

Wellington Planning Scheme

Draft Amendment C125well

Explanatory Report

Overview

The draft amendment proposes to update the Wellington Planning Scheme (the planning scheme) by updating and applying flood mapping across the municipality, introducing new local policy provisions and replacing (amending) the existing Schedules 1 to each of the Floodway Overlay (FO) and the Land Subject to Inundation Overlay (LSIO), with new (amended) Schedules.

There are 23 flood studies and associated technical reports (see table 1 below) which support the proposed draft amendment.

These have been prepared primarily for the East Gippsland Catchment Management Authority (EGCMA), West Gippsland Catchment Management Authority (WGCMA), CSIRO and Wellington Shire Council.

The draft amendment updates the application of the LSIO and FO on land across the municipality.

This application is informed by the findings of the following flood studies, which will be implemented into the proposed planning scheme amendment:

Name of Flood Study
Avon River Regional Flood Mapping - Project Report (2016)
Briagolong Flood and Drainage Study (2021)
Bruthen Creek Flood Study (2026)
Corner Inlet Dynamic Storm Tide Modelling Assessment (2014)
Flood Risk Report – Dargo Valley (2017)
Floodplain mapping for Albert and Jack River (2017)
Floodplain mapping for Hedley (2025)
Floodplain mapping for Toongabbie Township (2016)

Gippsland Lakes Flood Level Declaration (2006)
Gippsland Lakes Flood Level Modelling Project (2004)
Glengarry Eaglehawk Flood Study (2021) including amendment to the Study in 2024.
Heyfield Wetland Flood Study (2024)
Latrobe River Flood Study (2015)
Lower Thomson River Flood Study (2019)
Macalister Flood Study (2011)
Maffra Drainage and Integrated Water Management Strategy (2020)
Merrimans Creek Flood Study (2016)
Nambrok Creek Flood Assessment (2015)
Nambrok Creek Princes Highway East Duplication – Kilmany Section – Hydrology and Hydraulic Investigations Report (2018)
Rosedale Flood Study – Summary Report (2016)
Seaspray Flood Study – Summary Report (May 2016)
The Effect of Climate Change on Extreme Sea Levels along Victoria’s Coast (2009)
Upper Thomson River Flood Study (2021)

Table 1: Flood studies which inform Amendment C125well.

Where you may inspect this draft amendment

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

And

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

Wellington Shire Council

Wellington Shire Council Sale Service Centre 18 Desailly Street Sale VIC 3875	Wellington Shire Council Yarram Service Centre 156 Grant Street Yarram VIC 3971
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Stratford Library 70 Tyers Street Stratford VIC 3862	Maffra Library 150 Johnson Street Maffra VIC 3860
Heyfield Library Heyfield Hub Complex 42 Macfarlane Street Heyfield VIC 38558	Rosedale Library Rosedale Community Centre Cansick Street Rosedale VIC 3847

Submissions

Any person may make a submission to the planning authority about the amendment. Submissions about the amendment must be received by **Monday 2 November 2026**.

A submission must be sent to:

Post: PO Box 506, SALE VIC 3850 or

Email: floodamendment@wellington.vic.gov.au

Standing Advisory Committee dates

If required, dates for the Flood-related Amendments Standing Advisory Committee are reserved for:

- Directions hearing: **Week commencing 24 May 2027**.
- Standing Advisory Committee hearing: **Week commencing 21 June 2027**.

Standing Advisory Committee

If required, this draft amendment will be the subject of the Flood-related Amendments Standing Advisory Committee (SAC), appointed pursuant to *Part 7, section 151 of the Planning and Environment Act* (PE Act) to provide advice to the Minister for Planning, councils and catchment management authorities on referred draft planning scheme amendments.

Details of the amendment

Who is the planning authority?

This draft amendment has been prepared by the Wellington Shire Council. The Minister for Planning will become the planning authority for any amendment submitted.

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

is supported by the East Gippsland and West Gippsland Catchment Management Authorities (CMAs).

Land affected by the amendment

The draft amendment applies to the land described as follows:

- All land within Wellington Shire either currently in the Floodway Overlay (FO) and/or the Land Subject to Inundation Overlay (LSIO), and/or
- All land proposed to be covered by the Floodway Overlay Schedule 1 (FO1) and/or the Land Subject to Inundation Overlay Schedule 1 (LSIO1).

Catchment areas and localities are as follows:

Catchment and locality description
Corner Inlet, including Port Albert, Tarraville, Robertsons Beach and Manns Beach
Woodside Beach and Giffard
Seaspray
The Honeysuckles to Paradise Beach and Golden Beach
Gippsland Lakes and surrounds (including Loch Sport)
Avon River
Lake Glenmaggie
Macalister River (downstream of Lake Glenmaggie including Newry, Tinamba, Maffra and Riverslea)
Thomson River, Cowwarr Weir to Denison, west of Heyfield and Denison
Latrobe River, Kilmany to Lake Wellington, Rosedale to Lake Wellington
Glengarry to the Latrobe River
Rosedale
Toongabbie to the Latrobe River
Nambrok Creek from Kilmany to Latrobe River
Merrimans Creek catchment upstream of Seaspray
Bruthen Creek, Woodside Beach to McLoughlins Beach
Tarra River catchment

Albert River and Jack River catchments
Dargo
Briagolong
Maffra

What the amendment does

The draft amendment proposes to apply and update flood overlays, with the extent based on modelling from 23 flood studies and associated technical reports.

The draft amendment proposes the following changes to the Wellington Planning Scheme:

Overlay Maps (see table at Attachment 1)

- Inserts new Planning Scheme Map Nos 14LSIO-FO, 15LSIO-FO, 16LSIO-FO, 21LSIO-FO, 23LSIO-FO, 27LSIO-FO, 28LSIO-FO, 29LSIO-FO, 32LSIO-FO, 44LSIO-FO, 52LSIO-FO, 54LSIO-FO, 56LSIO-FO, 81LSIO-FO, 84LSIO-FO, 102LSIO-FO, 124LSIO-FO, 156LSIO-FO, 174LSIO-FO, 178LSIO-FO, 198LSIO-FO, 199LSIO-FO, 200LSIO-FO, 202LSIO-FO, 204LSIO-FO, 206LSIO-FO, 216LSIO-FO, 217LSIO-FO, 220LSIO-FO, 221LSIO-FO and 222LSIO-FO.
- Amends Planning Scheme Map Nos 24LSIO-FO, 25LSIO-FO, 26LSIO-FO, 33LSIO-FO, 35LSIO-FO, 36LSIO-FO, 37LSIO-FO, 38LSIO-FO, 39LSIO-FO, 41LSIO-FO, 42LSIO-FO, 43LSIO-FO, 45LSIO-FO, 46LSIO-FO, 47LSIO-FO, 48LSIO-FO, 49LSIO-FO, 50LSIO-FO, 51LSIO-FO, 53LSIO-FO, 55LSIO-FO, 57LSIO-FO, 58LSIO-FO, 59LSIO-FO, 61LSIO-FO, 62LSIO-FO, 66LSIO-FO, 67LSIO-FO, 68LSIO-FO, 69LSIO-FO, 70LSIO-FO, 72LSIO-FO, 73LSIO-FO, 74LSIO-FO, 75LSIO-FO, 76LSIO-FO, 77LSIO-FO, 78LSIO-FO, 82LSIO-FO, 83LSIO-FO, 87LSIO-FO, 88LSIO-FO, 89LSIO-FO, 92LSIO-FO, 93LSIO-FO, 94LSIO-FO, 95LSIO-FO, 98LSIO-FO, 99LSIO-FO, 100LSIO-FO, 101LSIO-FO, 103LSIO-FO, 104LSIO-FO, 105LSIO-FO, 106LSIO-FO, 107LSIO-FO, 108LSIO-FO, 109LSIO-FO, 110LSIO-FO, 111LSIO-FO, 112LSIO-FO, 113LSIO-FO, 114LSIO-FO, 115LSIO-FO, 116LSIO-FO, 117LSIO-FO, 118LSIO-FO, 119LSIO-FO, 120LSIO-FO, 121LSIO-FO, 122LSIO-FO, 123LSIO-FO, 125LSIO-FO, 126LSIO-FO, 127LSIO-FO, 128LSIO-FO, 129LSIO-FO, 130LSIO-FO, 131LSIO-FO, 132LSIO-FO, 133LSIO-FO, 134LSIO-FO, 135LSIO-FO, 136LSIO-FO, 137LSIO-FO, 138LSIO-FO, 139LSIO-FO, 140LSIO-FO, 141LSIO-FO, 143LSIO-FO, 144LSIO-FO, 145LSIO-FO, 146LSIO-FO, 147LSIO-FO, 148LSIO-FO, 149LSIO-FO, 150LSIO-FO, 151LSIO-FO, 152LSIO-FO, 153LSIO-FO, 154LSIO-FO,

155LSIO-FO, 157LSIO-FO, 158LSIO-FO, 159LSIO-FO, 160LSIO-FO, 161LSIO-FO, 162LSIO-FO, 163LSIO-FO, 164LSIO-FO, 165LSIO-FO, 166LSIO-FO, 167LSIO-FO, 168LSIO-FO, 169LSIO-FO, 170LSIO-FO, 171LSIO-FO, 172LSIO-FO, 173LSIO-FO, 175LSIO-FO, 180LSIO-FO, 181LSIO-FO, 182LSIO-FO, 183LSIO-FO, 184LSIO-FO, 185LSIO-FO, 188LSIO-FO, 189LSIO-FO, 190LSIO-FO, 191LSIO-FO, 193LSIO-FO, 196LSIO-FO, 201LSIO-FO, 203LSIO-FO, 205LSIO-FO, 207LSIO-FO, 208LSIO-FO, 209LSIO-FO, 210LSIO-FO, 211LSIO-FO, 212LSIO-FO, 213LSIO-FO, 214LSIO-FO, 215LSIO-FO, 218LSIO-FO, and 219LSIO-FO.

Planning Scheme Ordinance

- Amends Clause 02.03-3 (Environmental risks and amenity) to provide specific context for flood events and flood prone areas within Wellington municipality.
- Amends Clause 11.03-4L (Coastal settlements - Wellington) to include a new local policy strategy to ensure development in flood prone areas within coastal settlements are designed to respond to natural hazards.
- Inserts Clause 13.03-1L (Floodplain management – Wellington) to include a new local policy for floodplain management within FO and LSIO areas.
- Amends Schedule 1 to Clause 44.03 (Land Subject to Inundation Overlay) to introduce objectives, statement of risk, application requirements and additional permit exemptions.
- Amends Schedule 1 to Clause 44.04 (Floodway Overlay) to introduce objectives, statement of risk, application requirements and additional permit exemptions.
- Amends the Schedule to Clause 72.03 (What does this planning scheme consist of?) to reflect the mapping changes being made through this amendment.

Strategic assessment of the amendment

Why is the amendment required?

Strategic basis

Victoria's Planning Policy Framework requires relevant planning authorities, together with floodplain managers, to identify any land affected by flooding and to account for the effect of climate change.

In flood prone areas planning authorities have the responsibility to manage flood risk for their communities and use planning scheme mapping and controls to ensure that

land use and development decisions appropriately consider flood hazard and risk.

