

Wellington Planning Scheme

Amendment C125well

Explanatory Report

Overview

This 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 Schedule to each of the Floodway Overlay (FO) and the Land Subject to Inundation Overlay (LSIO), with new (amended) Schedules.

There are 22 flood studies and associated technical reports (see table 1 below) which support the proposed draft amendment. These have prepared for the East and West Gippsland Catchment Management Authority (EGCMA and WGCMA), CSIRO and Wellington Shire Council.

The draft amendment updates the application of the LSIO1 and FO1 on land across the municipality. This application is informed by the following flood studies and technical reports:

<i>Corner Inlet Dynamic Storm Tide Modelling Assessment (June 2104)</i>
<i>The Effect of Climate Change on Extreme Sea Levels along Victoria’s Coast (November 2009)</i>
<i>Seaspray Flood Study – Summary Report (May2016)</i>
<i>Gippsland Lakes Flood Level Modelling Project (2004)</i>
<i>Avon River Regional Flood Mapping – Project Report (2016)</i>
<i>Macalister Flood Study Stage 2 – Study Report (2011)</i>
<i>Final Hydrology and Hydraulic Report – Upper Thomson River Flood Study (2021)</i>
<i>Heyfield Wetland Flood Study (2024)</i>
<i>Lower Thomson Flood Study (2019)</i>
<i>Glengarry Eaglehawk Flood Study (2020)</i>

<i>Rosedale Flood Study – Summary Report (2016)</i>
<i>Floodplain mapping for Toongabbie Flood Township (2016)</i>
<i>Nambrok Creek Flood Assessment (2015)</i>
<i>Nambrok Creek Princes Highway East Duplication – Kilmany Section – Hydrology and Hydraulic Investigations Report (2018)</i>
<i>Final Study Report – Latrobe Flood Study (2015)</i>
<i>Merrimans Creek Flood Study (2015)</i>
<i>Bruthen Creek Flood Study (2025)</i>
<i>Floodplain mapping for Albert and Jack River Flood Study (2024)</i>
<i>Flood Risk Report – Dargo Valley – Rapid Estimation of Flood Risk in Upland Floodplain Areas (2017)</i>
<i>Briagolong Flood and Drainage Study (2018)</i>
<i>Maffra Drainage and Integrated Water Management Strategy (2020)</i>
<i>Floodplain mapping for Hedley (2024)</i>
<i>Gippsland Lakes Flood Level Declaration (2006)</i>

Table 1: Flood studies and technical reports which inform Amendment C125well.

The draft amendment has been prepared by the Wellington Shire Council in partnership with the East Gippsland and West Gippsland Catchment Management Authorities (EGMCA and WGCMA). The draft amendment has been requested by the East Gippsland and West Gippsland Catchment Management Authorities.

The draft amendment will update:

- Update the Municipal Planning Strategy relating to environmental risks and amenity.
- Update the local sections of the Planning Policy Framework (PPF) relating to coastal settlements and floodplain management.
- Insert new schedules to the Floodway Overlay (FO1) and the Land Subject to Inundation Overlay (LSIO1) (replace existing).
- Update and introduce new mapping relating to the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) (replace existing).
- The updated mapping includes changes in the planning control being applied to land (between LSIO and FO), makes change to the extents of mapping, including increased and reductions to mapped areas.
- Other planning scheme ordinance as required.

The technical reports and flood studies will be available for inspection as part of the public exhibition and consultation stage.

Where you may inspect this amendment

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

And

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

Wellington Shire Council

Wellington Shire Council Sale Service Centre 18 Desailly Street Sale VIC 3875	Wellington Shire Council Yarram Service Centre 156 Grant Street Yarram VIC 3971
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

Council's website contains a range of background materials including frequently asked questions, mapping portal and telephone appointment booking services.

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

Submissions

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

A submission must be sent to:

Post: PO Box 506, SALE VIC 3850 or

Email: strategicplanning@wellington.vic.gov.au

Standing Advisory Committee dates

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

- Directions hearing: [insert directions hearing date]
- Standing Advisory Committee hearing: [insert panel hearing date]

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 ('the Act')* to advise the Minister for Planning, councils and catchment management authorities ('CMA's') on referred draft planning scheme amendments.

