

**System Note: The following ordinance will be deleted from Clause:21 MUNICIPAL STRATEGIC STATEMENT**

**21**

C109well

**MUNICIPAL STRATEGIC STATEMENT**

This clause, its related sub-clauses and its related sub-clause sections, schedules and schedule sections will be deleted.

**System Note: The following ordinance will be deleted from Clause:22 LOCAL PLANNING POLICIES**



**22**

C109well

## **LOCAL PLANNING POLICIES**

This clause, its related sub-clauses and its related sub-clause sections, schedules and schedule sections will be deleted.

**System Note: The following ordinance will be excluded**

23

C109well

**OPERATION OF THE LOCAL PLANNING POLICY FRAMEWORK (TRANSITIONAL)**

This clause will be excluded.

**System Note: The following ordinance will be excluded**

**23.01**  
C109well

**RELATIONSHIP TO THE PLANNING POLICY FRAMEWORK**

This sub-clause and sub-clause sections will be excluded.

**System Note: The following ordinance will be excluded**

**23.02**

C109well

**OPERATION OF THE MUNICIPAL STRATEGIC STATEMENT**

This sub-clause and sub-clause sections will be excluded.

**System Note: The following ordinance will be excluded**

**23.03**

C109well

**OPERATION OF THE LOCAL PLANNING POLICIES**

This sub-clause and sub-clause sections will be excluded.

**System Note: The following ordinance will be excluded**

**20**

C109well

**LOCAL PLANNING POLICY FRAMEWORK**

This clause will be excluded.

**System Note: The following ordinance will be added after 01 PURPOSES OF THIS PLANNING SCHEME**

**02**

C109well

**MUNICIPAL PLANNING STRATEGY**

**System Note: The following ordinance will be added after 02 MUNICIPAL PLANNING STRATEGY**

**02.01**

C109well

**CONTEXT**

The Wellington Shire municipality has an area of nearly 11,000 square kilometres and is located approximately 200 kilometres east of Melbourne. It is situated in Central Gippsland, between the Latrobe Valley and East Gippsland. Wellington's key transport routes include the Princes Highway, South Gippsland Highway and the Bairnsdale-Melbourne rail corridor.

Wellington's 2019 population of approximately 43,000 people is expected to increase to over 45,000 by 2036.

Over 60 percent of Wellington's population resides in and around the six main urban centres of Sale, Maffra, Rosedale, Yarram, Stratford and Heyfield. The remaining townships fulfil a service role to the rural areas across Wellington as well as being centres of commerce, industry and employment. The Ninety Mile Beach coastal area includes several settlements stretching from Loch Sport to Port Albert.

Wellington features unspoilt coastal, lake and mountain areas, together with some of the richest agricultural land and oldest urban settlements in the state. Wellington has a variety of ecosystems from the Great Dividing Range and Dargo High Plains to the Gippsland Lakes system, wetlands and the Ninety Mile Beach coastal areas. The Alpine National Park is a key natural feature of the Great Dividing Range and Wellington's wetlands are recognised under the Ramsar Convention on Wetlands of International Importance.

Wellington is at risk from bushfire, flooding, potential changes in climatic conditions and land degradation issues including salinity and erosion.

Agriculture is a major industry within Wellington and contributes both directly and indirectly to the ongoing prosperity of its communities. The timber industry plays an important role in Wellington's economy and is a significant employer. Wellington hosts significant airfield infrastructure with the Royal Australian Air Force (RAAF) Base East Sale and the West Sale Airport being important local employers. The oil and gas industry have also been well established in Wellington for many years.

**System Note: The following ordinance will be added after 02.01 CONTEXT**



**02.02**

C109well

**VISION****Wellington Vision**

The Wellington Community Vision for 2031 is:

*Happy people, healthy environment and thriving communities.*

The 2021-2025 Council Plan sets the strategic actions, priorities, and key projects that seek to facilitate this vision. The plan is centered on five key priority areas:

- Climate change is the biggest challenge and priority facing the Shire. At the current emission levels, future impacts on our people will be significant. Wellington seeks to be a climate resilient community with sustainable practices and places.
- There is great opportunity to diversify and transition our economy to encourage job growth and take advantage of several exciting sunrise (growth) industries, the best prospect being the renewable energy industry.
- Developing a strong relationship and partnership with the Gunaikurnai people and other traditional landowners is vital to achieving our common environmental, cultural, social, and economic objectives.
- Increasing our population growth and securing greater housing choice has ripple effects right across our economy and community. Increased population improves the prosperity of our businesses and greater housing choice is important for our ageing and vulnerable people.
- Improving access to education, public transport, health, and internet services is critical to our ability to attract new residents, retain our youth and enhance the wellbeing of our ageing and vulnerable people.