The draft amendment has been commenced primarily in response to the recommendation within the *West Gippsland Floodplain Management Strategy* (2018-2027).

The recommendations include reference to the requirement to incorporate sea-level rise mapping and updated flood mapping from the Latrobe, Rosedale, Seaspray and Avon Flood Studies and for locations including Bruthen Creek and Wurruk (*West Gippsland Floodplain Management Strategy*, 2018-2027, page 100, Action: W2).

Flood studies and technical reports

The amendment is required to implement new data arising from several flood studies and technical reports which have been completed over a 20-year period.

A total of 23 flood studies and technical reports (ranging in date from 2004 to 2024) have been prepared by the East Gippsland and West Gippsland CMA's.

This information will be implemented into the Wellington Planning Scheme through the application of the FO and LSIO to land that these studies have identified as being subject to flooding in a 1% AEP flood event including riverine, coastal and overland flow.

Where the data is available, the mapping also reflects flooding with projected climate change impacts (year 2100 rather than current day scenario).

Consistent with policy and legislation, the flood studies and technical reports have been prepared to implement best practice, methodology and guidance for the preparation of flood mapping and flood controls for the draft amendment. The studies represent the most current and relevant flood information available and provide the technical basis for the proposed planning scheme changes.

Implementation of flood controls and mapping

The amendment is required to amend the existing Floodway Overlay (FO) and Land Subject to Inundation (LSIO) maps and schedules that form part of the Wellington Planning Scheme, to ensure that they are consistent with current information on flooding within the municipality, as provided through the updated flood studies.

Planning Practice Note 12: Applying the Flood Provisions in Planning Schemes has been used to guide the application of the FO and LSIO as follows:

- The FO will be applied to High Hazard locations (including coastal areas). The FO applies to any land where depth of flooding exceeds 0.3 metres.
- The LSIO will be applied to Low Hazard areas. Low Hazard areas are located within the flood extent, however, do not exceed the above criteria. The LSIO applies to land where depth of flooding is less than 0.3 metres.

The updated flood mapping as proposed through this amendment will reflect the modelling undertaken and represent the best currently available data.

The updated and revised mapping has been prepared by the West Gippsland and East Gippsland CMAs as the relevant floodplain management authorities. The CMAs together with Council have shared responsibility for the collection of flood information and for land use planning in flood affected areas.

The criteria used to delineate these two overlays has been determined by the CMAs and aligns with the *WGCMA Flood Guidelines – Guidelines for development in flood prone areas* (West Gippsland Catchment Management Authority, January 2020).

East Gippsland and West Gippsland CMAs support the draft amendment and proposed implementation of local policy updates, modifications to the schedules and updated mapping. The draft permit exemptions, as set out in the amended schedules, correspond to the level of flooding risk for the local conditions.

Historical background

The amendment is required to ensure that flood mapping will represent the best climate science available at the time of the preparation of this draft amendment.

The last flood controls amendment to the Wellington Planning Scheme (C33) was approved in 2014. This amendment included flood mapping controls across the municipality (excluding urban zoned areas of Port Albert).

Amendment C33 delivered flood controls to McLoughlin's Beach, the Tarra, Jack and Albert Rivers areas, Merrimans Creek floodplain, The Macalister River floodplains between Lake Glenmaggie and Maffra (including Newry and Tinamba) and the Boggy Creek area. Modified flood controls were applied to Rosedale, Port of Sale, Seaspray to Loch Sport coastal areas, Lake Wellington surrounds and the floodplains of the Thomson and Avon Rivers.

The existing flood controls do not incorporate best available data. The proposed updated mapping will incorporate consideration of climate change impacts where known, which include projected sea level rise and increased rainfall intensity.

Depending upon the location of the floodplain (coastal versus inland), mean sea-level and rainfall intensity both will result in significant influence on the flood risk.

The proposed mapping will therefore ensure that flood risk associated with property transfer (land transactions), land use and development decision making processes are based on best available information.

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

The draft amendment is consistent with the objectives of planning in Victoria set out under Sections 4 (1) & (2) of the *Planning and Environment Act 1987*, specifically:

- (a) *To provide for fair, orderly, economic and sustainable development of land.*
- (b) *To provide for the protection of natural and man-made resources and the*

maintenance of ecological processes and genetic diversity.

- *(c) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.*
- *(g) To balance the present and future interests of all Victorians.*
- *4.(2)(da) To provide for explicit consideration of the policies and obligations of the state relating to climate change, including but not limited to greenhouse gas emissions targets and the need to increase resilience to climate, when decisions are made about the use and development of land.*

The draft amendment implements these objectives by identifying flood prone land which is at risk of flooding to ensure that development is appropriately designed and located and does not impact the natural flood carrying capacity or flood storage function of rivers, streams, floodplains and flood ways.

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

Environmental effects

It is accepted that flooding is a naturally occurring event, and an integral part of the environment and the environment's continued health. Floodplains are natural water storage areas, providing valuable flora and fauna habitat and are a rich agricultural asset. The draft amendment identifies flood prone areas in the Wellington Planning Scheme that ensure that development of land in these areas is compatible with local environmental conditions including flood risk and local drainage conditions.

Social effects

The draft amendment provides updated flood data and planning provisions to ensure the ongoing protection of life, property and community infrastructure. The draft amendment ensures that planning decisions will be made having regard to the most current and accurate flood information in considering permit applications and strategic planning decision making.

By more accurately identifying the areas prone to flooding and accordingly applying the FO and LSIO, this will assist managing development and earthworks, ensuring they minimise flood impacts to properties and persons.

There is significant merit in implementing actions which contribute to the strengthening of a flood resilient community. The impact of flooding can be reduced by providing information to the community to enable them to consider their flood management options.

Economic effects

Flooding can have a significant impact on municipalities and the community within them because their potential to cause the loss of life, damage to public and private assets, and property and agricultural losses. The proposed amendment will ensure that new development is protected from the effects of flooding and that the flood

plain is not adversely affected by development and that that flood behaviour forms part of decision making.

Net community benefit

The amendment will also have a net community benefit by ensuring that the risk of flooding is appropriately considered into future planning and that risks from flooding may be managed and minimised.

The updated mapping will equip Council to plan for future growth in low-risk locations to minimise the impact of natural hazards on the community, development and infrastructure.

The insertion of a permit exemption will result in a streamlined process, increased transparency and clarity for the landowner and developer community. The result will be the codification of requirements to be administered as a secondary consent process by East Gippsland and West Gippsland CMAs and regulated within Building Regulations.

Does the amendment address climate change?

Climate change considerations

The draft amendment implements the latest flood risk information to ensure that the Wellington Planning Scheme provides guidance for future land use planning, and facilitates a response to managing climate risks, and the design and construction of new homes.

The updated mapping will enable transparency in decision-making and land transactions. The planning overlays provide increased clarity by distinguishing between high-risk and lower-risk areas through the application of the FO (high-risk) and LSIO (lower-risk).

The draft amendment has considered that a Climate change Consideration Report under *Section 12(2A) of the Planning and Environment Act (1987)* and under *Ministerial Direction Number 22: Climate Change Consideration (MD22)* is not required due the below reasons:

- The draft amendment does not propose to rezone land from a non-urban zone to an urban zone.
- The draft amendment does not propose to significantly change to, or intensify the uses and development of urban land; and
- The draft amendment does not seek to provide a new use and development of land that may be exposed to a natural hazard that arise from or is likely to arise from the impacts of climate change.

The draft amendment updates the planning scheme by strengthening the development response and community resilience to a changing climate.

The draft amendment has been informed by the best available flood modelling,

science, information and used to inform planning for increased climate resilience.

The draft amendment is based on climate change projections to the year 2100, and the associated planning scheme maps are based on the relevant climate change methodology. Each of the associated 23 flood studies and technical reports explain this relevant methodology.

The *West Gippsland Floodplain Management Strategy (2018-2027)* (the strategy) includes key references as part of the strategy to avoid future flood risks through effective land use planning and building controls that account for the impacts of a climate change.

The proposed amendment is consistent with *Action W2* of the strategy.

“Undertake a municipal-wide Planning Scheme Amendment to incorporate sea-level rise mapping and updated flood mapping from the Latrobe, Rosedale, Seaspray and Avon Flood Studies, and for locations including Bruthen Creek and Wurruk (the strategy, page 98).

In addition, the proposed amendment updates information relating to the townships of Briagolong and Maffra (Actions W6 and W7) and implements detailed mapping for Albert and Jack Rivers, Tarra River, Bruthen Creek, Merrimans Creek, Perry River and the Macalister River (upstream of Glenmaggie) consistent with *Actions 10*.

Specifically, the strategy prioritises improving resilience of the built environment via tools including planning overlays and coastal hazard assessments as important planning mechanisms to address climate change risks.

The draft amendment is consistent with principles associated with effective adaptation to climate risk and is guided by *Victoria’s Climate Change Strategy (2026-2030)*. Key priorities of the Victorian Government include expanding spatial mapping and hazard exposure modelling to improve decision making on land use and infrastructure planning and investment.

The proposed amendment is consistent with the strategy as follows:

- Implements updated mapping which has regard for sea-level rise and the resulting increases in inundation and flooding, coastal erosion and storm surges.
- Strengthens coordination between key management partners.
- Considers and integrates climate change implications relating to rainfall events and the impact on urban stormwater infrastructure.
- Applies planning scheme controls to priority coastal areas expected to be at risk of inundation by the 1% AEP flood, and those controls account for a rise of mean sea level rise due to climate change of at least 0.8 metres.
- Proposals which are subject to flood controls are referred to the East Gippsland and West Gippsland CMAs for expert advice. Overarching

Victorian Government strategy requires that planning schemes consider flood risk in making land use planning decisions.

- When assessing proposals for development and subdivision the CMA refers to relevant policies, provisions and guidelines.
- Flood risk assessment includes consideration of factors such as flood flow, flood storage, site safety, site access, flood damage, waterway condition and water quality.

Does the amendment address relevant bushfire risk?

The draft amendment meets bushfire policy at Clause 13.02-1S (Bushfire planning) of the Wellington Planning Scheme. Any affected land will not be directly intensified for urban purposes through this amendment. The identification of flood prone areas is likely to limit future intensification of the identified land.

The draft amendment is unlikely to increase the risk to life, property, community infrastructure, or the natural environment from bushfire, as its purpose is to identify flood risk.

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

The following Ministerial Directions have been integrated into the preparation of the proposed amendment:

- ***Ministerial Direction on the form and content of Planning Schemes***
The amendment makes changes to the Wellington Planning Scheme that ensures consideration with this direction and its associated templates.

- ***Ministerial Direction No: 11 – Strategic Assessment of Amendments***

Council has had regard to Section 12(2) of the *Planning and Environment Act (1987)* which requires that strategic justification be provided in the preparation and consideration of proposed planning scheme amendments.

A strategic evaluation of the proposed amendment has also been undertaken through preparation of this explanatory report.

- ***Ministerial Direction No: 13 – Managing Coastal hazards and the coastal impacts of climate change***

Ministerial Direction 13 requires assessment of climate change. The Ministerial Direction requires sea level rise at least 0.8 metres by 2100. The draft Amendment makes changes to the flooding mapping and planning provisions incorporating the best available data and modelling, with an aim to

protect communities from coastal hazards such as erosion and flooding. The draft Amendment does not propose changes to the zoning of land. The purpose of the Draft Amendment is to address future climate risks.

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

The draft amendment proposes to update the Planning Policy Framework (PPF) to insert new local planning policy objectives and strategies relevant to coastal settlements and floodplain management.

The draft amendment supports existing provisions of the PPF as follows:

Clause 11 Settlement

This policy identifies that planning for settlements, must have regard to health and safety. The draft amendment is consistent with these provisions:

Clause 11.03- 4S (Coastal settlements)

This policy addresses planning for sustainable coastal development.

Clause 11.03- 4L (Coastal settlements – Wellington), which includes 9 coastal settlement plans, and seeks to limit development of coastal settlements that respond to environmental constraints.

- Relevant strategies are to retain existing densities and ensure development is supported by appropriate infrastructure and support of passive recreational activities.

Clause 12.02-1S (Protection of marine and coastal environment)

The objective of this clause is to recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of the natural coastal resources.

Clause 12.02-1L (Protection of coastal areas – Wellington), which seeks to protect sensitive coastal areas from development that detracts from their scenic and natural values.

- Relevant strategies include limiting development, discourage subdivision in sensitive areas, protection of views and vistas and protection of natural values of Lake Wellington and Lake Victoria (Gippsland Lakes).

Clause 12.02 – 2L (Ninety Mile Beach and Gippsland Lakes) which applies to specifically mapped areas contained in the Ninety Mile Beach.

- Relevant strategies include limiting development in Glomar Beach and Golden Beach to a restructure plan and discouraging development that adversely impacts on the coastal and Gippsland Lakes environments.

The draft amendment is consistent with these existing local objectives and strategies relating to the Ninety Mile Beach and Gippsland Lakes. The existing strategies are

not compromised by the updated mapping and draft schedules.

All buildings and works will require consideration of the existing planning controls relating to the restructure provisions and subdivision policy, contained in the background and incorporated documents referenced in the planning scheme.

Clause 12.03-1S (River and riparian corridors, waterways, lakes, wetlands and billabongs)

The policy seeks to protect and enhance waterway systems and catchments. The draft amendment is consistent with this established state and local policy relating to river, waterways and wetlands.

Clause 12.03-1L (River corridors, waterways, lakes and wetlands – Wellington)

Relevant strategies include the need to avoid development that has detrimental impacts on ecological, archaeological and scientific values on the Ramsar Wetlands and surrounding river systems.

Clause 13 Environmental Risks and Amenity

This policy seeks to strengthen resilience and community safety by adopting best practice environmental and risk management principles, with an emphasis that planning should prepare for and respond to the impacts of climate change

Clause 13.01-1S (Natural hazards and climate change)

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

This policy requires assessment of developments to consider natural hazards and climate change and the potential impacts of climate change on coastal inundation and erosion.

Climate change is expected to result in significant changes in storm behaviour.

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

- Identification areas at risk and using best available climate change science.
- Directing population growth to locations of low risk.

The draft amendment proposes update of mapping and relevant provisions to reflect best available data and climate change science.

Clause 13.01-2S (Coastal inundation and erosion)

This policy seeks to plan for and manage coastal hazard risk and climate change impacts. The draft amendment is consistent with its overarching policy, objectives and strategies.

The relevant strategy is to “plan for sea level rise of not less than 0.8 metres by 2100 and allow for the combined effects of tides, storm surges, coastal processes and

local conditions such as topography and geology when assessing risks and coastal impacts associated with climate change”.

The proposed updated flood mapping and provisions seek will implement the above strategy based on the most current and best available data.

Clause 13.03-1S (Floodplain management)

This policy requires that floodplains are protected to ensure that they can continue to provide their natural flood carrying capacity and flood storage functions and protect areas of environmental significance and areas of importance to river health.

Periodic inundation of floodplains is important to replenish sediment and nutrients and to allow recharge of groundwater systems. Wetlands are an important environmental asset.

The relevant strategy is to “identify land affected by flooding, including land inundated by the 1 in 100 year flood event (1 per cent Annual Exceedance Probability) or as determined by the floodplain management authority in planning schemes”.

The draft amendment specifically implements this strategy by.

- Preparing updated mapping based on a series of technical and flood studies which model and detail land affected by 1 in 100-year flood event.
- This mapping has been prepared by the relevant CMAs in the region.

The draft amendment also proposes a new local policy for Floodplain management, which includes strategies relevant to floodplain management in Wellington Shire.

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

The Draft Amendment addresses and implements key updates to the Wellington Planning Scheme by responding to coastal inundation and riverine flooding. The Draft Amendment implements policy and local provisions based on the best available flood modelling and data available as a result of the preparation of a series of technical and flood studies at a municipal level.

The Draft Amendment implements and is consistent with the following strategies and plans.

Marine and Coastal Policy (DELWP, 2020)

The Marine and Coastal Policy sets out policy direction for responding to coastal hazard risks in the context of climate change. The Policy enables planning for levels greater than 0.8 metres of sea-level rise by 2100. Key methods to implement planning for sea-level rise is to maintain planning schemes which are current and

contain the best available flood and technical data. The updates to planning scheme mapping and provisions allows for a statutory referral to the relevant floodplain manager to ensure that issues relating to the free passage of floodwaters and protection of buildings from floods and storm surges by establishing appropriate floor levels and or other mitigation measures.

Victorian Floodplain Management Strategy (October 2025)

The overall aim is to improve the evaluation and communication of flood risks to allow communities and agencies to make informed decisions.

West Gippsland Regional Floodplain Strategy (2018-2027)

Table 2 contains implementation actions and measures, which include the preparation of a municipal wide planning scheme amendment to incorporate sea level rise mapping and update mapping from the Latrobe, Rosedale, Avon Flood studies and locations including Bruthen Creek and Wurruk.

Plan for Victoria (28 February 2025)

Part of the strategy includes setting housing targets that understand and manage environmental risks. Action 19 relates to objectives relating to enhancing and improving communication and management of flood, bushfire and climate hazard risks, by implementing new flood data in planning schemes in a streamlined planning scheme amendment process. Specific actions include better flood mapping and aligned accountabilities.

Parliamentary Inquiry 2022 in Victorian Floods

Part of the findings and recommendations included found the need to identify flooding risks and communicate them to the community.

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

The draft amendment will ensure that any future development of the land that is undertaken to deliver housing is delivered in a safe and orderly manner.

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

Flooding is a natural hazard that can severely disrupt communities and can cause extensive damage, stock loss and in extreme cases, loss of life.

The draft amendment supports and gives effect to the following clauses within the Municipal Planning Strategy:

Clause 02.03-2 (Environmental and landscape values) – including strategies to:

- 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.

Clause 02.03-3 (Environmental risks and amenity) – including strategies to:

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

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

The Draft Amendment implements the findings of 23 flood studies and technical reports. The resulting flood controls identify flood prone land which requires specific planning and management development.

The new flood controls have the potential to limit or restrict development outcomes which would otherwise support policy outcomes, including policy objectives for housing delivery or expansion of agriculture. However, settlements, housing delivery and agriculture must be balanced against the need to protect life and property from identified environmental risks such as flooding. This is consistent with the policy directives of Clause 11.01-1S (Settlement) that seeks to (among others): *Facilitate environmentally resilient settlements by:... Minimising exposure to natural hazards...*; and Clause 11.02-1S (Development capacity) that seeks to (among others): *...consider: The limits of land capability and natural hazards and environmental quality...* when planning for urban growth.

The amendment will deliver net community benefit for both current and future generations by supporting sustainable land use and development outcomes and protection of human life and safety.

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

The Victoria Planning Provisions specify that the best tools to identify, consider and regulate development within areas subject to flooding, are through the application of the Floodway Overlay and the Land Subject to Inundation Overlay.

These overlays manage the risks associated with properties subject to flooding from floodplains and coastal areas by specifying planning permit application requirements and permit exemptions, which guide if and how development can occur in these

locations.

Proposed changes to flood controls (LSIO and FO schedules)

The draft amendment proposes changes to the local flood planning controls (schedules) which include specification of objectives, a statement of risk, permit requirements and inclusion of application requirements and decision guidelines.

Notable elements within the updated schedules include:

- Introduction of a permit exemption for single dwellings in residential zones with specified criterion, namely nominated floor levels, written advice from East Gippsland and West Gippsland CMAs and prohibition placement of fill.
- Specific requirements relating to extensions to non-habitable outbuildings.
- Specific requirements relating to fencing.
- Specific requirements relating to works.

Planning permit applications lodged under the updated controls must be referred to the East Gippsland and West Gippsland CMAs, which will be the recommending referral authorities for approval sought for buildings and works applications, consistent with Clause 66.03.

To assist in providing surety to landowners within flood overlay areas, a planning permit exemption under these provisions has been proposed for single dwellings in a residential zone.

Sheds and outbuildings (in residentially zoned areas)

Sheds and outbuildings which are not connected to electricity and water, with small footprints may be constructed at natural surface level.

Sheds and outbuildings with larger footprints and connected to electricity and water may require higher protection and will be subject to planning permit approval.

In cases, there may be a requirement for building to a nominated floor level. Selection of building materials will be an important consideration.

Subdivisions (in LSIO areas)

New greenfield subdivision will generally not be supported on flood prone land that will result with lots that are flood prone or do not have safe vehicle access.

Infill subdivision within existing residentially zoned areas, where flood depth during a 1% AEP event does not exceed 0.3 metres over a property or 0.3 metres over the vehicle egress route from the property may be supported (subject to an application process).

Each proposed allotment will require a flood-free building envelope and may require preparation of a flood study, including addressing health and protection of floodplain areas, designated waterways and wetlands and include response to management of stormwater.

In accordance with Clause 44.03-4, subdivision of land that creates lots entirely within the FO will not be permitted, other than for public purposes and realignment of existing boundaries (subject to threshold criteria).

The draft amendment is consistent with the *Planning Practice Note 12: Applying the Flood Provisions in Planning Schemes* having regard to the following key outcomes:

- The defined flood event for land use planning and building purposes is the 100-year ARI (average recurrence interval) flood, which occurs on average once every 100 years.
- The identification of floodway areas requires an assessment of the flood risk. The higher the potential flood risk, the more likely that the area will be defined as a floodway.
- Flood information is available from various sources, including detailed flood studies, flood mapping projects, aerial photographs, historical flood levels, soil and geology maps, river surveys and local knowledge.
- Councils and floodplain managers authorities should continually extend and update their current flood mapping database, giving priority to higher flood risk areas.
- The Floodway Overlay applies to mainstream flooding in both rural and urban areas. These areas convey active flood flows or store floodwater. The FO is suitable for areas where there is less need for control over land use and the focus is more on control of development.
- The Land Subject to Inundation Overlay applies to mainstream flooding in both rural and urban areas and generally have a lower risk than Floodway Overlay areas such as lower flood depths, flow velocities and potential flood risk.
- Exemptions in schedules respond to local conditions, taking into account specific types of development and local needs. The benefit of exempting specific buildings and works is that the planning permit application process will be more streamlined and reduce the need for unnecessary applications.

