

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

Notice of the preparation of an amendment to a planning scheme

Amendment C120WELL

Overview

This amendment translates the adopted *Maffra Structure Plan (Mesh 2022)* into the Wellington Planning Scheme. It provides direction for potential future residential growth areas, commercial and industrial development through updated planning policy. The amendment supports the long-term growth of Maffra and acknowledges its role as the second largest township within the Wellington Shire.

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

Details of the amendment

The Wellington Shire Council planning authority has prepared Amendment C120well to the Wellington Planning Scheme.

The land affected by the amendment is all the land within the township boundary of Maffra, specifically:

- Land that is generally bound by the Macalister River to the west and south, the Main Eastern Channel, and the surrounding Macalister Irrigation District (MID) to the south, east and north.
- Including the Maffra town centre, Macalister River environs, commercial/industrial areas to the south and eastern portion of the study area and several established residential areas and more recent residential growth areas.

The amendment also applies to all land covered by the Development Plan Overlay Schedule 1 (DPO1) across Wellington Shire.

The amendment proposes to translate the recommendations of the *Maffra Structure Plan (Mesh 2022)* into the Wellington Planning Scheme by introducing new planning policy, rezoning land to a new Maffra specific Schedule to the General Residential Zone Schedule 2 (GRZ2), updating the Development Plan Overlay Schedule 1 (DPO1) (which applies to land across Wellington Shire), correcting policy neutral zone and overlay anomalies, and adding future projects to the list of further strategic work to be undertaken.

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

- the Department of Transport and Planning website www.planning.vic.gov.au/public-inspection or by contacting 1800 789 386 to arrange a time to view the amendment documentation.
- The Wellington Shire Council website at www.wellington.vic.gov.au;
- On request, during office hours, at the office/s of the planning authority, Wellington Shire Council (18 Desailly Street, Sale and 156 Grant Street, Yarram) by contacting 1300 366 244 to arrange a time to view the amendment documentation; and
- On request, during office hours, at the Maffra Library (150 Johnson Street, Maffra) by contacting 5147 1052 to arrange a time to view the amendment documentation.

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

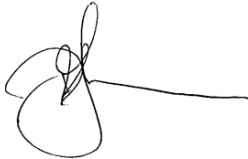
Name and contact details of submitters are required for the planning authority to consider submissions and to notify such persons of the opportunity to attend planning authority meetings and any public hearing held to consider submissions.

The closing date for submissions is **Friday 24 January 2025**. A submission must be sent to the:

Strategic Planning Team, Wellington Shire Council

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

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

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

DAVID MORCOM
Chief Executive Officer
Wellington Shire Council