**System Note: The following ordinance will be added after 02.03 STRATEGIC DIRECTIONS**

**02.03-1**

C109well

**Settlement****Large settlements**

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

**Sale** is the principal town and main growth settlement in Wellington. It is Wellington's main employment, education, medical and commercial centre and caters to a large catchment of smaller townships.

Important attributes of Sale include its character which is derived from its heritage buildings; the Port of Sale Cultural and Civic Precinct; and its farming hinterland. Energy resources in Bass Strait and the RAAF Base East Sale support employment in Sale.

**Wurruk** is distinguished by contemporary infrastructure and its position on a ridgeline overlooking the Thomson River floodplains.

**Longford** is a small rural living settlement south of Sale and is characterised by single dwellings set amongst gardens on large allotments.

**Maffra** (4,300) is an administrative, commercial and social centre for surrounding farms and communities. A productive rural hinterland supports rural industry in the town. It is characterised by a town centre that features a tree-lined boulevard with a variety of specialty shops and cafes.

**Heyfield** (2,000) is built on timber industries and tourism being the major hardwood sawmilling centre of Victoria and the gateway to Lake Glenmaggie, the Avon Wilderness Park and Alpine National Parks. It is characterised by large vegetated recreation areas, spacious streetscapes with native vegetation and predominately low-scale built form.

**Stratford** (2,600) is located on the Princes Highway between Sale and Bairnsdale on the Avon River. It is developing a specialisation as an arts and culture stopover and provides essential services for the local community and visitors. It is characterised by its association with the Avon River, native street trees and single-storey scale, although taller buildings do exist, including the State Bank building.

**Rosedale** (1,600) is a highway town on the Latrobe River which is developing as a recognised tourist stopover. It is characterised by active frontages to Princes Street, heritage buildings, the intact Crown grid subdivision pattern and tree-lined, wide road reserves that provide a visual connection to the rural surrounds.

**Yarram** (2,100) is the primary commercial and cultural centre for the rural areas and small settlements in the south-western part of Wellington and capitalises on its heritage for regional tourism and local recreational opportunities. The South Gippsland Highway forms the central spine of the township and includes a defined town centre characterised by heritage buildings. Residential areas are generally located to the east and south of the town centre and maintain a consistent grid subdivision pattern.

Most larger settlements within Wellington are connected to reticulated services except for low density residential properties that use on-site effluent disposal systems. Some rural towns including Maffra and Yarram have drainage issues.

Council's strategic directions for 'Large Settlements' are to:

- Support higher population and growth and reinforce the regional centre role of Sale.
- Support Wurruk and Longford as secondary settlements to complement Sale by providing diversity and choice in urban and rural living and opportunities for new industry, local services and facilities.
- Support moderate population and growth within Maffra, Rosedale, Stratford Yarram and Heyfield to maintain their roles as local service centres.
- Encourage rural living areas in proximity to developed settlements to utilise existing social, cultural and infrastructure facilities.

#### **Other settlements**

There are a number of other inland and coastal townships in Wellington that are minor rural service centres with limited reticulated sewerage, drainage, community or recreational facilities. These include the following townships:

**Alberton** (260) is a small rural service centre with an established timber industry. It is characterised by its low lying farmland context and low-scale dwellings set close to the South Gippsland Highway. The Victoria Hotel is a prominent local landmark.

**Briagolong** (1,100) is a small town with a service role to the local community and nearby tourist uses. It is characterised by low-scale dwellings set into a well vegetated urban environment. The town centre is not formalised and commercial activities predominately located on Maffra-Briagolong Road.

**Dargo** (100) is a remote rural community supporting outdoor recreational tourism in the surrounding National Parks. It is characterised as a mountain village with a stylised, rustic built form using earthen materials and colours. It also includes groves of established walnut trees and informal open spaces which connect the urban area to the surrounding forested hills and valley pastures. Low rural fencing and large lot sizes contribute to the rural character.

**Licola** (30) is a remote rural locality providing limited retail and communication services to nearby camping grounds, isolated rural dwellings and tourists. It is characterised as a mountain village with a collection of isolated buildings set among native vegetation on the Macalister River. Local rural fencing and informal gardens contribute to a sense of open space.

Council's strategic directions for 'Other settlements' are to:

- Support limited population and growth within other inland townships as minor settlements or tourism nodes.
- Encourage rural living areas in proximity to developed settlements to utilise existing social, cultural and infrastructure facilities.

### Coastal settlements

Wellington is also characterised by several coastal settlements along the Ninety Mile Beach coastal area and the Nooramunga Marine and Coastal Park. Most of these settlements experience a large population influx during holiday periods.

There is a legacy of about 11,000 subdivided lots along the Ninety Mile Beach without connection to reticulated water and sewerage systems. State government controls have been in place since 1979 to restrict development in these areas due to a lack of infrastructure and impacts on the coastal environs and Gippsland Lakes system. The *Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach* (GHD, February 2007) identifies the limits to growth along this sensitive coastal strip.

Coastal settlements in Wellington include:

**Loch Sport** (800) is a growing coastal town with local commercial and community facilities catering to outdoor recreation, particularly water-oriented activities. It is a linear town with single and double storey dwellings of varied sizes set among coastal forest and bushland.

**Port Albert and Palmerston** is a small port town of special heritage significance in Gippsland. It is a tourist destination with commercial and recreational marinas, retail and services. It is characterised by its cultural heritage and heritage building stock. The town retains much of its original form, layout and aspect.

**Golden Beach and Paradise Beach** are low density coastal lifestyle settlements with limited utility services. Golden Beach includes a limited range of commercial and community facilities which serve both settlements. Both settlements are characterised by low maintenance modest dwellings set amongst coastal heathland. There is no reticulated water or sewerage and only limited areas are connected to electricity.

**Seaspray** has an established role as a tourist destination with a caravan park, boat launching facilities and lifesaving club. It is characterised by an avenue of cypress pines, wide road reserves, relatively small allotments and examples of pre-war beach holiday development.

**The Honeysuckles** is a small residential dormitory settlement. It is characterised by formed gravel roads providing access to modest weatherboard or hardiplank dwellings set within the coast heathland.

**McLoughlins Beach** is a small residential settlement dependent on surrounding townships for commercial and community facilities. There is a major boat launching and mooring facility located to the east of the township. It is characterised by its distinctive setting of waterways and mangrove wetland. Urban form is varied with an indistinct housing stock, partially sealed road network and informal open swale drains.

**Manns Beach** is a small fishing and holiday settlement, dependent on surrounding towns for commercial and community facilities. Its urban form is characterised by modest single and two storey dwellings with large sheds set in simple gardens. Unsealed roads and low scale vegetation expose the settlement to views and coastal weather.

**Woodside Beach** is a small holiday village settlement dependent on surrounding towns for commercial and community facilities. It supports access to a patrolled section of Ninety Mile Beach. It has two distinct areas – established residential homes set in coastal vegetation on undulating terrain, and low density residential estate on an exposed and un-vegetated ridge line.

**Robertsons Beach** is a small low-lying residential settlement reliant on Port Albert and Yarram for commercial and community facilities. It is characterised by its native heathland setting, unsealed roads and open drains.

Council's strategic directions for 'Coastal settlement' are to:

- Support limited population and growth within coastal townships as minor settlements or tourism nodes.
- Limit unplanned development outside the defined settlement boundaries along the Ninety Mile Beach.

**System Note: The following ordinance will be added after 02.03-1 Settlement**

## 02.03-2

C109well

### Environmental and landscape values

Owing to native vegetation clearance, many of Wellington's native species and communities are listed as highly significant and threatened including the Gippsland Red Gum Grassy Woodland vegetation community. Remnant native vegetation in agricultural landscapes form important bio-links between the Australian Alps National Parks and Reserves, the Gippsland Lakes, Ninety Mile Beach, the Strzelecki Ranges and Nooramunga Inlet.

Many wetlands in Wellington are recognised by the Ramsar Convention on Wetlands of International Importance. These natural environments filter water into the Gippsland Lakes, Heyfield Wetlands and the Corner Inlet/Nooramunga Marine National Park. The Thomson and Latrobe Rivers and other waterways support ecologically significant stands of remnant vegetation and form part of a network wildlife corridors and recreation routes for walking and cycling.

Wellington's rural areas contain some of the most ecologically important and diverse areas in Victoria, including the Gippsland Lakes, the Ninety Mile Beach and the Alpine National Park. Significant environmental landscape issues for Wellington's rural areas include water quality, inappropriate residential development and protection of vegetation habitat and neighbouring wetlands and coastal parks. Infrastructure development can have significant detrimental effects on these landscapes.

Within the Ninety Mile Beach area, geologically recent coastal and alluvial landforms have formed a series of narrow spits and peninsulas that separate the Bass Strait Coast at Ninety Mile Beach from the extensive inland lakes system of Gippsland Lakes and these coastal landscapes are of state importance.

Council's strategic directions for 'Environment and landscape values' are to:

- Respect the ecological importance of the Gippsland Lakes and coastal environment of the region.
- Require development to be subordinate to the natural landscape character and significance of the Ninety Mile Beach and the Gippsland Lakes.
- Avoid development in towns and settlements where it threatens the water quality and ecosystem values of the Gippsland Lakes and coastline.

**System Note: The following ordinance will be added after 02.03-2 Environmental and landscape values**

## 02.03-3

C109well

### Environmental risks and amenity

There are several environmental risks that may impact on land use and development decisions, including bushfire, flooding, salinity, drought and land degradation.

Climate change has the potential to significantly increase the frequency and severity of these events, with coastal areas being particularly vulnerable as these areas may be subject to inundation from future sea level rises.

Salinity, acid sulphate soils, sedimentation and high nutrient loads may pose threats to farmland, infrastructure, the built environment of coastal towns and wetlands around Sale and Lake Wellington in particular. Salinity and land degradation can create issues for the viability of agriculture as well as reduce the quality of the environment.

Council's strategic directions for 'Environmental risks and amenity' are to:

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

**System Note: The following ordinance will be added after 02.03-3 Environmental risks and amenity**

**02.03-4**

C109well

**Natural resource management**

Rural areas include high quality agricultural land, timber industries, rural activities and environmental values. Wellington's agricultural sector is one of the largest contributors to Victoria's agricultural economy. Key agricultural sectors include dairying, vegetable growing and timber production.

The Macalister Irrigation District (MID) is an important component of the rural area within which dairying and cattle grazing are the dominant agricultural pursuits. Farm sizes in the MID are smaller on average than farms across Victoria. The *Rural Zones Review* (Maunsell Australia, January 2009) categorised Wellington into nine Landscape Units which are shown at Clause 02.04.

The timber industry plays an important role in Wellington's economy and comprises plantations, timber mills, processing plants and transport services. The potential for expansion of timber plantations in rural areas makes this industry an important one, with positive employment, economic, social, and environmental flow on effects.

Substantial areas of rural land are located in declared water catchment areas that provide for urban, domestic and irrigation water supplies.

Townships and farming communities are heavily dependent upon the health of the rivers and streams within catchment areas for town water supplies and rural irrigation. The supply of quality water depends on sound management of these water supply catchments.

Poor management of stormwater and effluent is contributing to pollution of ground and surface water resources in some settlements.

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

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

- Discourage subdivisions that do not support efficient agricultural practices.
- Discourage residential development that impacts the use of rural land for agricultural, industrial or rural activities.
- Support the contribution that agriculture and rural industries make to the economy.
- Maintain settlement growth boundaries to protect natural assets, coastal areas, the Macalister Irrigation District and high quality agricultural land.

- Discourage uses and development that are incompatible with the protection of productive land and natural assets.
- Promote sustainable development within the timber industries.
- Facilitate integrated catchment management that addresses salinity, erosion, sedimentation, water quality, biodiversity, and native vegetation retention.
- Discourage land and water management practices that impact the quality of water or increase occurrences of blue green algal blooms.
- Protect Wellington's coal reserves by delineating coal resources and urban buffer areas.

**System Note: The following ordinance will be added after 02.03-5 Built environment and heritage**

## 02.03-6

C109well

### Economic development

The *Wellington Economic Development Strategy 2016-2022* (Wellington Shire Council, 2016) promotes greater diversity in Wellington's industrial, retail and commercial sectors. Wellington's economy is linked to the natural resource base and productive agricultural land and it is important to ensure natural assets are protected and used sustainably.

Important industries include defence, aviation, health, education, manufacturing, horticulture, dairying, intensive agriculture, timber production, racing, forestry and forestry support, fishing, tourism, oil and gas, brown coal production, mining support and environmentally sustainable green energy.

The RAAF Base East Sale and the West Sale Airport are important assets and provide opportunities for a range of aviation related businesses and value-added industries in the region.

Renewable energy production presents opportunities for Wellington to capitalise on Gippsland's potential to be a future leader in new, low emission energy technologies such as biomass.

Tourism has significant potential for growth, particularly cultural, agri-tourism, outdoor eco-tourism and racing, including horse and greyhound racing. A significant opportunity to improve tourism is associated with the Port of Sale Cultural and Civic Precinct including arts, entertainment and cultural activities.

Council's strategic directions for 'Economic development' are to:

- Encourage expansion and diversification of the regional economy to increase employment.
- Maximise the potential of productive and natural assets for rural purposes.
- Promote diversity in industrial, retail and commercial sectors.
- Support the role of horse and greyhound racing economy.
- Promote Sale as the regional headquarters for horse and greyhound racing in eastern Victoria.
- Encourage the development of tourism around natural environment, cultural and heritage assets.
- Facilitate Sale's role as a tourist destination.

**System Note: The following ordinance will be added after 02.03-6 Economic development**

## 02.03-7

C109well

### Infrastructure

The efficient delivery of infrastructure is a fundamental element in providing affordable and diverse housing, generating economic growth and managing the municipality in a sustainable manner.

Basslink is an electricity interconnector located at McGaurans Beach that connects Tasmania to the national electricity market through the Loy Yang switchyard. The Interconnector enhances security of electricity supply on both sides of Bass Strait.

The Eastern Gas Pipeline (EGP) is a natural gas pipeline that is a key supply artery between the Gippsland Basin and New South Wales. Longford Gas Plant is a key link between the EGP and the wholesale gas market and allows suppliers to source gas from a variety of receipt points, including Longford. Natural gas from the Bass Strait gas fields is distributed to Melbourne via the Longford to Long Island Point pipeline.

Council's strategic directions for 'Infrastructure' are to:

- Encourage a consistent approach to the design and construction of infrastructure.
- Protect the Basslink Electricity Interconnector, the EGP and other natural gas infrastructure from development that impacts their continued operation.

**System Note: The following ordinance will be added after 02.02 VISION**

**02.03**

C109well

**STRATEGIC DIRECTIONS**

**System Note: The following ordinance will be added after 02.03-4 Natural resource management**

**02.03-5**

C109well

**Built environment and heritage**

Wellington Shire has an extensive and diverse cultural heritage. The area was home to the Gunaikurnai people for thousands of years prior to European settlement. Gunaikurnai people are the recognised traditional owners of land, with territory extending from coastal and inland areas through to the southern slopes of the Victorian Alps.

There are significant areas of Wellington which have important cultural heritage values, including the Gippsland Lakes, which need to be conserved and protected for the benefit of future generations.

The Wellington Shire also has many important post European heritage precincts and places. In particular, Port Albert is a place of special heritage significance in Gippsland.

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

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

**System Note: The following ordinance will be added after 11.01-1L Sale, Wurruk and Longford**

**11.01-1L**

C109well

**Maffra****Policy application**

This policy applies to the area within the settlement boundary identified in the Maffra Strategy Plan contained within this Clause.

**Strategies**

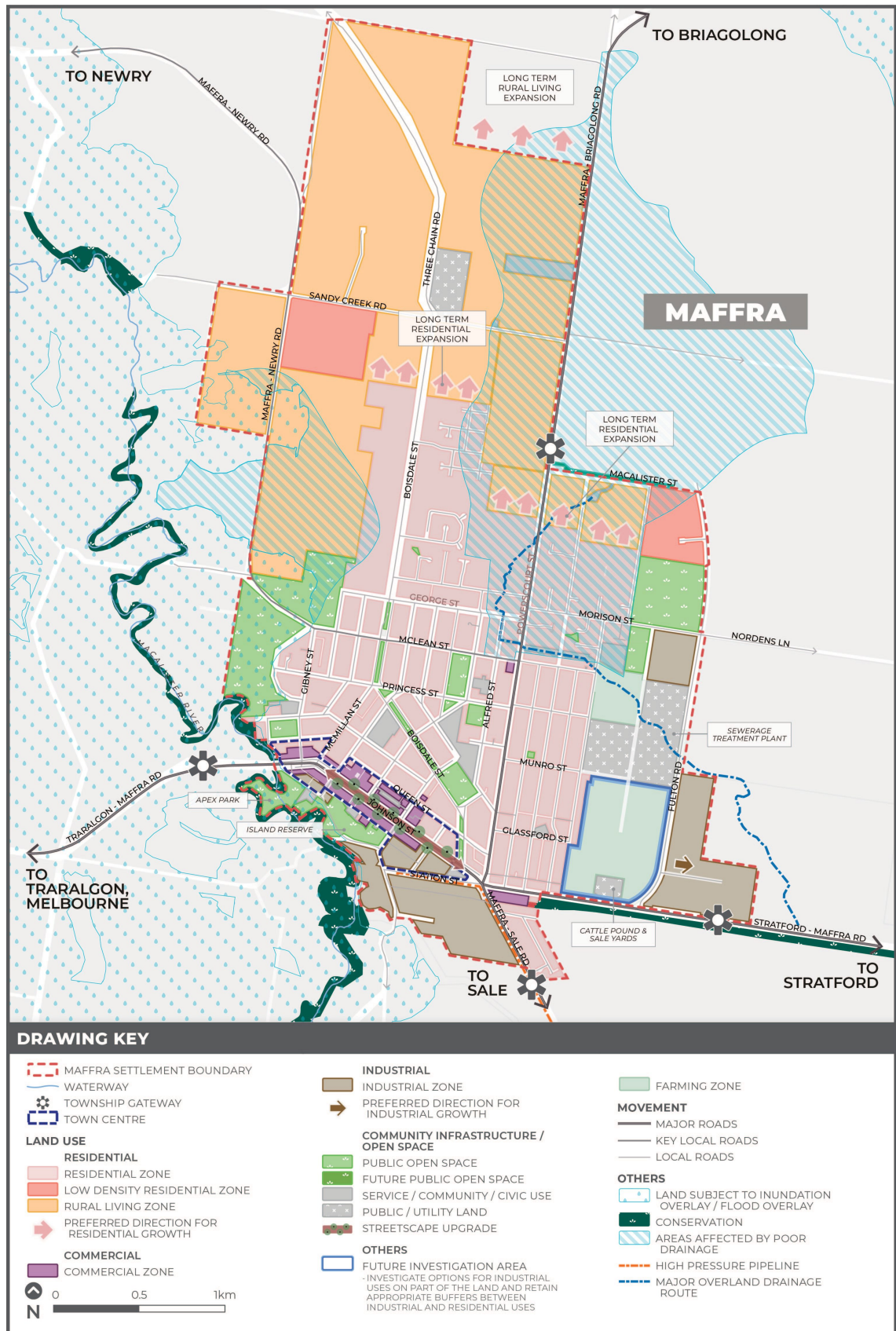
Discourage residential and rural residential development in Maffra from establishing outside the existing residential, low density residential and rural living zoned areas adjoining and to the north and north east of the Maffra urban area.

Direct residential development to:

- The northern and north-eastern residential growth corridors.
- Land either side of Boisdale Street and extending northwards up to Sandy Creek Road.
- Land either side of Powerscourt Street extending eastwards to Campbell Street and northwards to McAlister Street.