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

Notice stage

The draft amendment has been prepared in consultation with the East Gippsland and West Gippsland CMAs being the relevant floodplain management authorities and referral authority for the applications within the flood overlays.

In addition, during the exhibition period, held **Thursday 6 August 2026 to Monday 5 October 2026** the following Agencies will be consulted during the notice period.

- Department of Transport and Planning (DTP).
- Department of Environment, Energy and Climate Action Change Adaptation (DEECA).
- CFA.
- Ausnet.
- Civil Aviation Safety Authority (CASA).
- Department of Defence.
- Southern Rural Water (SRW).
- Gunaikurnai Land and Water Corporation.

Approval stage

To be inserted post community consultation.

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

The draft amendment is consistent with the objectives and decision-making principles in the *Transport Integration Act 2010*.

The draft amendment will:

- Increase the management of flood risk which can be used to assist in the future management and design of transport movement system.
- Promotes environmental sustainability by preparing for and adapting to challenges presented by climate change such as increased flood risk.
- Will increase efficiency, coordination and reliability by having an up-to-date information relating to flood hazard and risks, which will assist with the longer term planning for the road network and hierarchy.

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

The draft amendment does not affect Yarra River land under Part 3 of the *Yarra River Protection (Wilip-gin Birrarung murrn) 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 draft amendment will improve the efficiency and effectiveness of the operation of the Wellington Planning Scheme. The outcome will result in greater certainty and transparency of information for the landowners, occupiers, community members, council and East Gippsland and West Gippsland CMAs.

The draft amendment proposes additional permit exemptions to streamline processes. Any additional permit requirements are not anticipated to require increased staff or financial burden to council.

Attachment 1 – Mapping reference table

Locality	Mapping Reference	
	Insert LSIO1-FO	Delete LSIO-FO
Alberton	Wellington C125well Isio-foMap191 Exhibition	Wellington C125well d-Isio-foMap191 Exhibition
	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-foMap211 Exhibition	Wellington C125well d-Isio-foMap211 Exhibition
	Wellington C125well Isio-foMap212 Exhibition	Wellington C125well d-Isio-foMap212 Exhibition
	Wellington C125well Isio-foMap213 Exhibition	Wellington C125well d-Isio-foMap213 Exhibition
	Wellington C125well Isio-foMap214 Exhibition	Wellington C125well d-Isio-foMap214 Exhibition
Alberton West	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition
	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
	Wellington C125well Isio-foMap206 Exhibition	
Airly	Wellington C125well Isio-foMap75 Exhibition	Wellington C125well d-Isio-foMap75 Exhibition
	Wellington C125well Isio-foMap76 Exhibition	Wellington C125well d-Isio-foMap76 Exhibition

	Wellington C125well Isio-foMap83 Exhibition	Wellington C125well d-Isio-foMap83 Exhibition
Bengworden*	Wellington C125well Isio-foMap105 Exhibition	Wellington C125well d-Isio-foMap105 Exhibition
	Wellington C125well Isio-foMap106 Exhibition	Wellington C125well d-Isio-foMap106 Exhibition
	Wellington C125well Isio-foMap107 Exhibition	Wellington C125well d-Isio-foMap107 Exhibition
Binginwarri	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
Blackwarry	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
Boisdale	Wellington C125well Isio-foMap24 Exhibition	Wellington C125well d-Isio-foMap24 Exhibition
	Wellington C125well Isio-foMap41 Exhibition	Wellington C125well d-Isio-foMap41 Exhibition
	Wellington C125well Isio-foMap42 Exhibition	Wellington C125well d-Isio-foMap42 Exhibition
	Wellington C125well Isio-foMap50 Exhibition	Wellington C125well d-Isio-foMap50 Exhibition
	Wellington C125well Isio-foMap21 Exhibition	
Briagolong	Wellington C125well Isio-foMap24 Exhibition	Wellington C125well d-Isio-foMap24 Exhibition
	Wellington C125well Isio-foMap25 Exhibition	Wellington C125well d-Isio-foMap25 Exhibition
	Wellington C125well Isio-foMap26 Exhibition	Wellington C125well d-Isio-foMap26 Exhibition
	Wellington C125well Isio-foMap43 Exhibition	Wellington C125well d-Isio-foMap43 Exhibition

	Wellington C125well Isio-foMap27 Exhibition	
	Wellington C125well Isio-foMap28 Exhibition	
	Wellington C125well Isio-foMap29 Exhibition	
	Wellington C125well Isio-foMap44 Exhibition	
Bundalaguah	Wellington C125well Isio-foMap74 Exhibition	Wellington C125well d-Isio-foMap74 Exhibition
	Wellington C125well Isio-foMap75 Exhibition	Wellington C125well d-Isio-foMap75 Exhibition
	Wellington C125well Isio-foMap82 Exhibition	Wellington C125well d-Isio-foMap82 Exhibition
	Wellington C125well Isio-foMap83 Exhibition	Wellington C125well d-Isio-foMap83 Exhibition
Bushy Park	Wellington C125well Isio-foMap24 Exhibition	Wellington C125well d-Isio-foMap24 Exhibition
	Wellington C125well Isio-foMap41 Exhibition	Wellington C125well d-Isio-foMap41 Exhibition
	Wellington C125well Isio-foMap43 Exhibition	Wellington C125well d-Isio-foMap43 Exhibition
Callignee North	Wellington C125well Isio-foMap43 Exhibition	Wellington C125well d-Isio-foMap43 Exhibition
	Wellington C125well Isio-foMap143 Exhibition	Wellington C125well d-Isio-foMap143 Exhibition
	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
Callignee South	Wellington C125well Isio-foMap189 Exhibition	Wellington C125well d-Isio-foMap189 Exhibition

	Wellington C125well Isio-foMap174 Exhibition	
Calrossie	Wellington C125well Isio-foMap189 Exhibition	Wellington C125well d-Isio-foMap189 Exhibition
Carrajung	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
	Wellington C125well Isio-foMap174 Exhibition	
Carrajung South	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
	Wellington C125well Isio-foMap178 Exhibition	
Carrajung Lower	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
	Wellington C125well Isio-foMap178 Exhibition	
Clydebank	Wellington C125well Isio-foMap103 Exhibition	Wellington C125well d-Isio-foMap103 Exhibition
	Wellington C125well Isio-foMap104 Exhibition	Wellington C125well d-Isio-foMap104 Exhibition
	Wellington C125well Isio-foMap76 Exhibition	Wellington C125well d-Isio-foMap76 Exhibition
	Wellington C125well Isio-foMap77 Exhibition	Wellington C125well d-Isio-foMap77 Exhibition
	Wellington C125well Isio-foMap78 Exhibition	Wellington C125well d-Isio-foMap78 Exhibition
	Wellington C125well Isio-foMap102 Exhibition	
Cobains	Wellington C125well Isio-foMap83 Exhibition	Wellington C125well d-Isio-foMap83 Exhibition

	Wellington C125well Isio-foMap103 Exhibition	Wellington C125well d-Isio-foMap103 Exhibition
	Wellington C125well Isio-foMap104 Exhibition	Wellington C125well d-Isio-foMap104 Exhibition
	Wellington C125well Isio-foMap127 Exhibition	Wellington C125well d-Isio-foMap127 Exhibition
	Wellington C125well Isio-foMap128 Exhibition	Wellington C125well d-Isio-foMap128 Exhibition
Coongulla	Wellington C125well Isio-foMap33 Exhibition	Wellington C125well d-Isio-foMap33 Exhibition
	Wellington C125well Isio-foMap37 Exhibition	Wellington C125well d-Isio-foMap37 Exhibition
	Wellington C125well Isio-foMap38 Exhibition	Wellington C125well d-Isio-foMap38 Exhibition
	Wellington C125well Isio-foMap45 Exhibition	Wellington C125well d-Isio-foMap45 Exhibition
Cowwarr	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition
	Wellington C125well Isio-foMap67 Exhibition	Wellington C125well d-Isio-foMap67 Exhibition
Dargo	Wellington C125well Isio-foMap14 Exhibition	
	Wellington C125well Isio-foMap15 Exhibition	
	Wellington C125well Isio-foMap16 Exhibition	
Darriman	Wellington C125well Isio-foMap145 Exhibition	Wellington C125well d-Isio-foMap145 Exhibition
	Wellington C125well Isio-foMap147 Exhibition	Wellington C125well d-Isio-foMap147 Exhibition

	Wellington C125well Isio-foMap180 Exhibition	Wellington C125well d-Isio-foMap180 Exhibition
	Wellington C125well Isio-foMap201 Exhibition	Wellington C125well d-Isio-foMap201 Exhibition
	Wellington C125well Isio-foMap203 Exhibition	Wellington C125well d-Isio-foMap203 Exhibition
	Wellington C125well Isio-foMap178 Exhibition	
Dawson	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition
Denison	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition
	Wellington C125well Isio-foMap68 Exhibition	Wellington C125well d-Isio-foMap68 Exhibition
	Wellington C125well Isio-foMap72 Exhibition	Wellington C125well d-Isio-foMap72 Exhibition
	Wellington C125well Isio-foMap73 Exhibition	Wellington C125well d-Isio-foMap73 Exhibition
	Wellington C125well Isio-foMap74 Exhibition	Wellington C125well d-Isio-foMap74 Exhibition
	Wellington C125well Isio-foMap81 Exhibition	Wellington C125well d-Isio-foMap81 Exhibition
	Wellington C125well Isio-foMap82 Exhibition	Wellington C125well d-Isio-foMap82 Exhibition
Devon North	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition
	Wellington C125well Isio-foMap189 Exhibition	Wellington C125well d-Isio-foMap189 Exhibition
	Wellington C125well Isio-foMap191 Exhibition	Wellington C125well d-Isio-foMap191 Exhibition

	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-foMap211 Exhibition	Wellington C125well d-Isio-foMap211 Exhibition
Dutson	Wellington C125well Isio-foMap128 Exhibition	Wellington C125well d-Isio-foMap128 Exhibition
	Wellington C125well Isio-foMap137 Exhibition	Wellington C125well d-Isio-foMap137 Exhibition
	Wellington C125well Isio-foMap138 Exhibition	Wellington C125well d-Isio-foMap138 Exhibition
	Wellington C125well Isio-foMap150 Exhibition	Wellington C125well d-Isio-foMap150 Exhibition
	Wellington C125well Isio-foMap151 Exhibition	Wellington C125well d-Isio-foMap151 Exhibition
Dutson Downs	Wellington C125well Isio-foMap138 Exhibition	Wellington C125well d-Isio-foMap138 Exhibition
	Wellington C125well Isio-foMap139 Exhibition	Wellington C125well d-Isio-foMap139 Exhibition
	Wellington C125well Isio-foMap150 Exhibition	Wellington C125well d-Isio-foMap150 Exhibition
	Wellington C125well Isio-foMap151 Exhibition	Wellington C125well d-Isio-foMap151 Exhibition
	Wellington C125well Isio-foMap159 Exhibition	Wellington C125well d-Isio-foMap159 Exhibition
	Wellington C125well Isio-foMap163 Exhibition	Wellington C125well d-Isio-foMap163 Exhibition
	Wellington C125well Isio-foMap166 Exhibition	Wellington C125well d-Isio-foMap166 Exhibition

	Wellington C125well Isio-foMap171 Exhibition	Wellington C125well d-Isio-foMap171 Exhibition
East Sale	Wellington C125well Isio-foMap103 Exhibition	Wellington C125well d-Isio-foMap103 Exhibition
	Wellington C125well Isio-foMap104 Exhibition	Wellington C125well d-Isio-foMap104 Exhibition
	Wellington C125well Isio-foMap127 Exhibition	Wellington C125well d-Isio-foMap127 Exhibition
	Wellington C125well Isio-foMap128 Exhibition	Wellington C125well d-Isio-foMap128 Exhibition
	Wellington C125well Isio-foMap102 Exhibition	
Flamingo Beach	Wellington C125well Isio-foMap151 Exhibition	Wellington C125well d-Isio-foMap151 Exhibition
	Wellington C125well Isio-foMap157 Exhibition	Wellington C125well d-Isio-foMap157 Exhibition
	Wellington C125well Isio-foMap158 Exhibition	Wellington C125well d-Isio-foMap158 Exhibition
	Wellington C125well Isio-foMap159 Exhibition	Wellington C125well d-Isio-foMap159 Exhibition
	Wellington C125well Isio-foMap160 Exhibition	Wellington C125well d-Isio-foMap160 Exhibition
	Wellington C125well Isio-foMap161 Exhibition	Wellington C125well d-Isio-foMap161 Exhibition
Flynn	Wellington C125well Isio-foMap115 Exhibition	Wellington C125well d-Isio-foMap115 Exhibition
	Wellington C125well Isio-foMap116 Exhibition	Wellington C125well d-Isio-foMap116 Exhibition
	Wellington C125well Isio-foMap129 Exhibition	Wellington C125well d-Isio-foMap129 Exhibition

	Wellington C125well Isio-foMap143 Exhibition	Wellington C125well d-Isio-foMap143 Exhibition
Flynns Creek	Wellington C125well Isio-foMap143 Exhibition	Wellington C125well d-Isio-foMap143 Exhibition
Forge Creek*	Wellington C125well Isio-foMap108 Exhibition	Wellington C125well d-Isio-foMap108 Exhibition
	Wellington C125well Isio-foMap114 Exhibition	Wellington C125well d-Isio-foMap114 Exhibition
Fulham	Wellington C125well Isio-foMap74 Exhibition	Wellington C125well d-Isio-foMap74 Exhibition
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	Wellington C125well Isio-foMap82 Exhibition	Wellington C125well d-Isio-foMap82 Exhibition
	Wellington C125well Isio-foMap83 Exhibition	Wellington C125well d-Isio-foMap83 Exhibition
	Wellington C125well Isio-foMap87 Exhibition	Wellington C125well d-Isio-foMap87 Exhibition
	Wellington C125well Isio-foMap92 Exhibition	Wellington C125well d-Isio-foMap92 Exhibition
	Wellington C125well Isio-foMap123 Exhibition	Wellington C125well d-Isio-foMap123 Exhibition
	Wellington C125well Isio-foMap125 Exhibition	Wellington C125well d-Isio-foMap125 Exhibition
Gelliondale	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-foMap211 Exhibition	Wellington C125well d-Isio-foMap211 Exhibition

	Wellington C125well Isio-foMap206 Exhibition	
Giffard	Wellington C125well Isio-foMap148 Exhibition	Wellington C125well d-Isio-foMap148 Exhibition
	Wellington C125well Isio-foMap180 Exhibition	Wellington C125well d-Isio-foMap180 Exhibition
	Wellington C125well Isio-foMap181 Exhibition	Wellington C125well d-Isio-foMap181 Exhibition
	Wellington C125well Isio-foMap182 Exhibition	Wellington C125well d-Isio-foMap182 Exhibition
	Wellington C125well Isio-foMap184 Exhibition	Wellington C125well d-Isio-foMap184 Exhibition
Giffard West	Wellington C125well Isio-foMap147 Exhibition	Wellington C125well d-Isio-foMap147 Exhibition
	Wellington C125well Isio-foMap148 Exhibition	Wellington C125well d-Isio-foMap148 Exhibition
	Wellington C125well Isio-foMap180 Exhibition	Wellington C125well d-Isio-foMap180 Exhibition
Glengarry	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition
	Wellington C125well Isio-foMap115 Exhibition	Wellington C125well d-Isio-foMap115 Exhibition
	Wellington C125well Isio-foMap116 Exhibition	Wellington C125well d-Isio-foMap116 Exhibition
	Wellington C125well Isio-foMap32 Exhibition	
Glengarry North	Wellington C125well Isio-foMap115 Exhibition	Wellington C125well d-Isio-foMap115 Exhibition
Glenmaggie	Wellington C125well Isio-foMap33 Exhibition	Wellington C125well d-Isio-foMap33 Exhibition

	Wellington C125well Isio-foMap35 Exhibition	Wellington C125well d-Isio-foMap35 Exhibition
	Wellington C125well Isio-foMap36 Exhibition	Wellington C125well d-Isio-foMap36 Exhibition
	Wellington C125well Isio-foMap37 Exhibition	Wellington C125well d-Isio-foMap37 Exhibition
	Wellington C125well Isio-foMap45 Exhibition	Wellington C125well d-Isio-foMap45 Exhibition
Glomar Beach	Wellington C125well Isio-foMap150 Exhibition	Wellington C125well d-Isio-foMap150 Exhibition
	Wellington C125well Isio-foMap151 Exhibition	Wellington C125well d-Isio-foMap151 Exhibition
	Wellington C125well Isio-foMap154 Exhibition	Wellington C125well d-Isio-foMap154 Exhibition
	Wellington C125well Isio-foMap155 Exhibition	Wellington C125well d-Isio-foMap155 Exhibition
	Wellington C125well Isio-foMap157 Exhibition	Wellington C125well d-Isio-foMap157 Exhibition
	Wellington C125well Isio-foMap158 Exhibition	Wellington C125well d-Isio-foMap158 Exhibition
	Wellington C125well Isio-foMap156 Exhibition	
Golden Beach	Wellington C125well Isio-foMap139 Exhibition	Wellington C125well d-Isio-foMap139 Exhibition
	Wellington C125well Isio-foMap151 Exhibition	Wellington C125well d-Isio-foMap151 Exhibition
	Wellington C125well Isio-foMap160 Exhibition	Wellington C125well d-Isio-foMap160 Exhibition
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	Wellington C125well Isio-foMap162 Exhibition	Wellington C125well d-Isio-foMap162 Exhibition
	Wellington C125well Isio-foMap163 Exhibition	Wellington C125well d-Isio-foMap163 Exhibition
	Wellington C125well Isio-foMap164 Exhibition	Wellington C125well d-Isio-foMap164 Exhibition
	Wellington C125well Isio-foMap165 Exhibition	Wellington C125well d-Isio-foMap165 Exhibition
	Wellington C125well Isio-foMap166 Exhibition	Wellington C125well d-Isio-foMap166 Exhibition
	Wellington C125well Isio-foMap167 Exhibition	Wellington C125well d-Isio-foMap167 Exhibition
	Wellington C125well Isio-foMap168 Exhibition	Wellington C125well d-Isio-foMap168 Exhibition
	Wellington C125well Isio-foMap169 Exhibition	Wellington C125well d-Isio-foMap169 Exhibition
	Wellington C125well Isio-foMap170 Exhibition	Wellington C125well d-Isio-foMap170 Exhibition
	Wellington C125well Isio-foMap171 Exhibition	Wellington C125well d-Isio-foMap171 Exhibition
Goon Nure*	Wellington C125well Isio-foMap106 Exhibition	Wellington C125well d-Isio-foMap106 Exhibition
	Wellington C125well Isio-foMap108 Exhibition	Wellington C125well d-Isio-foMap108 Exhibition
	Wellington C125well Isio-foMap109 Exhibition	Wellington C125well d-Isio-foMap109 Exhibition
	Wellington C125well Isio-foMap110 Exhibition	Wellington C125well d-Isio-foMap110 Exhibition
	Wellington C125well Isio-foMap111 Exhibition	Wellington C125well d-Isio-foMap111 Exhibition

	Wellington C125well Isio-foMap112 Exhibition	Wellington C125well d-Isio-foMap112 Exhibition
	Wellington C125well Isio-foMap113 Exhibition	Wellington C125well d-Isio-foMap113 Exhibition
Gormandale	Wellington C125well Isio-foMap143 Exhibition	Wellington C125well d-Isio-foMap143 Exhibition
	Wellington C125well Isio-foMap144 Exhibition	Wellington C125well d-Isio-foMap144 Exhibition
	Wellington C125well Isio-foMap145 Exhibition	Wellington C125well d-Isio-foMap145 Exhibition
	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
Grand Ridge	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition
Hedley	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-foMap221 Exhibition	
Heyfield	Wellington C125well Isio-foMap33 Exhibition	Wellington C125well d-Isio-foMap33 Exhibition
	Wellington C125well Isio-foMap36 Exhibition	Wellington C125well d-Isio-foMap36 Exhibition
	Wellington C125well Isio-foMap45 Exhibition	Wellington C125well d-Isio-foMap45 Exhibition
	Wellington C125well Isio-foMap46 Exhibition	Wellington C125well d-Isio-foMap46 Exhibition
	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition

	Wellington C125well Isio-foMap68 Exhibition	Wellington C125well d-Isio-foMap68 Exhibition
	Wellington C125well Isio-foMap69 Exhibition	Wellington C125well d-Isio-foMap69 Exhibition
	Wellington C125well Isio-foMap70 Exhibition	Wellington C125well d-Isio-foMap70 Exhibition
	Wellington C125well Isio-foMap72 Exhibition	Wellington C125well d-Isio-foMap72 Exhibition
Hiamdale	Wellington C125well Isio-foMap143 Exhibition	Wellington C125well d-Isio-foMap143 Exhibition
	Wellington C125well Isio-foMap145 Exhibition	Wellington C125well d-Isio-foMap145 Exhibition
Hiamdale	Wellington C125well Isio-foMap143 Exhibition	Wellington C125well d-Isio-foMap143 Exhibition
Hollands Landing	Wellington C125well Isio-foMap106 Exhibition	Wellington C125well d-Isio-foMap106 Exhibition
	Wellington C125well Isio-foMap107 Exhibition	Wellington C125well d-Isio-foMap107 Exhibition
Hunterston	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-foMap214 Exhibition	Wellington C125well d-Isio-foMap214 Exhibition
	Wellington C125well Isio-foMap216 Exhibition	
	Wellington C125well Isio-foMap198 Exhibition	
	Wellington C125well Isio-foMap217 Exhibition	
Jack River	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition

	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
Kilmany	Wellington C125well Isio-foMap81 Exhibition	Wellington C125well d-Isio-foMap81 Exhibition
	Wellington C125well Isio-foMap122 Exhibition	Wellington C125well d-Isio-foMap122 Exhibition
	Wellington C125well Isio-foMap123 Exhibition	Wellington C125well d-Isio-foMap123 Exhibition
	Wellington C125well Isio-foMap125 Exhibition	Wellington C125well d-Isio-foMap125 Exhibition
	Wellington C125well Isio-foMap124 Exhibition	
Koorool	Wellington C125well Isio-foMap24 Exhibition	Wellington C125well d-Isio-foMap24 Exhibition
	Wellington C125well Isio-foMap23 Exhibition	
Lake Wellington	Wellington C125well Isio-foMap104 Exhibition	Wellington C125well d-Isio-foMap104 Exhibition
	Wellington C125well Isio-foMap105 Exhibition	Wellington C125well d-Isio-foMap105 Exhibition
	Wellington C125well Isio-foMap106 Exhibition	Wellington C125well d-Isio-foMap106 Exhibition
	Wellington C125well Isio-foMap138 Exhibition	Wellington C125well d-Isio-foMap138 Exhibition
	Wellington C125well Isio-foMap139 Exhibition	Wellington C125well d-Isio-foMap139 Exhibition
Langsborough	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-foMap208 Exhibition	Wellington C125well d-Isio-foMap208 Exhibition

	Wellington C125well Isio-foMap211 Exhibition	Wellington C125well d-Isio-foMap211 Exhibition
Llowalong	Wellington C125well Isio-foMap41 Exhibition	Wellington C125well d-Isio-foMap41 Exhibition
	Wellington C125well Isio-foMap43 Exhibition	Wellington C125well d-Isio-foMap43 Exhibition
	Wellington C125well Isio-foMap50 Exhibition	Wellington C125well d-Isio-foMap50 Exhibition
	Wellington C125well Isio-foMap57 Exhibition	Wellington C125well d-Isio-foMap57 Exhibition
Loch Sport	Wellington C125well Isio-foMap106 Exhibition	Wellington C125well d-Isio-foMap106 Exhibition
	Wellington C125well Isio-foMap108 Exhibition	Wellington C125well d-Isio-foMap108 Exhibition
	Wellington C125well Isio-foMap109 Exhibition	Wellington C125well d-Isio-foMap109 Exhibition
	Wellington C125well Isio-foMap110 Exhibition	Wellington C125well d-Isio-foMap110 Exhibition
	Wellington C125well Isio-foMap111 Exhibition	Wellington C125well d-Isio-foMap111 Exhibition
	Wellington C125well Isio-foMap112 Exhibition	Wellington C125well d-Isio-foMap112 Exhibition
	Wellington C125well Isio-foMap113 Exhibition	Wellington C125well d-Isio-foMap113 Exhibition
	Wellington C125well Isio-foMap114 Exhibition	Wellington C125well d-Isio-foMap114 Exhibition
	Wellington C125well Isio-foMap139 Exhibition	Wellington C125well d-Isio-foMap139 Exhibition
	Wellington C125well Isio-foMap141 Exhibition	Wellington C125well d-Isio-foMap141 Exhibition

Longford	Wellington C125well Isio-foMap125 Exhibition	Wellington C125well d-Isio-foMap125 Exhibition
	Wellington C125well Isio-foMap126 Exhibition	Wellington C125well d-Isio-foMap126 Exhibition
	Wellington C125well Isio-foMap127 Exhibition	Wellington C125well d-Isio-foMap127 Exhibition
	Wellington C125well Isio-foMap128 Exhibition	Wellington C125well d-Isio-foMap128 Exhibition
	Wellington C125well Isio-foMap132 Exhibition	Wellington C125well d-Isio-foMap132 Exhibition
	Wellington C125well Isio-foMap133 Exhibition	Wellington C125well d-Isio-foMap133 Exhibition
	Wellington C125well Isio-foMap134 Exhibition	Wellington C125well d-Isio-foMap134 Exhibition
	Wellington C125well Isio-foMap135 Exhibition	Wellington C125well d-Isio-foMap135 Exhibition
	Wellington C125well Isio-foMap136 Exhibition	Wellington C125well d-Isio-foMap136 Exhibition
	Wellington C125well Isio-foMap137 Exhibition	Wellington C125well d-Isio-foMap137 Exhibition
	Wellington C125well Isio-foMap138 Exhibition	Wellington C125well d-Isio-foMap138 Exhibition
	Wellington C125well Isio-foMap145 Exhibition	Wellington C125well d-Isio-foMap145 Exhibition
	Wellington C125well Isio-foMap147 Exhibition	Wellington C125well d-Isio-foMap147 Exhibition
	Wellington C125well Isio-foMap148 Exhibition	Wellington C125well d-Isio-foMap148 Exhibition
	Wellington C125well Isio-foMap150 Exhibition	Wellington C125well d-Isio-foMap150 Exhibition

	Wellington C125well Isio-foMap151 Exhibition	Wellington C125well d-Isio-foMap151 Exhibition
	Wellington C125well Isio-foMap152 Exhibition	Wellington C125well d-Isio-foMap152 Exhibition
	Wellington C125well Isio-foMap157 Exhibition	Wellington C125well d-Isio-foMap157 Exhibition
Madalya	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition
Macks Creek	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition
	Wellington C125well Isio-foMap189 Exhibition	Wellington C125well d-Isio-foMap189 Exhibition
Maffra	Wellington C125well Isio-foMap41 Exhibition	Wellington C125well d-Isio-foMap41 Exhibition
	Wellington C125well Isio-foMap47 Exhibition	Wellington C125well d-Isio-foMap47 Exhibition
	Wellington C125well Isio-foMap50 Exhibition	Wellington C125well d-Isio-foMap50 Exhibition
	Wellington C125well Isio-foMap51 Exhibition	Wellington C125well d-Isio-foMap51 Exhibition
	Wellington C125well Isio-foMap53 Exhibition	Wellington C125well d-Isio-foMap53 Exhibition
	Wellington C125well Isio-foMap55 Exhibition	Wellington C125well d-Isio-foMap55 Exhibition
	Wellington C125well Isio-foMap57 Exhibition	Wellington C125well d-Isio-foMap57 Exhibition
	Wellington C125well Isio-foMap73 Exhibition	Wellington C125well d-Isio-foMap73 Exhibition

	Wellington C125well Isio-foMap74 Exhibition	Wellington C125well d-Isio-foMap74 Exhibition
	Wellington C125well Isio-foMap75 Exhibition	Wellington C125well d-Isio-foMap75 Exhibition
	Wellington C125well Isio-foMap52 Exhibition	
	Wellington C125well Isio-foMap54 Exhibition	
	Wellington C125well Isio-foMap56 Exhibition	
Maffra West Upper	Wellington C125well Isio-foMap37 Exhibition	Wellington C125well d-Isio-foMap37 Exhibition
	Wellington C125well Isio-foMap39 Exhibition	Wellington C125well d-Isio-foMap39 Exhibition
Manns Beach	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-foMap216 Exhibition	
	Wellington C125well Isio-foMap217 Exhibition	
McLoughlins Beach	Wellington C125well Isio-foMap218 Exhibition	Wellington C125well d-Isio-foMap218 Exhibition
	Wellington C125well Isio-foMap219 Exhibition	Wellington C125well d-Isio-foMap219 Exhibition
	Wellington C125well Isio-foMap216 Exhibition	
Meerlieu	Wellington C125well Isio-foMap105 Exhibition	Wellington C125well d-Isio-foMap105 Exhibition
	Wellington C125well Isio-foMap106 Exhibition	Wellington C125well d-Isio-foMap106 Exhibition

	Wellington C125well Isio-foMap107 Exhibition	Wellington C125well d-Isio-foMap107 Exhibition
	Wellington C125well Isio-foMap139 Exhibition	Wellington C125well d-Isio-foMap139 Exhibition
	Wellington C125well Isio-foMap140 Exhibition	Wellington C125well d-Isio-foMap140 Exhibition
Monomak	Wellington C125well Isio-foMap37 Exhibition	Wellington C125well d-Isio-foMap37 Exhibition
	Wellington C125well Isio-foMap39 Exhibition	Wellington C125well d-Isio-foMap39 Exhibition
	Wellington C125well Isio-foMap21 Exhibition	
Moornapa	Wellington C125well Isio-foMap25 Exhibition	Wellington C125well d-Isio-foMap25 Exhibition
Montgomery	Wellington C125well Isio-foMap75 Exhibition	Wellington C125well d-Isio-foMap75 Exhibition
	Wellington C125well Isio-foMap83 Exhibition	Wellington C125well d-Isio-foMap83 Exhibition
Munro	Wellington C125well Isio-foMap58 Exhibition	Wellington C125well d-Isio-foMap58 Exhibition
Myrtlebank	Wellington C125well Isio-foMap82 Exhibition	Wellington C125well d-Isio-foMap82 Exhibition
	Wellington C125well Isio-foMap83 Exhibition	Wellington C125well d-Isio-foMap83 Exhibition
Nambrok	Wellington C125well Isio-foMap81 Exhibition	Wellington C125well d-Isio-foMap81 Exhibition
	Wellington C125well Isio-foMap117 Exhibition	Wellington C125well d-Isio-foMap117 Exhibition
	Wellington C125well Isio-foMap122 Exhibition	Wellington C125well d-Isio-foMap122 Exhibition

Newry	Wellington C125well Isio-foMap37 Exhibition	Wellington C125well d-Isio-foMap37 Exhibition
	Wellington C125well Isio-foMap39 Exhibition	Wellington C125well d-Isio-foMap39 Exhibition
	Wellington C125well Isio-foMap41 Exhibition	Wellington C125well d-Isio-foMap41 Exhibition
	Wellington C125well Isio-foMap46 Exhibition Wellington C125well Isio-foMap47 Exhibition	Wellington C125well d-Isio-foMap46 Exhibition Wellington C125well d-Isio-foMap47 Exhibition
	Wellington C125well Isio-foMap48 Exhibition	Wellington C125well d-Isio-foMap48 Exhibition
	Wellington C125well Isio-foMap50 Exhibition	Wellington C125well d-Isio-foMap50 Exhibition
Ocean Grange	Wellington C125well Isio-foMap108 Exhibition	Wellington C125well d-Isio-foMap108 Exhibition
	Wellington C125well Isio-foMap111 Exhibition	Wellington C125well d-Isio-foMap111 Exhibition
	Wellington C125well Isio-foMap113 Exhibition	Wellington C125well d-Isio-foMap113 Exhibition
	Wellington C125well Isio-foMap114 Exhibition	Wellington C125well d-Isio-foMap114 Exhibition
Paradise Beach	Wellington C125well Isio-foMap139 Exhibition	Wellington C125well d-Isio-foMap139 Exhibition
	Wellington C125well Isio-foMap169 Exhibition	Wellington C125well d-Isio-foMap169 Exhibition
	Wellington C125well Isio-foMap170 Exhibition	Wellington C125well d-Isio-foMap170 Exhibition
	Wellington C125well Isio-foMap171 Exhibition	Wellington C125well d-Isio-foMap171 Exhibition

	Wellington C125well Isio-foMap172 Exhibition	Wellington C125well d-Isio-foMap172 Exhibition
	Wellington C125well Isio-foMap173 Exhibition	Wellington C125well d-Isio-foMap173 Exhibition
Pearsondale	Wellington C125well Isio-foMap93 Exhibition	Wellington C125well d-Isio-foMap93 Exhibition
	Wellington C125well Isio-foMap98 Exhibition	Wellington C125well d-Isio-foMap98 Exhibition
	Wellington C125well Isio-foMap99 Exhibition	Wellington C125well d-Isio-foMap99 Exhibition
	Wellington C125well Isio-foMap125 Exhibition	Wellington C125well d-Isio-foMap125 Exhibition
	Wellington C125well Isio-foMap126 Exhibition	Wellington C125well d-Isio-foMap126 Exhibition
	Wellington C125well Isio-foMap127 Exhibition	Wellington C125well d-Isio-foMap127 Exhibition
	Wellington C125well Isio-foMap134 Exhibition	Wellington C125well d-Isio-foMap134 Exhibition
Perry Bridge	Wellington C125well Isio-foMap104 Exhibition	Wellington C125well d-Isio-foMap104 Exhibition
	Wellington C125well Isio-foMap105 Exhibition	Wellington C125well d-Isio-foMap105 Exhibition
	Wellington C125well Isio-foMap77 Exhibition	Wellington C125well d-Isio-foMap77 Exhibition
	Wellington C125well Isio-foMap78 Exhibition	Wellington C125well d-Isio-foMap78 Exhibition
Port Albert	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-	Wellington C125well d-Isio-

	foMap208 Exhibition	foMap208 Exhibition
	Wellington C125well Isio-foMap209 Exhibition	Wellington C125well d-Isio-foMap209 Exhibition
	Wellington C125well Isio-foMap210 Exhibition	Wellington C125well d-Isio-foMap210 Exhibition
	Wellington C125well Isio-foMap211 Exhibition	Wellington C125well d-Isio-foMap211 Exhibition
	Wellington C125well Isio-foMap214 Exhibition	Wellington C125well d-Isio-foMap214 Exhibition
	Wellington C125well Isio-foMap215 Exhibition	Wellington C125well d-Isio-foMap215 Exhibition
	Wellington C125well Isio-foMap221 Exhibition	
	Wellington C125well Isio-foMap222 Exhibition	
Port Welshpool*	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
	Wellington C125well Isio-foMap221 Exhibition	
Riverslea	Wellington C125well Isio-foMap73 Exhibition	Wellington C125well d-Isio-foMap73 Exhibition
	Wellington C125well Isio-foMap74 Exhibition	Wellington C125well d-Isio-foMap74 Exhibition
	Wellington C125well Isio-foMap82 Exhibition	Wellington C125well d-Isio-foMap82 Exhibition
Robertsons Beach	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition
	Wellington C125well Isio-foMap210 Exhibition	Wellington C125well d-Isio-foMap210 Exhibition
	Wellington C125well Isio-foMap214 Exhibition	Wellington C125well d-Isio-foMap214 Exhibition

	Wellington C125well Isio-foMap215 Exhibition	Wellington C125well d-Isio-foMap215 Exhibition
	Wellington C125well Isio-foMap216 Exhibition	
Rosedale	Wellington C125well Isio-foMap116 Exhibition	Wellington C125well d-Isio-foMap116 Exhibition
	Wellington C125well Isio-foMap117 Exhibition	Wellington C125well d-Isio-foMap117 Exhibition
	Wellington C125well Isio-foMap118 Exhibition	Wellington C125well d-Isio-foMap118 Exhibition
	Wellington C125well Isio-foMap119 Exhibition	Wellington C125well d-Isio-foMap119 Exhibition
	Wellington C125well Isio-foMap120 Exhibition	Wellington C125well d-Isio-foMap120 Exhibition
	Wellington C125well Isio-foMap121 Exhibition	Wellington C125well d-Isio-foMap121 Exhibition
	Wellington C125well Isio-foMap122 Exhibition	Wellington C125well d-Isio-foMap122 Exhibition
	Wellington C125well Isio-foMap123 Exhibition	Wellington C125well d-Isio-foMap123 Exhibition
	Wellington C125well Isio-foMap125 Exhibition	Wellington C125well d-Isio-foMap125 Exhibition
	Wellington C125well Isio-foMap129 Exhibition	Wellington C125well d-Isio-foMap129 Exhibition
	Wellington C125well Isio-foMap130 Exhibition	Wellington C125well d-Isio-foMap130 Exhibition
	Wellington C125well Isio-foMap131 Exhibition	Wellington C125well d-Isio-foMap131 Exhibition
	Wellington C125well Isio-foMap132 Exhibition	Wellington C125well d-Isio-foMap132 Exhibition

	Wellington C125well Isio-foMap133 Exhibition	Wellington C125well d-Isio-foMap133 Exhibition
	Wellington C125well Isio-foMap143 Exhibition	Wellington C125well d-Isio-foMap143 Exhibition
	Wellington C125well Isio-foMap145 Exhibition	Wellington C125well d-Isio-foMap145 Exhibition
	Wellington C125well Isio-foMap146 Exhibition	Wellington C125well d-Isio-foMap146 Exhibition
	Wellington C125well Isio-foMap147 Exhibition	Wellington C125well d-Isio-foMap147 Exhibition
Sale	Wellington C125well Isio-foMap82 Exhibition	Wellington C125well d-Isio-foMap82 Exhibition
	Wellington C125well Isio-foMap83 Exhibition	Wellington C125well d-Isio-foMap83 Exhibition
	Wellington C125well Isio-foMap87 Exhibition	Wellington C125well d-Isio-foMap87 Exhibition
	Wellington C125well Isio-foMap88 Exhibition	Wellington C125well d-Isio-foMap88 Exhibition
	Wellington C125well Isio-foMap89 Exhibition	Wellington C125well d-Isio-foMap89 Exhibition
	Wellington C125well Isio-foMap93 Exhibition	Wellington C125well d-Isio-foMap93 Exhibition
	Wellington C125well Isio-foMap94 Exhibition	Wellington C125well d-Isio-foMap94 Exhibition
	Wellington C125well Isio-foMap95 Exhibition	Wellington C125well d-Isio-foMap95 Exhibition
	Wellington C125well Isio-foMap98 Exhibition	Wellington C125well d-Isio-foMap98 Exhibition
	Wellington C125well Isio-foMap99 Exhibition	Wellington C125well d-Isio-foMap99 Exhibition

	Wellington C125well Isio-foMap100 Exhibition	Wellington C125well d-Isio-foMap100 Exhibition
	Wellington C125well Isio-foMap101 Exhibition	Wellington C125well d-Isio-foMap101 Exhibition
	Wellington C125well Isio-foMap123 Exhibition	Wellington C125well d-Isio-foMap123 Exhibition
	Wellington C125well Isio-foMap84 Exhibition	
Seaspray	Wellington C125well Isio-foMap148 Exhibition	Wellington C125well d-Isio-foMap148 Exhibition
	Wellington C125well Isio-foMap150 Exhibition	Wellington C125well d-Isio-foMap150 Exhibition
	Wellington C125well Isio-foMap180 Exhibition	Wellington C125well d-Isio-foMap180 Exhibition
	Wellington C125well Isio-foMap181 Exhibition	Wellington C125well d-Isio-foMap181 Exhibition
	Wellington C125well Isio-foMap182 Exhibition	Wellington C125well d-Isio-foMap182 Exhibition
	Wellington C125well Isio-foMap183 Exhibition	Wellington C125well d-Isio-foMap183 Exhibition
	Wellington C125well Isio-foMap184 Exhibition	Wellington C125well d-Isio-foMap184 Exhibition
Seacombe	Wellington C125well Isio-foMap106 Exhibition	Wellington C125well d-Isio-foMap106 Exhibition
	Wellington C125well Isio-foMap139 Exhibition	Wellington C125well d-Isio-foMap139 Exhibition
	Wellington C125well Isio-foMap140 Exhibition	Wellington C125well d-Isio-foMap140 Exhibition
	Wellington C125well Isio-foMap141 Exhibition	Wellington C125well d-Isio-foMap141 Exhibition

	Wellington C125well Isio-foMap171 Exhibition	Wellington C125well d-Isio-foMap171 Exhibition
	Wellington C125well Isio-foMap172 Exhibition	Wellington C125well d-Isio-foMap172 Exhibition
	Wellington C125well Isio-foMap173 Exhibition	Wellington C125well d-Isio-foMap173 Exhibition
Seaton	Wellington C125well Isio-foMap33 Exhibition	Wellington C125well d-Isio-foMap33 Exhibition
	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition
Snake Island	Wellington C125well Isio-foMap220 Exhibition	
	Wellington C125well Isio-foMap221 Exhibition	
	Wellington C125well Isio-foMap222 Exhibition	
Staceys Bridge	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition
	Wellington C125well Isio-foMap204 Exhibition	
Stockdale	Wellington C125well Isio-foMap25 Exhibition	Wellington C125well d-Isio-foMap25 Exhibition
	Wellington C125well Isio-foMap44 Exhibition	
Stradbroke	Wellington C125well Isio-foMap133 Exhibition	Wellington C125well d-Isio-foMap133 Exhibition
	Wellington C125well Isio-foMap134 Exhibition	Wellington C125well d-Isio-foMap134 Exhibition
	Wellington C125well Isio-foMap147 Exhibition	Wellington C125well d-Isio-foMap147 Exhibition

	Wellington C125well Isio-foMap148 Exhibition	Wellington C125well d-Isio-foMap148 Exhibition
	Wellington C125well Isio-foMap149 Exhibition	Wellington C125well d-Isio-foMap149 Exhibition
	Wellington C125well Isio-foMap150 Exhibition	Wellington C125well d-Isio-foMap150 Exhibition
	Wellington C125well Isio-foMap180 Exhibition	Wellington C125well d-Isio-foMap180 Exhibition
Stratford	Wellington C125well Isio-foMap43 Exhibition	Wellington C125well d-Isio-foMap43 Exhibition
	Wellington C125well Isio-foMap57 Exhibition	Wellington C125well d-Isio-foMap57 Exhibition
	Wellington C125well Isio-foMap58 Exhibition	Wellington C125well d-Isio-foMap58 Exhibition
	Wellington C125well Isio-foMap59 Exhibition	Wellington C125well d-Isio-foMap59 Exhibition
	Wellington C125well Isio-foMap61 Exhibition	Wellington C125well d-Isio-foMap61 Exhibition
	Wellington C125well Isio-foMap62 Exhibition	Wellington C125well d-Isio-foMap62 Exhibition
	Wellington C125well Isio-foMap75 Exhibition	Wellington C125well d-Isio-foMap75 Exhibition
	Wellington C125well Isio-foMap76 Exhibition	Wellington C125well d-Isio-foMap76 Exhibition
	Wellington C125well Isio-foMap77 Exhibition	Wellington C125well d-Isio-foMap77 Exhibition
Tarraville	Wellington C125well Isio-foMap44 Exhibition	
	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition

	Wellington C125well Isio-foMap210 Exhibition	Wellington C125well d-Isio-foMap210 Exhibition
	Wellington C125well Isio-foMap211 Exhibition	Wellington C125well d-Isio-foMap211 Exhibition
	Wellington C125well Isio-foMap214 Exhibition	Wellington C125well d-Isio-foMap214 Exhibition
	Wellington C125well Isio-foMap215 Exhibition	Wellington C125well d-Isio-foMap215 Exhibition
	Wellington C125well Isio-foMap216 Exhibition	
	Wellington C125well Isio-foMap217 Exhibition	
Tarra Valley	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition
	Wellington C125well Isio-foMap189 Exhibition	Wellington C125well d-Isio-foMap189 Exhibition
The Heart	Wellington C125well Isio-foMap100 Exhibition	Wellington C125well d-Isio-foMap100 Exhibition
	Wellington C125well Isio-foMap101 Exhibition	Wellington C125well d-Isio-foMap101 Exhibition
	Wellington C125well Isio-foMap103 Exhibition	Wellington C125well d-Isio-foMap103 Exhibition
	Wellington C125well Isio-foMap104 Exhibition	Wellington C125well d-Isio-foMap104 Exhibition
	Wellington C125well Isio-foMap127 Exhibition	Wellington C125well d-Isio-foMap127 Exhibition
	Wellington C125well Isio-foMap128 Exhibition	Wellington C125well d-Isio-foMap128 Exhibition
The Honeysuckles	Wellington C125well Isio-foMap150 Exhibition	Wellington C125well d-Isio-foMap150 Exhibition

	Wellington C125well Isio-foMap152 Exhibition	Wellington C125well d-Isio-foMap152 Exhibition
	Wellington C125well Isio-foMap153 Exhibition	Wellington C125well d-Isio-foMap153 Exhibition
	Wellington C125well Isio-foMap154 Exhibition	Wellington C125well d-Isio-foMap154 Exhibition
	Wellington C125well Isio-foMap181 Exhibition	Wellington C125well d-Isio-foMap181 Exhibition
	Wellington C125well Isio-foMap185 Exhibition	Wellington C125well d-Isio-foMap185 Exhibition
Tinamba	Wellington C125well Isio-foMap45 Exhibition	Wellington C125well d-Isio-foMap45 Exhibition
	Wellington C125well Isio-foMap46 Exhibition	Wellington C125well d-Isio-foMap46 Exhibition
	Wellington C125well Isio-foMap47 Exhibition	Wellington C125well d-Isio-foMap47 Exhibition
	Wellington C125well Isio-foMap48 Exhibition	Wellington C125well d-Isio-foMap48 Exhibition
	Wellington C125well Isio-foMap49 Exhibition	Wellington C125well d-Isio-foMap49 Exhibition
	Wellington C125well Isio-foMap68 Exhibition	Wellington C125well d-Isio-foMap68 Exhibition
	Wellington C125well Isio-foMap72 Exhibition	Wellington C125well d-Isio-foMap72 Exhibition
	Wellington C125well Isio-foMap73 Exhibition	Wellington C125well d-Isio-foMap73 Exhibition
Tinamba West	Wellington C125well Isio-foMap37 Exhibition	Wellington C125well d-Isio-foMap37 Exhibition
	Wellington C125well Isio-foMap39 Exhibition	Wellington C125well d-Isio-foMap39 Exhibition

	Wellington C125well Isio-foMap45 Exhibition	Wellington C125well d-Isio-foMap45 Exhibition
	Wellington C125well Isio-foMap46 Exhibition	Wellington C125well d-Isio-foMap46 Exhibition
Toongabbie	Wellington C125well Isio-foMap115 Exhibition	Wellington C125well d-Isio-foMap115 Exhibition
	Wellington C125well Isio-foMap116 Exhibition	Wellington C125well d-Isio-foMap116 Exhibition
	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition
Traralgon East*	Wellington C125well Isio-foMap115 Exhibition	Wellington C125well d-Isio-foMap115 Exhibition
Valencia Creek	Wellington C125well Isio-foMap24 Exhibition	Wellington C125well d-Isio-foMap24 Exhibition
	Wellington C125well Isio-foMap21 Exhibition	
	Wellington C125well Isio-foMap23 Exhibition	
Walhalla East	Wellington C125well Isio-foMap33 Exhibition	Wellington C125well d-Isio-foMap33 Exhibition
	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition
Willung	Wellington C125well Isio-foMap143 Exhibition	Wellington C125well d-Isio-foMap143 Exhibition
	Wellington C125well Isio-foMap145 Exhibition	Wellington C125well d-Isio-foMap145 Exhibition
	Wellington C125well Isio-foMap146 Exhibition	Wellington C125well d-Isio-foMap146 Exhibition
	Wellington C125well Isio-foMap147 Exhibition	Wellington C125well d-Isio-foMap147 Exhibition
Willung North	Wellington C125well Isio-	Wellington C125well d-Isio-

	foMap143 Exhibition	foMap143 Exhibition
Willung South	Wellington C125well Isio-foMap145 Exhibition	Wellington C125well d-Isio-foMap145 Exhibition
	Wellington C125well Isio-foMap147 Exhibition	Wellington C125well d-Isio-foMap147 Exhibition
	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
	Wellington C125well Isio-foMap178 Exhibition	
Winnindoo	Wellington C125well Isio-foMap115 Exhibition	Wellington C125well d-Isio-foMap115 Exhibition
	Wellington C125well Isio-foMap116 Exhibition	Wellington C125well d-Isio-foMap116 Exhibition
	Wellington C125well Isio-foMap117 Exhibition	Wellington C125well d-Isio-foMap117 Exhibition
	Wellington C125well Isio-foMap66 Exhibition	Wellington C125well d-Isio-foMap66 Exhibition
	Wellington C125well Isio-foMap68 Exhibition	Wellington C125well d-Isio-foMap68 Exhibition
Won Wron	Wellington C125well Isio-foMap175 Exhibition	Wellington C125well d-Isio-foMap175 Exhibition
	Wellington C125well Isio-foMap189 Exhibition	Wellington C125well d-Isio-foMap189 Exhibition
	Wellington C125well Isio-foMap190 Exhibition	Wellington C125well d-Isio-foMap190 Exhibition
	Wellington C125well Isio-foMap196 Exhibition	Wellington C125well d-Isio-foMap196 Exhibition
	Wellington C125well Isio-foMap178 Exhibition	
	Wellington C125well Isio-foMap198 Exhibition	

Woodside	Wellington C125well Isio-foMap201 Exhibition	Wellington C125well d-Isio-foMap201 Exhibition
	Wellington C125well Isio-foMap203 Exhibition	Wellington C125well d-Isio-foMap203 Exhibition
	Wellington C125well Isio-foMap218 Exhibition	Wellington C125well d-Isio-foMap218 Exhibition
	Wellington C125well Isio-foMap219 Exhibition	Wellington C125well d-Isio-foMap219 Exhibition
	Wellington C125well Isio-foMap216 Exhibition	
	Wellington C125well Isio-foMap178 Exhibition	
	Wellington C125well Isio-foMap198 Exhibition	
	Wellington C125well Isio-foMap199 Exhibition	
	Wellington C125well Isio-foMap200 Exhibition	
	Wellington C125well Isio-foMap202 Exhibition	
Woodside Beach	Wellington C125well Isio-foMap201 Exhibition	Wellington C125well d-Isio-foMap201 Exhibition
	Wellington C125well Isio-foMap202 Exhibition	
Woodside North	Wellington C125well Isio-foMap178 Exhibition	
Woolenook	Wellington C125well Isio-foMap24 Exhibition	Wellington C125well d-Isio-foMap24 Exhibition
	Wellington C125well Isio-foMap25 Exhibition	Wellington C125well d-Isio-foMap25 Exhibition

Wurruk	Wellington C125well Isio-foMap125 Exhibition	Wellington C125well d-Isio-foMap125 Exhibition
	Wellington C125well Isio-foMap87 Exhibition	Wellington C125well d-Isio-foMap87 Exhibition
	Wellington C125well Isio-foMap88 Exhibition	Wellington C125well d-Isio-foMap88 Exhibition
	Wellington C125well Isio-foMap92 Exhibition	Wellington C125well d-Isio-foMap92 Exhibition
	Wellington C125well Isio-foMap93 Exhibition	Wellington C125well d-Isio-foMap93 Exhibition
	Wellington C125well Isio-foMap94 Exhibition	Wellington C125well d-Isio-foMap94 Exhibition
Yangoura	Wellington C125well Isio-foMap33 Exhibition	Wellington C125well d-Isio-foMap33 Exhibition
Yarram	Wellington C125well Isio-foMap188 Exhibition	Wellington C125well d-Isio-foMap188 Exhibition
	Wellington C125well Isio-foMap189 Exhibition	Wellington C125well d-Isio-foMap189 Exhibition
	Wellington C125well Isio-foMap190 Exhibition	Wellington C125well d-Isio-foMap190 Exhibition
	Wellington C125well Isio-foMap191 Exhibition	Wellington C125well d-Isio-foMap191 Exhibition
	Wellington C125well Isio-foMap193 Exhibition	Wellington C125well d-Isio-foMap193 Exhibition
	Wellington C125well Isio-foMap196 Exhibition	Wellington C125well d-Isio-foMap196 Exhibition
	Wellington C125well Isio-foMap205 Exhibition	Wellington C125well d-Isio-foMap205 Exhibition
	Wellington C125well Isio-foMap207 Exhibition	Wellington C125well d-Isio-foMap207 Exhibition

	Wellington C125well Isio-foMap211 Exhibition	Wellington C125well d-Isio-foMap211 Exhibition
	Wellington C125well Isio-foMap214 Exhibition	Wellington C125well d-Isio-foMap214 Exhibition

Attachment 2 – List of Flood Studies and Technical Reports

1. *Corner Inlet Dynamic Storm Tide Modelling Assessment (June 2014).*
2. *The Effect of Climate Change on Extreme Sea Levels along Victoria's Coast (November 2009).*
3. *Seaspray Flood Study – Summary Report (May 2016).*
4. *Gippsland Lakes Flood Level Modelling Project (2004).*
5. *Avon River Regional Flood Mapping – Project Report (2016).*
6. *Macalister Flood Study Stage 2 – Study Report (2011).*
7. *Final Hydrology and Hydraulic Report – Upper Thomson River Flood Study (2021).*
8. *Heyfield Wetland Flood Study (2024).*
9. *Lower Thomson River Flood Study (2019).*
10. *Glengarry Eaglehawk Flood Study (2021) (amended in 2024)*
11. *Rosedale Flood Study – Summary Report (2016).*
12. *Floodplain Mapping for Toongabbie Flood Township (2016).*
13. *Nambrok Creek Flood Assessment (2015).*
14. *Nambrok Creek Princes Highway East Duplication – Kilmany Section – Hydrology and Hydraulic Investigations Report (2018).*
15. *Final Study Report – Latrobe Flood Study (2015).*
16. *Merrimans Creek Flood Study (2016).*
17. *Bruthen Creek Flood Study (2026).*
18. *Floodplain Mapping for Albert and Jack River Flood Study (2017).*
19. *Flood Risk Report – Dargo Valley – Rapid Estimation of Flood Risk in Upland Floodplain Areas (2017).*
20. *Briagolong Flood and Drainage Study (2021).*
21. *Maffra Drainage and Integrated Water Management Strategy (2020).*
22. *Floodplain Mapping for Hedley (2025).*
23. *Gippsland Lakes Flood Level Declaration (2006).*

Attachment 3 – Maps



