDER IMPACT ASSESSMENT (GIA)

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

The following determination was made.

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

COLLABORATION

Pursuant to section 109(2) of the *Local Government Act 2020*, collaborative opportunities have been identified for this tender as follows:

Considering value for money, complexities and requirements, Council will not be considering collaboration.

FINANCIAL IMPACT

These works have been budgeted for under the 2026-2027 capital works program.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

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

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

These works will have a positive community impact by improving the safety, reliability and accessibility of Lower Dargo Road for residents, visitors, emergency services, businesses and other road users. Rectifying the landslip will help maintain an important local transport connection, reduce the risk of further deterioration and minimise future disruption to the community.

ENVIRONMENTAL IMPACT

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

ENGAGEMENT IMPACT

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

RISK MANAGEMENT IMPACT

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

WELLINGTON
SHIRE COUNCIL
The Heart of Gippsland

ORDINARY COUNCIL MEETING
4 NOVEMBER 2026

I declare that the information contained in the attached document **CONTRACT 2027-039 TENDER EVALUATION REPORT** relating to **LOWER DARGO ROAD LANDSLIP RECTIFICATION** is confidential because it contains confidential information as defined in section 3(1) of the *Local Government Act 2020*;

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

CHRIS HASTIE
General Manager Built and Natural Environment
5/10/2026

13.6. COMMUNITY ASSET COMMITTEES ANNUAL REPORT 2025/26

ACTION OFFICER: MANAGER FACILITIES AND EMERGENCIES

PURPOSE

For Council to receive the Annual Report highlighting the activities and performance of Council's five Community Asset Committees for the period 2025/2026.

RECOMMENDATION

That Council:

1. ***Receive and note the Annual Report outlining the activities and performance of the five Community Asset Committees for 2025/26 financial year; and***
2. ***Acknowledge the contribution made by Community Asset Committee volunteer members during the reporting period.***

BACKGROUND

Section 65 of the *Local Government Act 2020* (the Act) provides for councils to establish Community Asset Committees for the purpose of managing assets within the municipality and requires the CEO to submit an annual report in relation to the activities and performance of these committees.

The following Community Asset Committees are currently established in accordance with the provisions of the Act:

- Briagolong Recreation Reserve Committee
- Cameron Sporting Complex Committee
- Gordon Street Recreation Reserve Committee
- Maffra Recreation Reserve Committee
- Newry Recreation Reserve Committee

Council acknowledges and appreciates the commitment of these community volunteers in supporting the management and operation of these important community assets.

This report summarises the activities and performance of these Community Asset Committees during 2025/2026. For this report, activities are summaries of general information and key achievements provided by the committees, whilst performance has been assessed against the powers, duties and functions formally delegated to its members.

Briagolong Recreation Reserve Committee

Cash Reserves
The Committee has approximately $40,000 in cash reserves.

Key Achievements
User groups include cricket, junior football, tennis and pony club. The Committee is working towards installing light poles on the main oval for junior football training and funding the project themselves with support from user groups.

Performance
The Committee operates within the powers, duties and functions delegated to its members including holding an AGM and regular general meetings. Reporting and financial management practices have improved with meeting minutes provided in a timely manner.

Cameron Sporting Complex Committee

Cash Reserves
The Committee has approximately $62,000 in cash reserves.

Key Achievements
User groups include basketball, gymnastics, junior football and cricket with strong participation numbers.

Performance
The Committee operates within the powers, duties and functions delegated to its members including holding an AGM and regular general meetings. Due to the complexity of the site, Officers have provided and will continue to provide additional support to ensure the requirements of the annual risk and maintenance subsidy are being met and preventative maintenance tasks are up to date.

Gordon Street Recreation Reserve Committee

Cash Reserves
The Committee has approximately $22,000 in cash reserves.

Key Achievements
The Committee has undertaken significant proactive and reactive maintenance tasks including main building fascia replacement, freezer replacement, exit door replacement, stadium floor sanding and reseal, netball court repairs and social floor resurfacing.

Performance
The Committee operates within the powers, duties and functions delegated to its members including holding an AGM and regular general meetings. Reporting and financial management practices are up to date and of a high standard. The facility is well used by both regular and casual users and hosts large scale community events.

Maffra Recreation Reserve Committee

Cash Reserves
The Committee has approximately $80,000 in cash reserves.

Key Achievements
The Reserve hosts 17 regular user groups with an estimate of approximately 40,000 people attending the reserve in a 12-month period. The Committee has seen the decommissioning and demolition of the old football social rooms completed.

Performance
The Committee has been able to operate within the powers, duties and functions delegated to its members, including holding an AGM and regular general meetings. The Committee works proactively to address maintenance issues and is well supported by Officers.

Newry Recreation Reserve Committee

Cash Reserves
The Committee has approximately $24,000 in cash reserves.

Key Achievements
The Committee has received support and funding to undertake roof works. The Reserve is used by the motorcycle club, car club, playgroup and the most significant usage is by the golf club.

Performance
Despite having a small Committee membership, the Committee has been able to operate within the powers, duties and functions delegated to its members including holding an AGM and general meetings. The Committee provides minutes and financial information in a timely manner. The Reserve is well maintained and has increased usage.

ATTACHMENTS

Nil

OPTIONS

Council has the following options available:

1. Receive and note the Annual Report highlighting activities and performance of the Community Asset Committees for the 2025/2026 financial year; or
2. Not receive and note the Annual Report highlighting the activities and performance of the Community Asset Committees for the 2025/2026 financial year and seek further information for a future Council meeting.

PROPOSAL

That Council receive and note the Annual Report highlighting activities and performance of the Community Asset Committees for the 2025/2026 financial year and acknowledge the contribution provided by many community volunteers in the management of these facilities.

CONFLICT OF INTEREST

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

COUNCIL PLAN 2025-29

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

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

- *Coordinating facilities and infrastructure to meet growth and evolving needs.*

GENDER IMPACT ASSESSMENT (GIA)

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

The following determination was made.

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

FINANCIAL IMPACT

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

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

This report provides Council with an annual update on the activities and performance of the five Community Asset Committees in respect of which the members have been given a delegation as required by Section 47(6) of the *Local Government Act 2020.*

COUNCIL POLICY IMPACT

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

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

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.

14. FURTHER GALLERY AND ONLINE COMMENTS

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

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

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

ONLINE COMMENTS

FURTHER GALLERY COMMENTS

Meeting declared closed at:

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

15. IN CLOSED SESSION

COUNCILLOR

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

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

IN CLOSED SESSION

COUNCILLOR

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

Meeting declared closed at: