

02.03

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C109wellPt1

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STRATEGIC DIRECTIONS

Settlement

Large settlements

Sale, Wurruk and Longford (combined population of about 15,800 people) have developed inter-dependent roles and together they form the regional centre of Wellington, providing for diverse commercial, cultural, health and industrial activities.

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) 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.

Heyfield (2,000) 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.

Stratford (2,600) 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.

Rosedale (1,600) 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.

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.

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 'Large Settlements' are to:

- 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 (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.

Briagolong (1,100) 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 Road.

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 'Other settlements' are to:

- 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) 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.

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 'Coastal settlement' are to:

- 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.

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Environmental and landscape values

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 Wellington's rural areas include water quality, inappropriate residential development and protection of vegetation habitat and neighbouring wetlands and coastal parks. Infrastructure development can have significant detrimental effects on these landscapes.

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.

Council's strategic directions for 'Environment and landscape values' are 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.

02.03-3 Environmental risks and amenity

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Proposed C125well 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.

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.

Riverine flooding affects a number of townships, resulting in large areas of rural land being inundated.

In the Gippsland Lakes, flooding can result from high inflows from the incoming river systems as well as high tides and storm conditions off the coast and can take weeks to recede, with properties being isolated.

The coastline is subject to coastal inundation as a result of storm surge. Flooding in coastal areas will occur more frequently and at higher levels as sea-level rise into the future due to climate change.

The following locations are subject to significant flood risk.

- Areas of urban land at Loch Sport, Seaspray, Rosedale, Sale, McLoughlins Beach, Tinamba, Boisdale, Newry and Port Albert.
- Areas of rural land along the:
 - Dargo River at Dargo
 - Avon River from Valencia Creek to Lake Wellington.
 - Tarra River downstream to Tarraville.
 - Thomson River and Rainbow Creek from the Cowwarr Weir to the confluence with the Macalister River.
 - Macalister River from the Glenmaggie Weir to the Thomson River confluence.
 - Thomson River from the Macalister River confluence to the confluence with the Latrobe River south of Sale.
 - Lower Latrobe River from Flynn to Lake Wellington.

- Boggy Creek around Tinamba and Riverslea.
- Albert and Jack Rivers.
- Rural areas adjacent to the Ninety Mile Beach from Sesapray to Loch Sport.

Council's strategic directions for 'Environmental risks and amenity' are 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 use and development to minimise environmental damage on groundwater and aquifer recharge areas.

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Natural resource management

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 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 contains significant coal resources that are an important energy resource suitable as a fuel source for the generation of electricity and having potential for alternative fuels and other products.

Council's strategic directions for 'Natural resource management' are to:

- 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.

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Built environment and heritage

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.

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.

Council's strategic directions for 'Built environment and heritage' are to:

- Promote the identification, protection and conservation of places of heritage significance and cultural value.
- Protect and enhance the individual character of each township.

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Economic development

Wellington's economy is linked to the natural resource base and productive agricultural land and it is important to ensure natural assets are protected and used sustainably.

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 and environmentally sustainable green energy.

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.

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 biomass.

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.

Council's strategic directions for '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 horse and greyhound racing economy.
- 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.

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C109wellPt1**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 '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.

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PLANNING FOR PLACES

11.03-1S16/04/2026
VC300**Activity centres and precincts****Objective**

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres with good public transport services.

Strategies

Build up the central activity areas of Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations as a focus for high-quality development, activity and living that:

- Are a focus for business, shopping, working, leisure and community facilities.
- Provide different types of housing, including forms of higher density housing.
- Are connected by transport.
- Maximise choices in services, employment and social interaction.

Undertake strategic planning for the use and development of land in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Encourage a diversity of housing types at higher densities in and around Major regional cities, Metropolitan activity centres, Priority Precincts, Suburban Rail Loop Precincts and Activity Centres - Housing Choice and Stations and their residential catchments.

Reduce the number of private motorised trips by concentrating activities that generate high numbers of (non-freight) trips in highly accessible activity centres.

Improve access by walking, cycling and public transport to services and facilities.

Support the continued growth and diversification of activity centres to give communities access to a wide range of goods and services, provide local employment and support local economies.

Improve the social, economic and environmental performance and amenity of activity centres.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Mid-Rise Design Guide* (Department of Transport and Planning, 2026)

11.03-1L04/05/2023
C109wellPt1**Sale activity centre****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 cater for future retail demand, improve the legibility of the CBD from Foster Street and 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.

Concentrate highway related uses in the Commercial Zone precinct to capitalise on passing trade.

Discourage non-commercial uses at ground floor level in the Commercial Zone precinct between Stawell and Foster Streets.

Promote commercial uses at the street level and accommodation and business uses at upper floors in the Mixed Use Zone.

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 establishment of entertainment facilities within and close to the CBD.

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:

- 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.

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.

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.

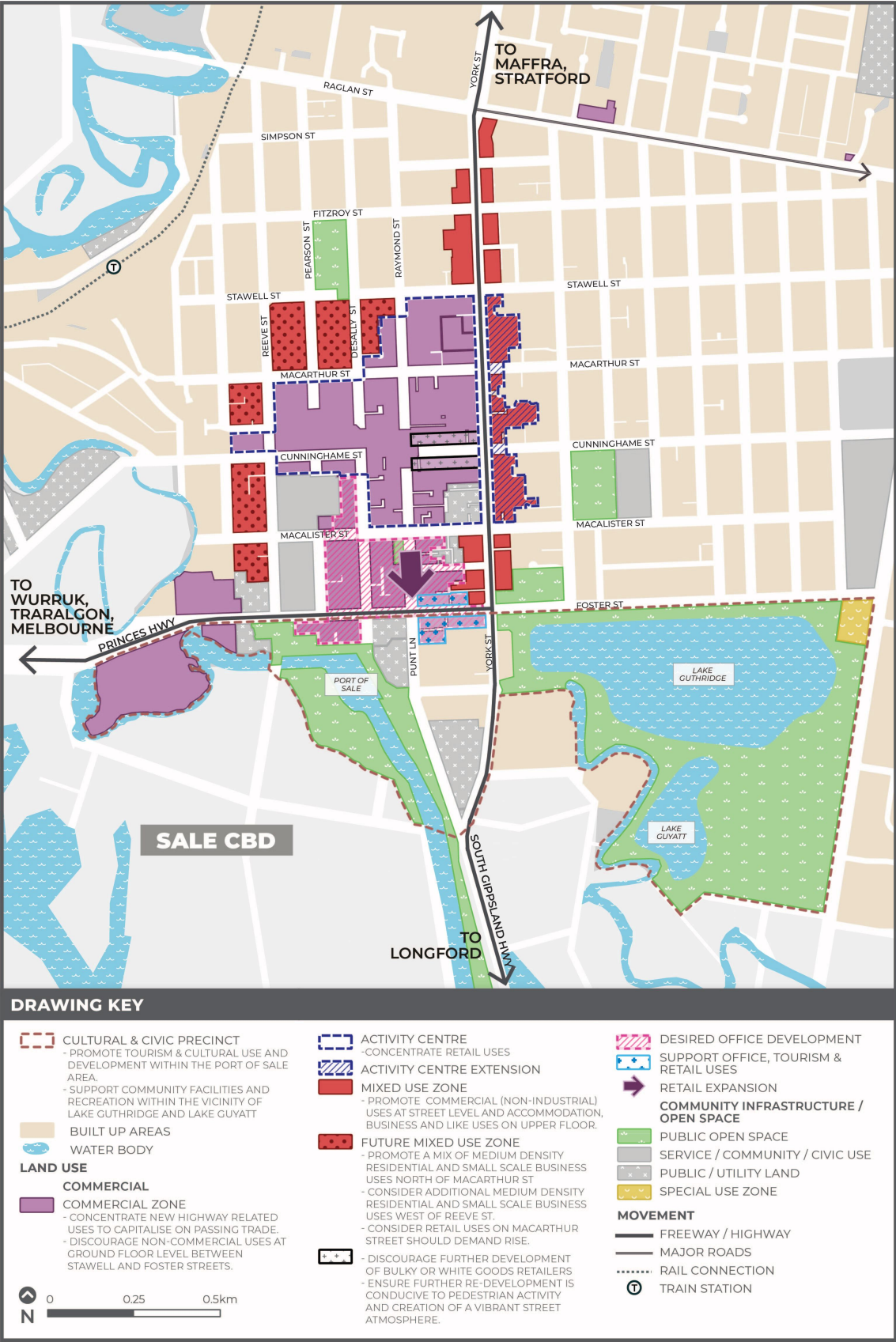
Discourage development of higher order retailing and commercial development outside the CBD, with the exception of the corner of Cobains Road and Princes Highway.

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.

Facilitate the expansion of the homemaker/bulky goods site located on the corner of Cobains Road and the Princes Highway.

Discourage industrial use and development from establishing on the corner of Cobains Road and the Princes Highway.

Sale CBD Strategy Plan



11.03-2S02/09/2025
VC283**Growth areas****Objective**

To locate urban growth close to transport corridors and services and provide efficient and effective infrastructure to create sustainability benefits while protecting primary production, major sources of raw materials and valued environmental areas.

Strategies

Concentrate urban expansion into growth areas that are served by high-capacity public transport.

Implement the strategic directions in the growth corridor plans.

Deliver residential densities in the growth areas of Melbourne and Major regional cities of an average of at least:

- 30 dwellings per net developable hectare in locations within walkable distance of existing and proposed activity centres, train stations, major transport routes and public open spaces.
- 20 dwellings per net developable hectare in other growth area locations.

Provide housing diversity and choice through a mix of housing types, particularly in areas suitable for higher residential densities.

Deliver accessible, integrated and adaptable community infrastructure, including a high-quality network of public open space with opportunities for passive and active recreation.

Plan for the timely and adequate provision of public transport and local and regional infrastructure and services, in line with a preferred sequence of land release.

Provide for significant amounts of local employment opportunities and in some areas, provide large scale industrial or other more regional employment generators.

Create a network of mixed-use activity centres that are high quality, well designed and create a sense of place.

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

Protect and manage natural resources and areas of heritage, cultural and environmental significance.

Create well planned, easy to maintain high amenity, environmentally resilient and safe public realms that contribute to a sense of place, support cooling and greening, reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop and implement plans for growth areas that will:

- Include objectives for each growth area.
- Identify the long term pattern of urban growth.
- Identify the location of broad urban development types, for example activity centre, residential, employment, freight centres and mixed use employment.
- Identify the boundaries of individual communities, landscape values and, as appropriate, the need for discrete urban breaks and how land uses in these breaks will be managed.
- Identify transport networks and options for investigation, such as future railway lines and stations, freight activity centres, freeways and arterial roads.
- Identify the location of open space to be retained for recreation, and/or biodiversity protection and/or flood risk reduction purposes guided and directed by regional biodiversity conservation strategies.

- Show significant waterways as opportunities for creating linear trails, along with areas required to be retained for biodiversity protection and/or flood risk reduction purposes.
- Identify appropriate uses for constrained areas, including quarry buffers.

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021) to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.
- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.
- Deliver 30 per cent tree canopy cover within the public realm and in open spaces (excluding areas dedicated to biodiversity or native vegetation conservation).

Policy documents

Consider as relevant:

- *North Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *West Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Sunbury Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *South East Growth Corridor Plan* (Victorian Planning Authority, 2012)
- *Precinct Structure Planning Guidelines: New Communities in Victoria* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

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VC283

Peri-urban areas

Objective

To manage growth in peri-urban areas to protect and enhance their identified valued attributes.

Strategies

Identify and protect areas that are strategically important for the environment, biodiversity, landscape, open space, water, agriculture, energy, recreation, tourism, environment, cultural heritage, infrastructure, extractive and other natural resources.

Enhance the character, identity, attractiveness and amenity of peri-urban towns.

Prevent dispersed settlement and provide for non-urban breaks between urban areas.

Ensure development is linked to the timely and viable provision of physical and social infrastructure.

Improve connections to regional and metropolitan transport services.

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VC283**Coastal settlement****Objective**

To plan for sustainable coastal development.

Strategies

Plan and manage coastal population growth and increased visitation so that impacts do not cause unsustainable use of coastal resources.

Support a network of diverse coastal settlements that provide for a broad range of housing types, economic opportunities and services.

Minimise linear urban sprawl along the coastal edge and ribbon development in rural landscapes.

Protect areas between settlements for non-urban use.

Limit development in identified coastal hazard areas, on ridgelines, primary coastal dune systems, shorelines of estuaries, wetlands and low-lying coastal areas, or where coastal processes may be detrimentally impacted.

Encourage the restructure of old and inappropriate subdivisions to reduce development impacts on the environment.

Ensure a sustainable water supply, stormwater management and sewerage treatment for all development.

Minimise the quantity and enhance the quality of stormwater discharge from new development into the ocean, bays and estuaries.

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast*(Department of Environment, Land, Water and Planning, 2020)

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Coastal settlements - Wellington

04/05/2023 --/--/----
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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.

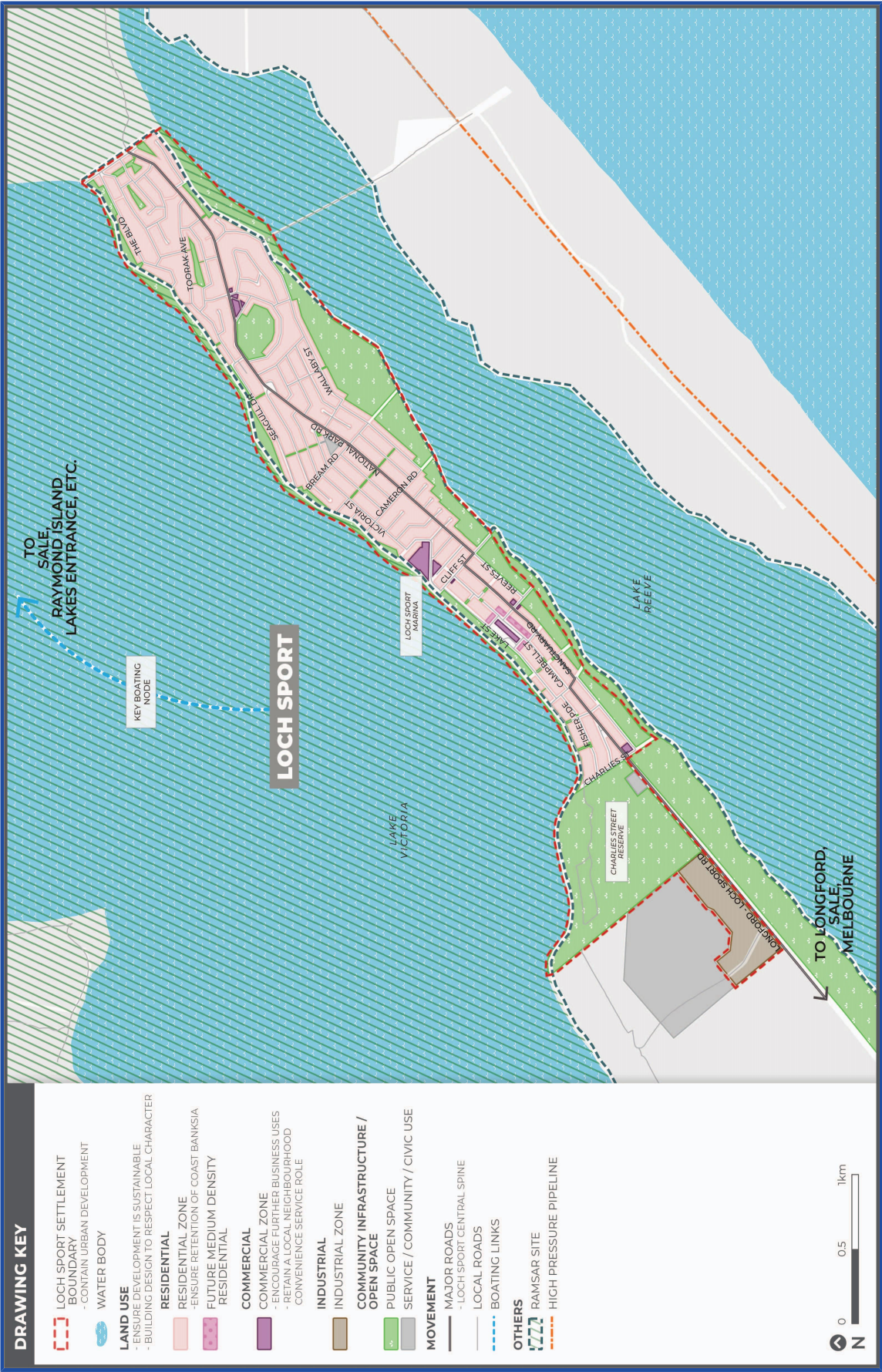
Avoid structures visible from the foreshore on the Bass Strait coast by setting new developments back from the coast and natural coastal landforms.

Develop effective public spaces within Loch Sport to provide for passive recreation.

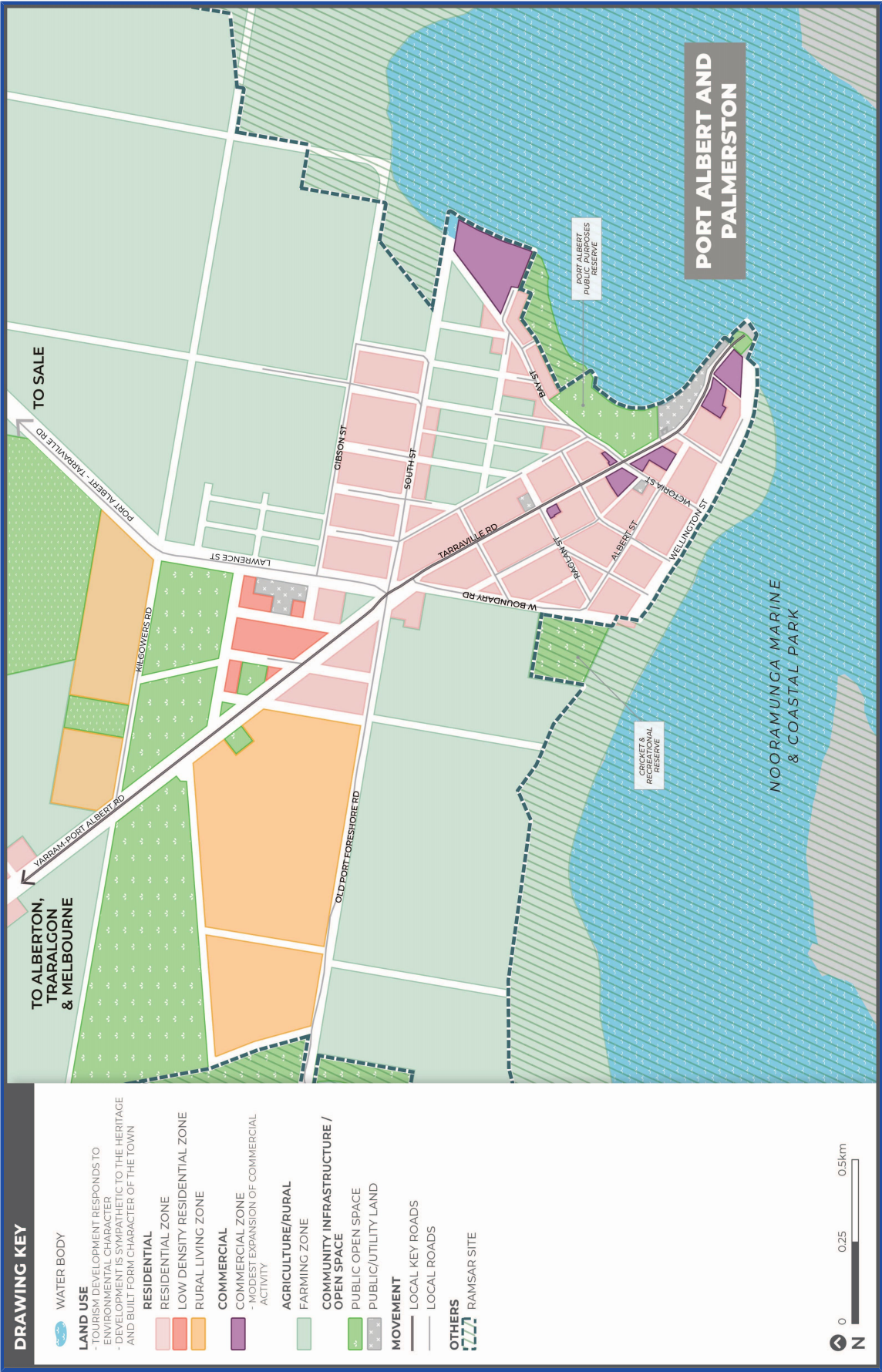
Define the Sanctuary Road and National Park Road major access route in Loch Sport as the central spine of the town using landscape treatments to define the road edge.

Ensure development in areas vulnerable to storm surge inundation and sea-level rise impacts up to the year 2100 1% AEP flood level is designed with mitigation measures to respond to the natural hazard.

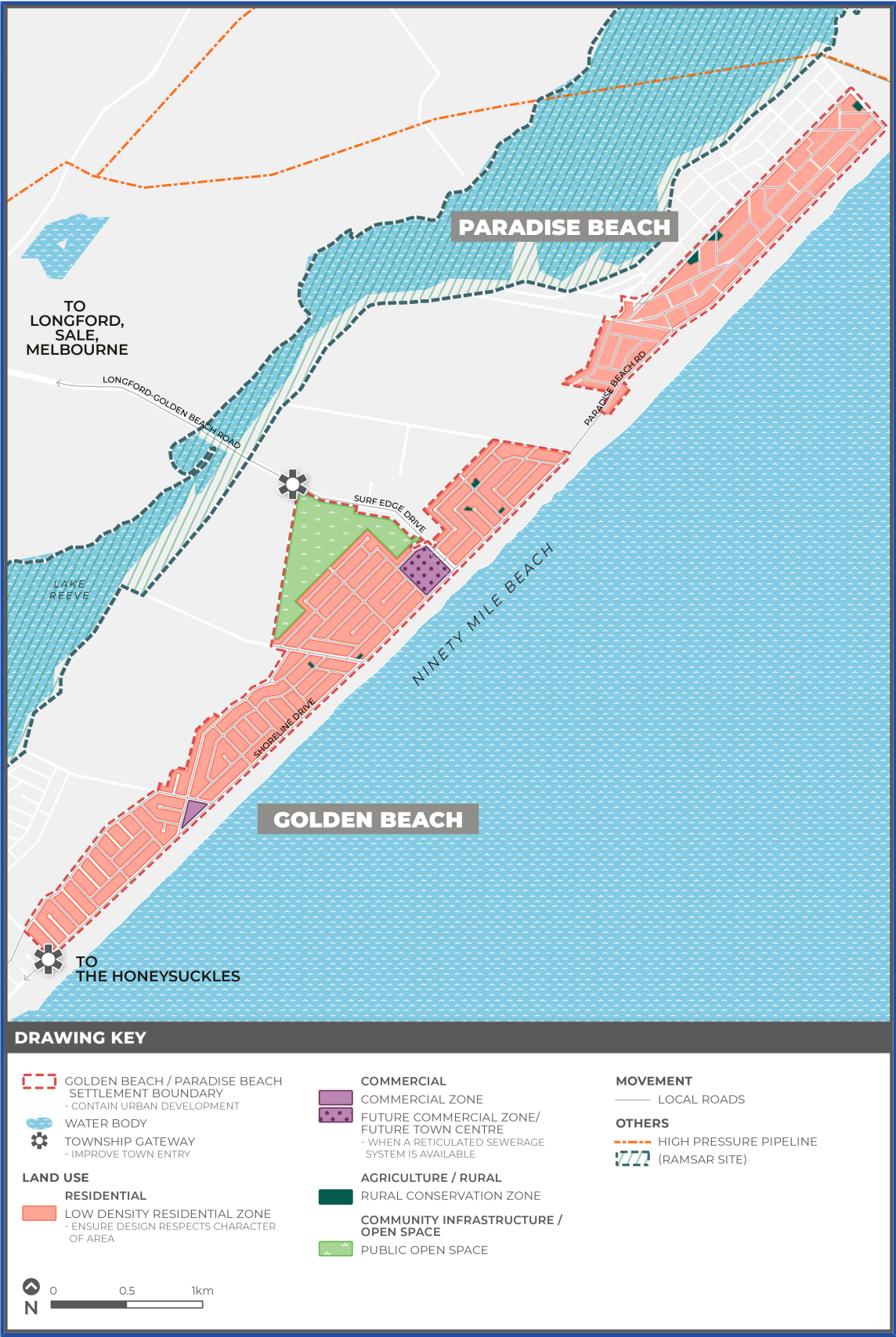
Loch Sport Strategy Plan



Port Albert and Palmerston Strategy Plan



Golden Beach/Paradise Beach Strategy Plan



Manns Beach Strategy Plan



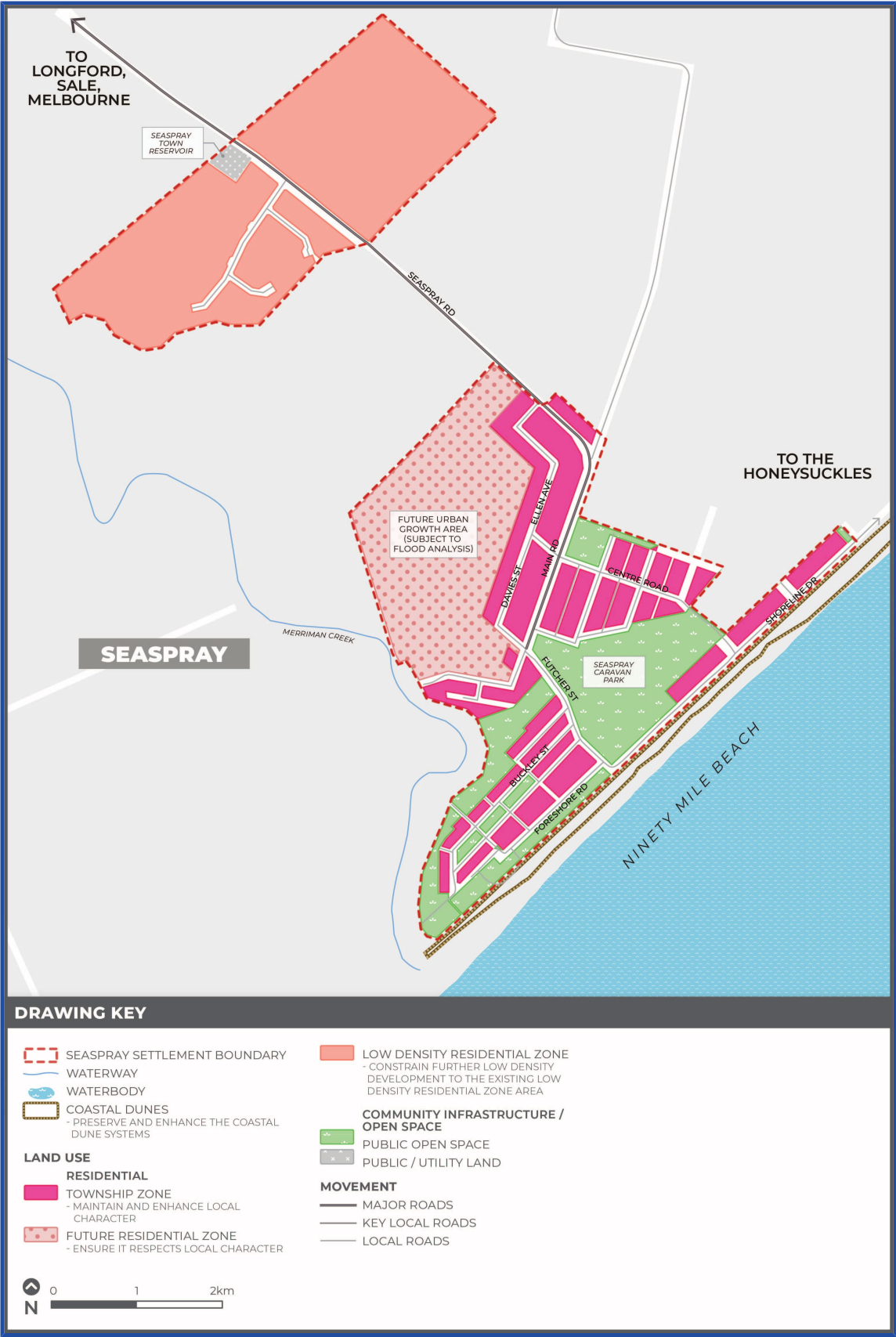
McLoughlins Beach Strategy Plan



Robertsons Beach Strategy Plan



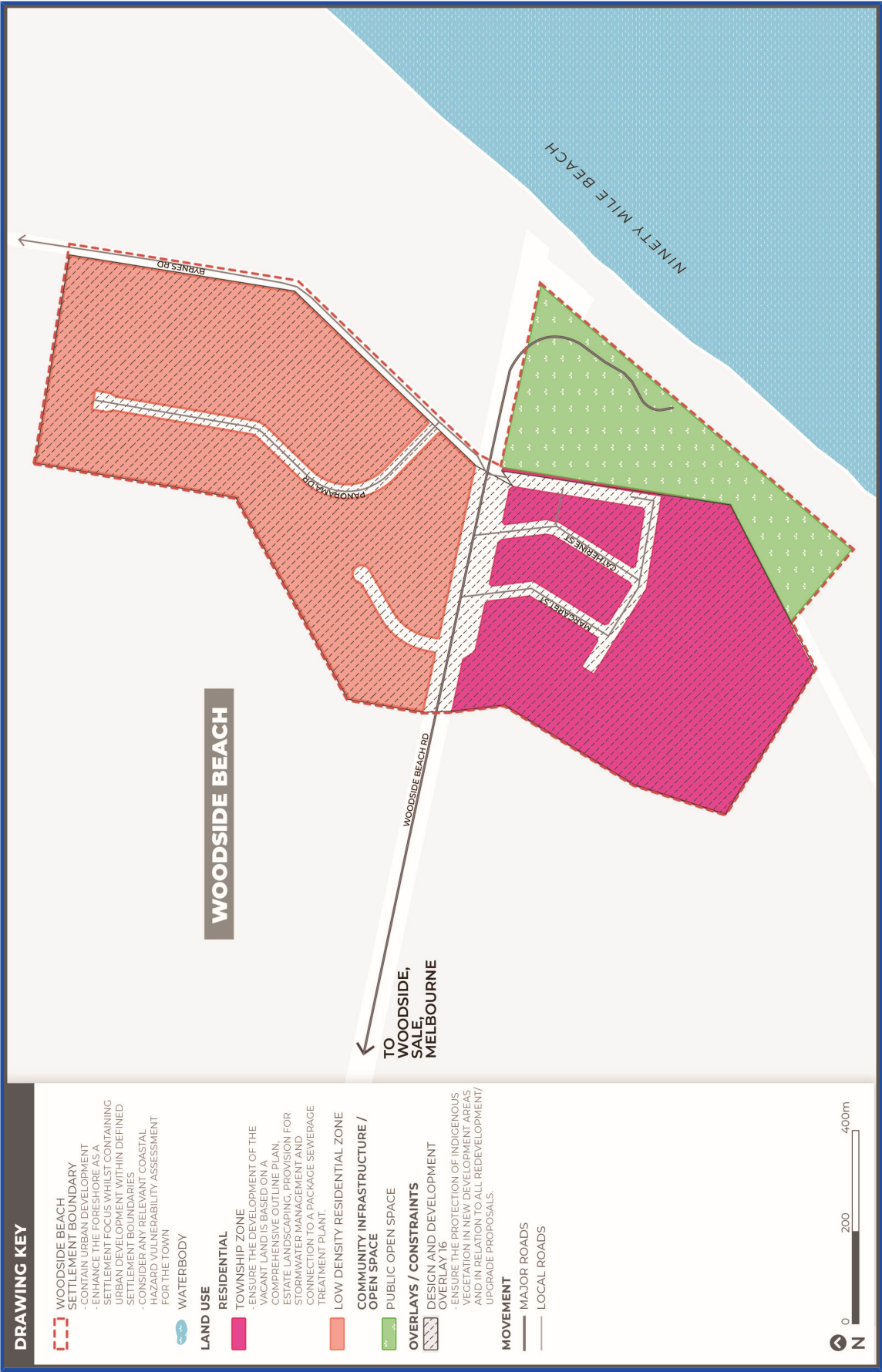
Seaspray Strategy Plan



The Honeysuckles Strategy Plan



Woodside Beach Strategy Plan



11.03-5S13/02/2026
VC245**Distinctive areas and landscapes****Objective**

To recognise the importance of distinctive areas and landscapes to the people of Victoria and protect and enhance the valued attributes of identified or declared distinctive areas and landscapes.

Strategies

Recognise the unique features and special characteristics of these areas and landscapes.

Implement the strategic directions of approved Localised Planning Statements and Statements of Planning Policy.

Integrate policy development, implementation and decision-making for declared areas under Statements of Planning policy.

Recognise the important role these areas play in the state as tourist destinations.

Protect the identified key values and activities of these areas.

Enhance conservation of the environment, including the unique habitats, ecosystems and biodiversity of these areas.

Support use and development where it enhances the valued characteristics of these areas.

Avoid use and development that could undermine the long-term natural or non-urban use of land in these areas.

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Statement of Planning Policy* (Victorian Government, 2023)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Surf Coast Statement of Planning Policy* (Victorian Government, 2022)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S31/07/2018
VC148**Regional and local places****Objective**

To facilitate integrated place-based planning.

Strategies

Integrate relevant planning considerations to provide specific direction for the planning of sites, places, neighbourhoods and towns.

Consider the distinctive characteristics and needs of regional and local places in planning for future land use and development.

13.03

31/07/2018
VC148

FLOODPLAINS

13.03-1S20/03/2023
VC229**Floodplain management****Objective**

To assist the protection of:

- Life, property and community infrastructure from flood hazard, including coastal inundation, riverine and overland flows.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river, wetland or coastal health.

Strategies

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.

Avoid intensifying the impact of flooding through inappropriately located use and development.

Plan for the cumulative impacts of use and development on flood behaviour.

Locate emergency and community facilities (including hospitals, ambulance stations, police stations, fire stations, residential aged care facilities, communication facilities, transport facilities, community shelters, child care centres and schools) outside the 1 in 100 year (1 per cent Annual Exceedance Probability) floodplain and, where possible, at levels above the height of the probable maximum flood.

Locate use and development that involve the storage or disposal of environmentally hazardous industrial and agricultural chemicals or wastes and other dangerous goods (including intensive animal industries and sewage treatment plants) outside floodplains unless site design and management is such that potential contact between such substances and floodwaters is prevented, without affecting the flood carrying and flood storage functions of the floodplain.

Ensure land use on floodplains minimises the risk of waterway contamination occurring during floods and floodplains are able to function as temporary storage to moderate peak flows and minimise downstream impacts.

Policy guidelines

Consider as relevant:

- Regional catchment strategies and special area plans approved by the Minister for Environment or Minister for Water.
- Any floodplain management manual or guideline of policy and practice, or catchment management, river health, wetland or floodplain management strategy adopted by the relevant responsible floodplain management authority.
- Any best practice environmental management guidelines for stormwater adopted by the Environment Protection Authority.

Policy documents

Consider as relevant:

- *Victorian Floodplain Management Strategy* (Department of Environment, Land, Water and Planning, 2016)

13.03-1L

Proposed C125well

Floodplain Management - Wellington**Policy Application**

This policy applies to land within the Floodway Overlay or Land Subject to Inundation Overlay, which includes land inundated by a 1 in 100 year flood event (1 per cent Annual Exceedance Probability) as determined by the relevant floodplain management authority.

Strategies

- Discourage the import of fill to land.
- Discourage the construction of levees in areas regarded by the relevant floodplain management authority as important for flood storage and environmental values.
- Discourage earthworks that obstruct natural flow paths or drainage lines.
- Ensure buildings and works are appropriately designed and sited to avoid impacts on waterways, floodplains and wetlands.

25/07/2019
C106well

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

~~Proposed C125well~~ ~~None specified~~ To identify and manage development of land subject to riverine, coastal and overland flooding with a depth of 0.3 metres and above during a 1 per cent AEP flood event, including those areas subject to the future impacts of climate change.

To ensure development is commensurate with flood risk by responding appropriately to the site specific flood hazard.

To minimise potential flood risk or damage to life, health and safety associated with development.

2.0 Statement of risk

25/07/2019
C106well

~~Proposed C125well~~ ~~None specified~~ The Floodway Overlay delineates land where flood depth during a 1% AEP will be 0.3metres or above, and where new development should be carefully managed, if not avoided.

Further development of land within the area delineated by the FO1 is likely to worsen the social and economic consequences of floods into the future.

3.0 Permit requirement

25/07/2019
C106well

~~Proposed C125well~~ A permit is not- required- for any of the following:

Dwellings

A single dwelling (excluding any fill) on a vacant lot within a residential zone provided that all of the following requirements are met:

- The finished floor levels of the dwelling (excluding outbuildings) is at or above the Nominal Flood Protection Level as specified in writing by the relevant floodplain management authority.
- The under-floor area of the dwelling will not restrict the free passage of flood water.
- Any other requirements specified in written advice from the relevant floodplain management authority.

Replacement Dwellings

A single replacement dwelling in a residential zone provided the floor level is at or above the Nominal Flood Protection Level set by the relevant floodplain management authority, and the replacement dwelling is sited within the building footprint of the existing or former dwelling.

Dwelling Extensions

An upper storey (not ground level) extension to an existing building.

The internal alteration of an existing building within the existing building footprint.

A ground floor extension to an existing habitable building (including a dwelling) provided:

- The proposed floor level is at or above the highest point of the existing floor level and the gross floor area of the extensions does not exceed 20.0 square metres.
- The owner/applicant enters into a section 173 legal agreement that will stipulate that:

- Any dwelling extensions must have a minimum finished floor level of no less than 0.3 metres above the 1% Annual Exceedance Probability flood level as determined by the relevant floodplain management authority. No further extensions at existing floor level are permitted.

The agreement will bind the Applicant as the owner and must run with the land so that all successors in title are bound by the agreement. The applicant must contact Council's Planning Department via planning@wellington.vic.gov.au to prepare the section 173 legal agreement. The owner(s) must pay all reasonable costs of the preparation, execution and registration of the agreement. A copy of the updated Title Search incorporated the registered section 173 legal agreement from Land Victoria and or a dealing number and copy of the registered agreement from Land Victoria must be provided to the responsible authority.

Buildings

A non-habitable outbuilding (other than industrial or commercial) provided that all of the following requirements are met:

- The floor area is less than 20 square metres.
- Any other requirements specified in written advice from the relevant floodplain management authority.

A replacement building (excluding non-habitable outbuildings) provided that all of the following requirements are met:

- The floor level is at or above the Nominal Flood Protection Level as specified in written advice from the relevant floodplain management authority.
- The relevant floodplain management authority has advised in writing that the under floor area of the building will not restrict the free passage of flood water.
- The footprint of the replacement building is the same or less than the original building.
- Safe access from the building to emergency services and relief facilities is accessible during a 1% AEP flood event, to the satisfaction of the relevant floodplain management authority.

- ~~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 20m²;~~
- ~~A rainwater tank associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20m²;~~
- ~~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~~
- ~~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 barbecues;~~
- ~~A mast, antenna, power pole, light pole, or telecommunication tower; and~~
- ~~An outdoor sign/structure, provided it does not alter flood flows or floodplain storage capacity.~~

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 20 square metres.

A rainwater tank with a capacity of not more than 10,000 litres.

An upper storey extension to an existing building within the existing building footprint.

A pump shed.

An agricultural shed with permanently open sides.

Open style fencing (excluding paling fencing, brick, steel, colorbond style and concrete walls) and maintenance of existing fencing.

A replacement fence of the same materials as an existing fence, in the same location.

A mast, antenna, power pole, light pole, or telecommunication tower;

An outdoor sign or structure provided it does not alter flood flows or floodplain storage capacity.

A disabled access ramp.

Windmills and solar units in association with the use of the land for agriculture.

Works

Works ancillary to an existing building (including landscaping) that do not alter the surface profile by more than 150 millimetres.

Works associated with roads, roadsides or any other access way (public or private) that do not alter the existing surface level by more than 150 millimetres.

- ~~■ 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.~~

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 associated with crop raising that do not alter the existing surface profile by more than 150 millimetres.

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.

Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Roadworks or works to any access way (public or private), including construction of a driveway, vehicle crossovers, footpaths or bicycle paths if there is not change to existing surface levels or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed.

Buildings and Works undertaken by public authorities

- 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.

Buildings and works undertaken by Gippsland Ports association with jetties, dredging maintenance boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.

Works associated with bicycle pathways and trails undertaken by or on behalf of Wellington Shire Council that do not alter the existing surface level by more than 150 millimetres.

Buildings and works undertaken by or on the behalf of Parks Victoria and the relevant Aboriginal Corporation in accordance with a park management plan approved by the relevant floodplain management authority, or where buildings and works have otherwise received written consent from the relevant floodplain management authority.

4.0**Application requirements**

25/07/2019
G406well

Proposed C125well

~~None specified~~

The following application requirements apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 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 be accompanied by:

- The flood risk report specified in Clause 44.03-4 which must be prepared by a suitably qualified person to the satisfaction of the relevant floodplain management authority.

Plans drawn to scale, which show:

- A location context plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
- Elevation plans showing natural ground level, finished ground levels of any proposed buildings in relation to Australian Height Datum (AHD).
- A detailed site plan with 0.5 metre contour intervals showing the layout of existing and proposed buildings and works, including cut and fill and on-site wastewater management systems (including system types), watercourses and access roads, including proposed internal access roads.
- Any additional information requested in writing from the relevant floodplain management authority.

5.0**Decision guidelines**

25/07/2019
G406well

Proposed C125well

~~None specified~~

The following decision guidelines apply to an application for a permit under Clause 44.03, in addition to those specified in Clause 44.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority.

- Whether the proposal avoids risk to life and property.
- Whether the proposed use or development could be located on flood-free land or land with a less flood hazard outside this overlay.
- Alternative design of flood proofing responses.

- The susceptibility of the development to flooding and flood damage.
- The potential risk to life, health and safety associated with the development. Flood risk factors to consider include:
 - .. The frequency, duration, extent, depth and velocity of flooding of the site and access.
 - .. The flood warning time is available.
 - .. Tidal patterns.
 - .. Coastal inundation and erosion.
 - .. Climate change impacts
 - .. Sea-level rise.
 - .. Impact of flood event and isolation on occupants including operation of on-site wastewater management systems and access to services.
 - .. Scale of proposal included number of occupants and if they will reside permanently including overnight.
 - .. Vulnerability of occupants
 - .. The danger to the occupants of the development, other floodplain residents and emergency services personnel if the site of access is flooded.
 - .. The effect of the development on redirecting or obstructing flood water, stormwater or drainage water and the effect of the development on recurring flood storage and increased flood levels and flow velocities.
 - .. The effect of the development on river, marine and coastal health values included wetland, natural habitat, stream stability, erosion, environmental flows, water quality, estuaries and sites of scientific significance.

25/07/2019
C106well

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

~~Proposed C125well~~ ~~None specified~~ To identify and manage development of land subject to riverine, coastal and overland flooding with a depth of less than 0.3 metres during a 1 per cent AEP flood event, including those areas subject to the future impacts of climate change.

To ensure that any new development is suitably designed and located to ensure that it is compatible with the identified flood hazard, local drainage characteristics and commensurate with flood risk.

Protect human life and health and provide safety from flood hazards.

Minimise potential flood risk and damage to property and infrastructure.

2.0 Statement of risk

25/07/2019
C106well

~~Proposed C125well~~ ~~None specified~~ The LSIO delineates land where flood depth is less than 0.3 metres during a 1% AEP flood event. Whilst this poses a lower risk to life, health and safety associated with development, inappropriate development in these areas can increase the flood risk and should therefore be carefully managed.

3.0 Permit requirement

25/07/2019
C106well

~~Proposed C125well~~ A permit is not required ~~to carry out~~ for any of the following:

Dwellings

A single dwelling (excluding any fill) on a vacant lot within a residential zone provided that all of the following requirements are met:

- The finished floor levels of the dwelling (excluding outbuildings) is at or above the Nominal Flood Protection Level (NFPL) as specified in writing by the relevant floodplain management authority.
- The under-floor area of the dwelling will not restrict the free passage of flood water.
- Other requirements of specified in written advice from the relevant floodplain management authority.

Replacement Dwellings

A single or replacement dwelling (excluding fill) on a vacant lot where the land is not in a residential zone, provided it meets the requirements specified in written advice from the floodplain management authority, and includes:

- The floor level is at or above the Nominal Flood Protection Level (NFPL) set by the relevant floodplain management authority; and
- The new dwelling is sited within the building footprint of the existing dwelling or destroyed dwelling; and
- The under-floor area of the dwelling will not restrict the free passage of flood water.

Dwelling Extensions

An upper storey (not ground level) extension to an existing building.

A ground floor extension to an existing habitable building (including a dwelling) provided:

- The proposed floor level is at or above the highest point of the existing floor level and the gross floor area of the extensions does not exceed 20.0 square metres.
- The owner/applicant enters into a section 173 legal agreement that will stipulate that:
 - Any dwelling extensions must have a minimum finished floor level of no less than 0.3 metres above the 1% Annual Exceedance Probability flood level as determined by the relevant floodplain management authority. No further extensions at existing floor level are permitted.

The agreement will bind the Applicant as the owner and must run with the land so that all successors in title are bound by the agreement. The applicant must contact Council's Planning Department via planning@wellington.vic.gov.au to prepare the section 173 legal agreement. The owner(s) must pay all reasonable costs of the preparation, execution and registration of the agreement. A copy of the updated Title Search incorporated the registered section 173 legal agreement from Land Victoria and or a dealing number and copy of the registered agreement from Land Victoria must be provided to the responsible authority.

Buildings

A non-habitable outbuilding ancillary to a dwelling (including a pergola, deck or verandah, open sided garage, carport or in ground swimming pool) provided that all of the following requirements are met:

- The finished floor level of the outbuilding must be at or above the existing natural surface level.
- The floodplain management authority has advised in writing that flood resistant materials will be used up to the NFPL.

A non-habitable building (other than industrial or commercial) provided that all of the following requirements are met:

- The floor area is less than 20 square metres or, where the floor area exceeds 20 square metres the finished floor level must be above the applicable finished floor level specified in written advice by the relevant floodplain management authority within the previous three months.

A replacement building (excluding non-habitable outbuildings) provided that all of the following requirements are met:

- The floor level is at or above the applicable finished floor level, as specified in writing advice by the relevant floodplain management authority.
- The relevant floodplain manager has specified in writing that the underfloor of the building will not restrict the free passage of floodwaters.

An agricultural farm building, or structure, with permanent open sides.

A rainwater tank with a capacity of not more than 10,000 litres (about the volume of a storage unit).

Windmills and solar units in association with land use for agriculture.

Open sports ground with no grandstands or raised viewing areas, playgrounds, picnic shelters and barbecues.

A pump shed.

A mast, antenna, power pole, light pole, or telecommunication tower.

- A non-habitable building (other than industrial or commercial) with a floor area less than 20m²;
- 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 20m²;

- An extension to an existing habitable building of less than 20m², 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 20m²;
- A rainwater tank associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20m²;
- 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
- An outdoor sign/structure, provided that it does not alter flood flows or floodplain storage capacity;

An outdoor sign/structure, provided that it does not alter flood flows or floodplain storage capacity.

Works
A disabled access ramp.

Fences

Open style fencing (excluding solid paling, steel, color bond style fencing, brick and concrete walls) and maintenance of existing fencing.

A replacement fence of the same materials as an existing fence, in the same location.

Works

Works ancillary to an existing building, including landscaping and pathways that do not alter the existing surface profile by more than 150 millimetres.

Works associated with roads, roadsides or any other access way (public or private) that do not alter the existing surface level by more than 150 millimetres.

- 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.

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 associated with crop raising that do not alter the existing service profile by more than 150 millimetres.

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.

Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.

Buildings and Works undertaken by public authorities

- 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.

Buildings and works undertaken by Gippsland Ports associated with jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.

Works associated with bicycle pathways and trails undertaken by or on behalf of Wellington Shire Council which do not alter the existing surface level by more than 150 millimeters.

Buildings and works undertaken by or on behalf of Parks Victoria or the relevant Aboriginal Corporation in accordance with a park management plan approved by the relevant floodplain management authority, or where buildings and works have otherwise received written consent from the relevant floodplain management authority.

4.0 Application requirements

25/07/2019
G406well

Proposed C125well

~~None specified~~

The following application requirements apply to an application for a permit under Clause 44.04, in addition to those specified in Clause 44.04 and elsewhere in the scheme and must accompany an application, as appropriate to the satisfaction of the responsible authority and relevant floodplain management authority (unless otherwise agreed in writing):

- Plans drawn to scale, which show:
 - A location context plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
 - Elevation plans showing natural ground level, finished ground levels of any proposed buildings in relation to Australian Height Datum (AHD).
 - A detailed site plan with 0.5metre contour intervals showing the layout of existing and proposed buildings and works, including cut and fill and on-site wastewater management systems (including system types), watercourses and access roads, including proposed internal access roads.
 - Any additional information requested in writing from the relevant floodplain management authority.

5.0 Decision guidelines

25/07/2019
G406well

Proposed C125well

~~None specified~~

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?**1.0 Maps comprising part of this planning scheme:**04/05/2023 --/--/----
G409wellP44 Proposed C125well

- 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, 14LSIO-FO
- 15, 15DPO, 15HO, 15BMO, 15LSIO-FO
- 16, 16ESO8, 16BMO, 16LSIO-FO
- 17, 17HO, 17BMO
- 18, 18BMO
- 19, 19BMO
- 20, 20BMO
- 21, 21BMO, 21LSIO-FO
- 22, 22BMO
- 23, 23BMO, 23LSIO-FO
- 24, 24HO, 24LSIO-FO, 24BMO
- 25, 25ESO2, 25LSIO-FO, 25BMO
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- 27, 27DPO, 27LSIO-FO
- 28, 28DPO, 28HO, 28BMO, 28LSIO-FO
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- 30, 30BMO
- 31, 31EAO, 31BMO
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- 58, 58DDO, 58DPO, 58ESO2, 58LSIO-FO, 58BMO
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- 62, 62DDO, 62DPO, 62HO, 62LSIO-FO
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- 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, ~~93LSIO~~ 93LSIO-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, 102LSIO-FO
- 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

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- 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, 124LSIO-FO
- 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, [156LSIO-FO](#)
- 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, [174LSIO-FO](#)
- 175, 175DPO, 175ESO2, 175ESO8, 175LSIO-FO, 175PAO, 175BMO, 175SRO1
- 176, 176BMO
- 177, 177BMO
- 178, 178ESO2, 178HO, 178BMO, 178SRO1, [178LSIO-FO](#)
- 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

WELLINGTON PLANNING SCHEME

- 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, 198LSIO-FO
- 199, 199VPO, 199BMO, 199LSIO-FO
- 200, 200VPO, 200BMO, 200LSIO-FO
- 201, 201ESO1, 201ESO2, 201LSIO-FO, 201BMO
- 202, 202DDO, 202ESO1, 202ESO2, 202LSIO-FO
- 203, 203ESO1, 203ESO2, 203LSIO-FO, 203BMO, 203SCO
- 204, 204ESO2, 204HO, 204BMO, 204LSIO-FO
- 205, 205DDO, 205ESO1, 205ESO2, 205HO, 205LSIO-FO, 205BMO, 205SRO1
- 206, 206ESO2, 206SRO1, ~~205LSIO~~206LSIO-FO
- 207, 207DDO, 207ESO1, 207ESO2, 207ESO3, 207LSIO-RO, 207LSIO-FO, 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, 216LSIO-FO
- 217, 217DDO, 217ESO2, 217LSIO-FO
- 218, 218ESO2, 218LSIO-FO, 218BMO
- 219, 219DDO, 219ESO2, 219LSIO-FO
- 220, 220BMO, 220LSIO-FO
- 221, 221ESO1, 221ESO2, 221BMO, 221LSIO-FO
- 222, 222ESO1, 222BMO, 222LSIO-FO