While Wellington Shire Council and the CMAs will seek to resolve any issues raised, unresolved issues or particular matters may be referred to the Flood-related Amendments Standing Advisory Committee, which will contact submitters and then determine the best way to consider unresolved matters. This may be undertaken 'on the papers', through round table discussions or forums, or a public hearing (or a combination of these options).

The purpose of the Committee is to provide timely advice to the Minister for Planning, Councils and CMAs on specific matters to it related to the implementation of flood studies and associated draft planning scheme amendments.

The Committee process allows submissions to be made to the council on the flood study's draft planning scheme amendment, with any unresolved issues to be considered by the Committee before the final planning scheme amendment is submitted to the Minister for Planning for approval under *section 20(4)* of the Act.

Any written submission or other supporting documentation provided to the Committee must be made available for public inspection until the submission of its report, unless the Committee specifically directs that the material is to remain 'in camera'. A document may be made available for public inspection electronically.

The Committee must prepare a written report for Council and the Minister for Planning.

Details of the amendment

Who is the planning authority?

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

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

The East Gippsland and West Gippsland Catchment Management Authorities have prepared the flood studies, technical reports and proposed mapping to support the changes proposed by the draft planning scheme amendment. Supporting technical reports have also been prepared by the CSIRO and Wellington Shire Council.

The draft amendment is facilitated by the Wellington Shire Council premised on expertise and technical advice provided by the East Gippsland and West Gippsland CMA's.

The draft amendment has been requested by the East Gippsland and West Gippsland CMAs.

Land affected by the amendment

The draft amendment is a municipal wide draft planning scheme flooding provisions amendment.

The draft amendment applies to the land described as follows:

- All land currently in the Floodway Overlay ('FO') and the Land Subject to Inundation Overlay ('LSIO').
- New and existing land parcels which have been identified as being within riverine floodplains identified as being flood prone in a 1% Annual Exceedance Probability ('AEP') flood event.
- Coastal land currently susceptible to storm surge inundation, in addition to land anticipated to be impacted by coastal inundation (including storm surge inundation) in the Year 2100.
- In coastal locations climate change considerations including 0.8metre sea-level rise has been applied. These localities include:
 - Corner Inlet, Tarraville, Port Albert, Robertsons Beach, Manns Beach, Woodside Beach, Woodside Beach, Giffard, Seaspray, The Honeysuckles, Paradise Beach, Golden Beach, Gippsland Lakes and surrounds.
- Climate change considerations (including increased rainfall events) have been incorporated into mapping which implements the following Flood Studies and technical reports.
 - Macalister Flood Study (2011).
 - Lower Thomson River Flood Study.
 - Gippsland Lakes Flood Levels Flood Modelling Project (2004).
 - Heyfield Wetland Flood Study (2024).
 - Latrobe Flood Study (2015).
 - Corner Inlet Dynamic Storm Tide Modelling Assessment (2014).
 - Seaspray Flood Study (2016).
 - The Effect of Climate Change on Extreme Sea Levels along the Victorian Coast (2009)
 - Avon River Regional Flood Study (2016).
 - Rosedale Flood Study (2016).

- Briagolong Flood and Drainage Study (2018).

The draft amendment applies to land in the following catchment areas and localities.

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

The draft amendment will update flood controls based on modelling from the 22 flood studies and technical reports.

The draft amendment affects land as follows.

To be inserted when available

- Approximately Xxx properties have the LSIO or FO added onto their property.

- Approximately Xxx properties have the LSIO or FO removed from their property.
- Approximately Xxx properties have a change in the extent of the LSIO or FO on their property. This includes xx properties that have the flood control changed from the LSIO to the FO.

The map below illustrates at municipal scale the scope of the land affected. The overall mapping is provided in a number of plans.

Insert maps(s) when available

Figure 1: Proposed FO1 and LSIO1

A mapping reference table is attached at Attachment 1 of this Explanatory Report.

A List of the Flood Studies and Technical Reports is attached at Attachment 2 of the Explanatory Report.

What the amendment does

The draft amendment proposes to apply and update flood overlays, with the extent of which being based on modelling from 22 Flood Studies and associated technical reports (see list at Attachment 2 to this Explanatory Report).

The outcome of which affects currently mapped properties as well as newly mapped properties across the municipality. In some cases, the LSIO planning control may be replaced with an FO, to reflect the updated flooding risk.

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

Overlay Maps (see table at Attachment 1)

- Amends Planning Scheme Maps Nos insert map numbers (insert details) FO and LSIO to remove the Land Subject to Inundation Overlay (LSIO) from certain parcels of land within Wellington Shire Council.
- Inserts (list map numbers)
- Deletes (list map numbers)

Planning Scheme Ordinance

- Amend clause 02.03-3 (Environmental risks and amenity) to include new strategy statements.
- Amend clause 11.03-4L (Planning for Places - Coastal settlement) to include a new local policy strategy.
- Amend clause 13.03 (Floodplain management) to include new local policy.
- Amends Clause 44.03 – Land Subject to Inundation Overlay to introduce objectives, statement of risk, application requirements and additional permit exemptions.
- Inserts Schedule 1 to Clause 44.03 – Schedule 1 to Land Subject to Inundation Overlay
- Inserts Schedule 1 to Clause 44.04 – Schedule 1 to Floodway Overlay

- Amends 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 reference planning scheme map numbers (See Attachment 1).

Strategic assessment of the amendment

Why is the amendment required?

Policy context

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.

Flood studies and technical reports

The draft Planning Scheme Amendment C125well is required to implement new data arising from a number of flood studies and technical reports which have been completed over a 20-year period. The 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 reflects flooding with projected climate change impacts (year 2100 rather than current day scenario).

A total of 22 Flood Studies and Technical Reports (2004 to 2024) have been prepared by the East Gippsland and West Gippsland CMA's. 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 for the draft amendment.

The draft amendment introduces updated mapping for the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) to reflect the modelling undertaken and represent the best currently available data.

Planning Practice Note 12 has been used to guide the application of the FO and LSIO. The LSIO will apply to lower hazard areas (depths less than 0.3metres), and the FO to higher hazard areas (depths greater than 0.3metres). The criteria used to delineate the 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).

Historical background

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

Criteria

The FO will be applied to High Hazard locations (including coastal areas). The FO applies to any land where depth of flooding exceeds 0.3metres. The LSIO applies to land where depth of flooding is less than 0.3metres. 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.

Strategy framework

Proposed Amendment C125well has been commenced in response to the recommendation within the *West Gippsland Floodplain Management Strategy (2018-2027)*.

The recommendation/s 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*).

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 allows for 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 mapping incorporates the consideration of climate change impacts, including the projected sea level rise of 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 extent of the flood overlays mapping represents the best climate science available at the time of the preparation of this draft amendment. This mapping will

ensure that flood risk associated with property transfer (land transactions), land use and development decision making processes are informed.

The draft amendment proposes to update the Planning Policy Framework (PPF) by the insertion of refreshed local policy statement relating to coastal settlements and floodplain management and in doing so will strengthen the policy for decision making.

Proposed Schedule 1 to FO and LSIO

The Victorian Planning Provisions (VPP) specify that the best tools to identify, consider and regulate development within areas subject to flooding, are through the application of the FO and LSIO.

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. In addition, these Planning Permit applications must be referred to the East Gippsland and West Gippsland CMAs, as a determining authority for approval of such proposals will be sought for buildings and works applications.

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

Single dwellings on single lots which are residentially zoned land (vacant land)

For single dwellings in residential zones, the draft amendment proposes a permit exemption, subject to approval of plans, as part of a streamlined consent process.

This process requires plans to be approved by the responsible authority and the relevant catchment management authority, as part of the streamlined consent process. As well as providing surety to landowners, this consent process will also aid in reducing the number of anticipated planning permits within the flood overlays.

These Overlays include amendments to the existing *Schedule 1 to the Clause 44.04 Floodway Overlay (FO1)* and *Schedule 1 to Clause 1 to the Land Subject to Inundation Overlay 44.03 (LSIO1)*. Including: Inclusion of objectives, statement of risk and decision guidelines.

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.

Inclusion of application requirements.

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 to 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).

Net community benefit

The provision of updated flooding information within the Wellington Planning Scheme will 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.

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

Proposed Amendment C125well is consistent with the objectives of planning in Victoria, specifically:

- *To provide for fair, orderly, economic and sustainable development of land (s4(1)(a)).*
- *To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity (s4(1)(b)).*

- *To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria (s4(1)c)).*
- *To balance the present and future interests of all Victorians (s4(1)(g)).*
- *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 (s4(2)(da)).*

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.

Council has 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.

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 FO1 and LSIO1, 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.

Does the amendment address climate change?

The draft amendment has considered 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)* which specifies that a Report is not required due the below reasons:

- The draft proposed amendment does not propose to rezone land from a non-urban zone to an urban zone.
- The draft proposed amendment does not propose to significantly change to, or intensify the uses and development of urban land; and
- The draft proposed 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 proposed amendment has been prepared in consultation and partnership with the West Gippsland and East Gippsland CMAs as the relevant floodplain management authorities. Floodplain managers collect and process information about floods. Effective sharing of this information with communities, government organisations and emergency management agencies can increase community understanding of, and resilience to, flooding.

Increasing resilience to climate change

The proposed amendment has been informed by the best available flood modelling, science, information and used to inform planning for increased climate resilience. The proposed 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 22 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 draft 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 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.

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

Does the amendment address relevant bushfire risk?

The draft amendment meets bushfire policy at *Clause 13.02* of the Wellington Planning Scheme, because the land identified is unlikely to be intensified for urban purposes without consideration and land use planning decision making.

The draft proposed amendment is unlikely to increase the risk to life, property, community infrastructure, or the natural environment from bushfire, as it identifies

flood risk. The identification of flood prone areas is likely to limit future intensification of the identified land.

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

The draft proposed amendment is consistent with *Ministerial Direction on the form and content of Planning Schemes* by making changes to the Wellington Planning Scheme that ensures the appropriate consideration with this direction and its associated templates.

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

- *Ministerial Direction – The Form and Content of Planning Schemes.*
- *Ministerial Direction No:11 – Strategic Assessment of Amendments.*
- *Ministerial Direction No:13 – Managing Coastal hazards and the coastal impacts of climate change.*
- *Ministerial Direction No: 15 – The Planning Scheme Amendment process.*
- *Ministerial Direction No:22 – Climate change considerations.*

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

The proposed amendment implements updates and improvements to the Wellington Planning Scheme by updating policy, provisions and mapping which support the following objectives of the Planning Policy Framework (PPF) and Policy as follows:

Clause 11 Settlement

This policy identifies that planning for settlements, must have regard to health and safety. Preparation of update flooding mapping, based on current and updated flood data, which documents extent of flooding and degree of risk using the FO and LSIO tools to distinguish between higher and lower flows and depth area is appropriate and consistent with the PPF.

The draft amendment updates mapping and ordinance which are consistent with these provisions.

Clause 11.03- 4S – Coastal settlement

This policy addresses planning for sustainable coastal development.

Clause 11.03- 4L – Coastal settlements – Wellington

- Includes 9 coastal settlement plans.
- Overall objective to limit development of coastal settlements that respond to environmental constraints.
- Strategies include retaining existing densities, design of new buildings and works, development is supported by appropriate infrastructure and support of

passive recreational activities.

The draft amendment updates mapping and ordinance which are consistent with these provisions.

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

- Objective to protect sensitive coastal areas from development that detracts from their scenic and natural values.
- 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

- Policy applying to specifically mapped areas contained in the Ninety Mile Beach Plan 01, 02 and 03.
- Limiting development in Glomar Beach and Golden Beach to a restructure plan.
- Contains strategies relating to 'in between settlements' to discourage development of coastal areas.
- Reference to Wellington Coast Subdivision Policy (2007) and Incorporated document (2012).

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 contains objectives that seek to protect and enhance waterway systems and catchments. Strategies include.

“Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment”.

Policy guidelines include ensuring the views of waterways and floodplain managers are included in decision-making. Strategies include the need to avoid development

which impedes natural waterflow and has regard for flood events.

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

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

The draft amendment is consistent with this established state and local policy relating to river, waterways and wetlands.

Clause 13 Environmental Risks and Amenity

The overarching policy provision seeks to strengthen resilience and community safety by adopting best practice environmental and risk management principles.

Specifically, policy seeks to.

“Planning should prepare for and respond to the impacts of climate change”.

Clause 13.01-1S Natural hazards and climate change

The PPF includes clauses that require 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.

Strategies include.

- 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 provisions to reflect the best available data.

Clause 13.01-2S Coastal inundation and erosion

The Policy includes objectives and strategies which seek to plan for and manage coastal hazard risk and climate change impacts.

Strategies include.

“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 latest and current available data.

The draft amendment is consistent with the overarching policy, objectives and strategies.

Clause 13.03-1S Floodplain management

Orderly planning 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.

“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.
- The mapping has been prepared by the relevant CMAs in the region

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

The draft proposed 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 Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

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

This strategic consideration only applies if the planning scheme includes an LPPF at *Clause 20*.

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 – includes strategy relating to:

Respect for 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 – includes strategy relating 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.

The draft amendment is consistent with the above extracts from 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.

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

The draft amendment will 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.

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

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 schedules, correspond to the level of flooding risk for the local conditions.

The draft amendment is consistent with the *Planning Practice Note 12: Applying the Flood Provisions (June 2015) 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 Urban Floodway Zone and Floodway Overlay areas. Lower flood depths, lower flow velocities and lower potential flood risk.
- Exemptions in schedules respond to local conditions, taking into account specific types of development and local needs. The principal benefit of 'scheduling out' specific buildings and works is that the planning permit application process will be more streamlined.

The draft amendment will result in orderly planning

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

Exhibition stage

The draft proposed 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 overlays.

In addition, during the exhibition period, held **between xx and xx** the following Agencies will be consulted during the exhibition 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).

Provide details if views of agencies will also be sought during exhibition.

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 proposed 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 proposed 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-FO1	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
	Wellington C125well Isio-foMap81 Exhibition	Wellington C125well d-Isio-foMap81 Exhibition
	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 IsiofoMap35 Exhibition	Wellington C125well d-IsiofoMap35 Exhibition
	Wellington C125well IsiofoMap36 Exhibition	Wellington C125well d-IsiofoMap36 Exhibition
	Wellington C125well IsiofoMap37 Exhibition	Wellington C125well d-IsiofoMap37 Exhibition
	Wellington C125well IsiofoMap45 Exhibition	Wellington C125well d-IsiofoMap45 Exhibition
Glomar Beach	Wellington C125well IsiofoMap150 Exhibition	Wellington C125well d-IsiofoMap150 Exhibition
	Wellington C125well IsiofoMap151 Exhibition	Wellington C125well d-IsiofoMap151 Exhibition
	Wellington C125well IsiofoMap154 Exhibition	Wellington C125well d-IsiofoMap154 Exhibition
	Wellington C125well IsiofoMap155 Exhibition	Wellington C125well d-IsiofoMap155 Exhibition
	Wellington C125well IsiofoMap157 Exhibition	Wellington C125well d-IsiofoMap157 Exhibition
	Wellington C125well IsiofoMap158 Exhibition	Wellington C125well d-IsiofoMap158 Exhibition
	Wellington C125well IsiofoMap156 Exhibition	
Golden Beach	Wellington C125well IsiofoMap139 Exhibition	Wellington C125well d-IsiofoMap139 Exhibition
	Wellington C125well IsiofoMap151 Exhibition	Wellington C125well d-IsiofoMap151 Exhibition
	Wellington C125well IsiofoMap160 Exhibition	Wellington C125well d-IsiofoMap160 Exhibition
	Wellington C125well IsiofoMap161 Exhibition	Wellington C125well d-IsiofoMap161 Exhibition

	Wellington C125well IsiofoMap162 Exhibition	Wellington C125well d-IsiofoMap162 Exhibition
	Wellington C125well IsiofoMap163 Exhibition	Wellington C125well d-IsiofoMap163 Exhibition
	Wellington C125well IsiofoMap164 Exhibition	Wellington C125well d-IsiofoMap164 Exhibition
	Wellington C125well IsiofoMap165 Exhibition	Wellington C125well d-IsiofoMap165 Exhibition
	Wellington C125well IsiofoMap166 Exhibition	Wellington C125well d-IsiofoMap166 Exhibition
	Wellington C125well IsiofoMap167 Exhibition	Wellington C125well d-IsiofoMap167 Exhibition
	Wellington C125well IsiofoMap168 Exhibition	Wellington C125well d-IsiofoMap168 Exhibition
	Wellington C125well IsiofoMap169 Exhibition	Wellington C125well d-IsiofoMap169 Exhibition
	Wellington C125well IsiofoMap170 Exhibition	Wellington C125well d-IsiofoMap170 Exhibition
	Wellington C125well IsiofoMap171 Exhibition	Wellington C125well d-IsiofoMap171 Exhibition
Goon Nure*	Wellington C125well IsiofoMap106 Exhibition	Wellington C125well d-IsiofoMap106 Exhibition
	Wellington C125well IsiofoMap108 Exhibition	Wellington C125well d-IsiofoMap108 Exhibition
	Wellington C125well IsiofoMap109 Exhibition	Wellington C125well d-IsiofoMap109 Exhibition
	Wellington C125well IsiofoMap110 Exhibition	Wellington C125well d-IsiofoMap110 Exhibition
	Wellington C125well IsiofoMap111 Exhibition	Wellington C125well d-IsiofoMap111 Exhibition

	Wellington C125well IsiofoMap112 Exhibition	Wellington C125well d-IsiofoMap112 Exhibition
	Wellington C125well IsiofoMap113 Exhibition	Wellington C125well d-IsiofoMap113 Exhibition
Gormandale	Wellington C125well IsiofoMap143 Exhibition	Wellington C125well d-IsiofoMap143 Exhibition
	Wellington C125well IsiofoMap144 Exhibition	Wellington C125well d-IsiofoMap144 Exhibition
	Wellington C125well IsiofoMap145 Exhibition	Wellington C125well d-IsiofoMap145 Exhibition
	Wellington C125well IsiofoMap175 Exhibition	Wellington C125well d-IsiofoMap175 Exhibition
Grand Ridge	Wellington C125well IsiofoMap188 Exhibition	Wellington C125well d-IsiofoMap188 Exhibition
Hedley	Wellington C125well IsiofoMap205 Exhibition	Wellington C125well d-IsiofoMap205 Exhibition
	Wellington C125well IsiofoMap207 Exhibition	Wellington C125well d-IsiofoMap207 Exhibition
	Wellington C125well IsiofoMap221 Exhibition	
Heyfield	Wellington C125well IsiofoMap33 Exhibition	Wellington C125well d-IsiofoMap33 Exhibition
	Wellington C125well IsiofoMap36 Exhibition	Wellington C125well d-IsiofoMap36 Exhibition
	Wellington C125well IsiofoMap45 Exhibition	Wellington C125well d-IsiofoMap45 Exhibition
	Wellington C125well IsiofoMap46 Exhibition	Wellington C125well d-IsiofoMap46 Exhibition
	Wellington C125well IsiofoMap66 Exhibition	Wellington C125well d-IsiofoMap66 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 IsiofoMap107 Exhibition	Wellington C125well d-IsiofoMap107 Exhibition
	Wellington C125well IsiofoMap139 Exhibition	Wellington C125well d-IsiofoMap139 Exhibition
	Wellington C125well IsiofoMap140 Exhibition	Wellington C125well d-IsiofoMap140 Exhibition
Monomak	Wellington C125well IsiofoMap37 Exhibition	Wellington C125well d-IsiofoMap37 Exhibition
	Wellington C125well IsiofoMap39 Exhibition	Wellington C125well d-IsiofoMap39 Exhibition
	Wellington C125well IsiofoMap21 Exhibition	
Moornapa	Wellington C125well IsiofoMap25 Exhibition	Wellington C125well d-IsiofoMap25 Exhibition
Montgomery	Wellington C125well IsiofoMap75 Exhibition	Wellington C125well d-IsiofoMap75 Exhibition
	Wellington C125well IsiofoMap83 Exhibition	Wellington C125well d-IsiofoMap83 Exhibition
Munro	Wellington C125well IsiofoMap58 Exhibition	Wellington C125well d-IsiofoMap58 Exhibition
Myrtlebank	Wellington C125well IsiofoMap82 Exhibition	Wellington C125well d-IsiofoMap82 Exhibition
	Wellington C125well IsiofoMap83 Exhibition	Wellington C125well d-IsiofoMap83 Exhibition
Nambrok	Wellington C125well IsiofoMap81 Exhibition	Wellington C125well d-IsiofoMap81 Exhibition
	Wellington C125well IsiofoMap117 Exhibition	Wellington C125well d-IsiofoMap117 Exhibition
	Wellington C125well IsiofoMap122 Exhibition	Wellington C125well d-IsiofoMap122 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 IsiofoMap215 Exhibition	Wellington C125well d-IsiofoMap215 Exhibition
	Wellington C125well IsiofoMap216 Exhibition	
Rosedale	Wellington C125well IsiofoMap116 Exhibition	Wellington C125well d-IsiofoMap116 Exhibition
	Wellington C125well IsiofoMap117 Exhibition	Wellington C125well d-IsiofoMap117 Exhibition
	Wellington C125well IsiofoMap118 Exhibition	Wellington C125well d-IsiofoMap118 Exhibition
	Wellington C125well IsiofoMap119 Exhibition	Wellington C125well d-IsiofoMap119 Exhibition
	Wellington C125well IsiofoMap120 Exhibition	Wellington C125well d-IsiofoMap120 Exhibition
	Wellington C125well IsiofoMap121 Exhibition	Wellington C125well d-IsiofoMap121 Exhibition
	Wellington C125well IsiofoMap122 Exhibition	Wellington C125well d-IsiofoMap122 Exhibition
	Wellington C125well IsiofoMap123 Exhibition	Wellington C125well d-IsiofoMap123 Exhibition
	Wellington C125well IsiofoMap125 Exhibition	Wellington C125well d-IsiofoMap125 Exhibition
	Wellington C125well IsiofoMap129 Exhibition	Wellington C125well d-IsiofoMap129 Exhibition
	Wellington C125well IsiofoMap130 Exhibition	Wellington C125well d-IsiofoMap130 Exhibition
	Wellington C125well IsiofoMap131 Exhibition	Wellington C125well d-IsiofoMap131 Exhibition
	Wellington C125well IsiofoMap132 Exhibition	Wellington C125well d-IsiofoMap132 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
	Wellington C125well Isio-foMap44 Exhibition	
Tarraville	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 IsiofoMap152 Exhibition	Wellington C125well d-IsiofoMap152 Exhibition
	Wellington C125well IsiofoMap153 Exhibition	Wellington C125well d-IsiofoMap153 Exhibition
	Wellington C125well IsiofoMap154 Exhibition	Wellington C125well d-IsiofoMap154 Exhibition
	Wellington C125well IsiofoMap181 Exhibition	Wellington C125well d-IsiofoMap181 Exhibition
	Wellington C125well IsiofoMap185 Exhibition	Wellington C125well d-IsiofoMap185 Exhibition
Tinamba	Wellington C125well IsiofoMap45 Exhibition	Wellington C125well d-IsiofoMap45 Exhibition
	Wellington C125well IsiofoMap46 Exhibition	Wellington C125well d-IsiofoMap46 Exhibition
	Wellington C125well IsiofoMap47 Exhibition	Wellington C125well d-IsiofoMap47 Exhibition
	Wellington C125well IsiofoMap48 Exhibition	Wellington C125well d-IsiofoMap48 Exhibition
	Wellington C125well IsiofoMap49 Exhibition	Wellington C125well d-IsiofoMap49 Exhibition
	Wellington C125well IsiofoMap68 Exhibition	Wellington C125well d-IsiofoMap68 Exhibition
	Wellington C125well IsiofoMap72 Exhibition	Wellington C125well d-IsiofoMap72 Exhibition
	Wellington C125well IsiofoMap73 Exhibition	Wellington C125well d-IsiofoMap73 Exhibition
Tinamba West	Wellington C125well IsiofoMap37 Exhibition	Wellington C125well d-IsiofoMap37 Exhibition
	Wellington C125well IsiofoMap39 Exhibition	Wellington C125well d-IsiofoMap39 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 (May2016).*
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 (2020).*
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 (2011).*
15. *Final Study Report – Latrobe Flood Study (2015).*
16. *Merrimans Creek Flood Study (2015).*
17. *Bruthen Creek Flood Study (2025).*
18. *Floodplain mapping for Albert and Jack River Flood Study (2024.)*
19. *Flood Risk Report – Dargo Valley – Rapid Estimation of Flood Risk in Upland Floodplain Areas (2017).*
20. *Briagolong Flood and Drainage Study (2018).*
21. *Maffra Drainage and Integrated Water Management Strategy (2020).*
22. *Floodplain mapping for Hedley (2024).*
23. *Gippsland Lakes Flood Level Declaration (2006)*