Maffra Strategy Plan



**System Note: The following ordinance will be added after 11.01-1L Maffra****11.01-1L**

C109well

**Rosedale****Policy application**

This policy applies to the area within the settlement boundary identified in the Rosedale Strategy Plan contained within this Clause.

**Objectives**

To maintain Rosedale's identity as a small rural highway town and provide a strong sense of place and character.

**Strategies**

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

- Respect the characteristics of nearby historical places.
- Use the existing grid pattern as a design basis for new subdivision layouts.
- Design dwellings to front open spaces and green reserves where possible.

Create a walking and cycling path network that connects and allows for safe movement between residential areas, recreation areas and key nodes within Rosedale by:

- Improving the safety and ease of accessing and crossing Prince Street.
- Using creeks (including the Blind Joes Creek corridor) and floodplains to provide physical walking and cycling connections between Rosedale and the surrounding area.
- Supporting improvements to create direct access between Cansick Street and the railway station.

Facilitate sustainable tourism uses in Rosedale within the rural activity area north of the western town approach of the Princes Highway.

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

**Residential Strategies**

Support subdivision of Low Density Residential Zoned land within the Rosedale Urban Area (north of the railway line) to smaller lot sizes where reticulated sewerage can be provided. Encourage residential development in the following locations:

- The vacant broad acre land to the east of the town (Mill Lane).
- Between Moore Street, Rosedale-Flynns Creek Road, Cricket Street and Blind Joes Creek, subject to the outcome of the Rosedale Flood Study.
- To the west of Blind Joes Creek and east of Mill Lane.

Encourage low density residential development on:

- Rosedale-Flynns Creek Road north of the railway line, subject to the outcome of the Rosedale Flood Study.
- Low density residential zoned land on Williams Road.

Support rural lifestyle living on land bound by Williams Road, Willung Road, Hoopers Road and Friends Road.

Encourage intensification of land for rural living to the west of Rosedale-Flynns Creek Road outside the coal buffer and to the east of Willung Road.



**System Note: The following ordinance will be added after 11.01-1L Rosedale****11.01-1L**

C109well

**Heyfield****Policy application**

This policy applies to the area within the settlement boundary identified in the Heyfield Strategy Plan contained within this Clause.

**Strategies**

Encourage the development of under-utilised land in the town centre for mixed use development.

Encourage consolidation of health services within the vicinity of the existing Heyfield Hospital.

**Urban design strategies**

Discourage driveway entrances on building frontages along George and Temple Street. Provide access from rear and side laneways where possible.

Encourage development within the town centre to include weather protection for pedestrians.

Encourage retention of older buildings that contribute to the character of the town centre.

**Commercial strategies**

Facilitate the consolidation of the George and Temple Street commercial areas into a single commercial area.

Encourage ancillary office and residential uses at upper levels of buildings on Temple Street.

Encourage the expansion of the existing supermarket.

Encourage tourism development on land outside the threshold distance from the sawmill at 63 – 97 Firebrace Road as shown on Map 1 in the Special Use Zone 4.

**Residential strategies**

Ensure that sufficient land is zoned for residential purposes within the Heyfield Township Boundary.

Encourage development of strategic infill sites (19 Weir Road, 3 Pearson Street, 9 Harbeck Street, south of River Street and land within the Township Boundary along Licola Road and Tyson Road) for residential purposes.

Encourage medium density residential development within a 400 metre radius of the Heyfield town centre.

Enable more intensive residential development within the Heyfield Township Boundary.

Encourage the development of short term workers accommodation in Heyfield.

Encourage workers accommodation on land within the Special Use Zone 5.

Encourage mixed use residential development on the west side of Temple Street, to link the two commercial centres between George Street and Harbeck Street.

Encourage residential development to be located either above or at the rear of new shops fronting Temple Street.

Encourage development of retirement and aged care housing within walking distance to the Heyfield Hospital and town centre.

**Industrial strategies**

Direct large-scale industries and industries with adverse amenity potential to locate east of Weir Road in the Industrial Activity Precinct.

Encourage light industrial uses to remain on industrial land in Firebrace Road closest to the Heyfield town centre.

## **AMENDMENT C109WELL**

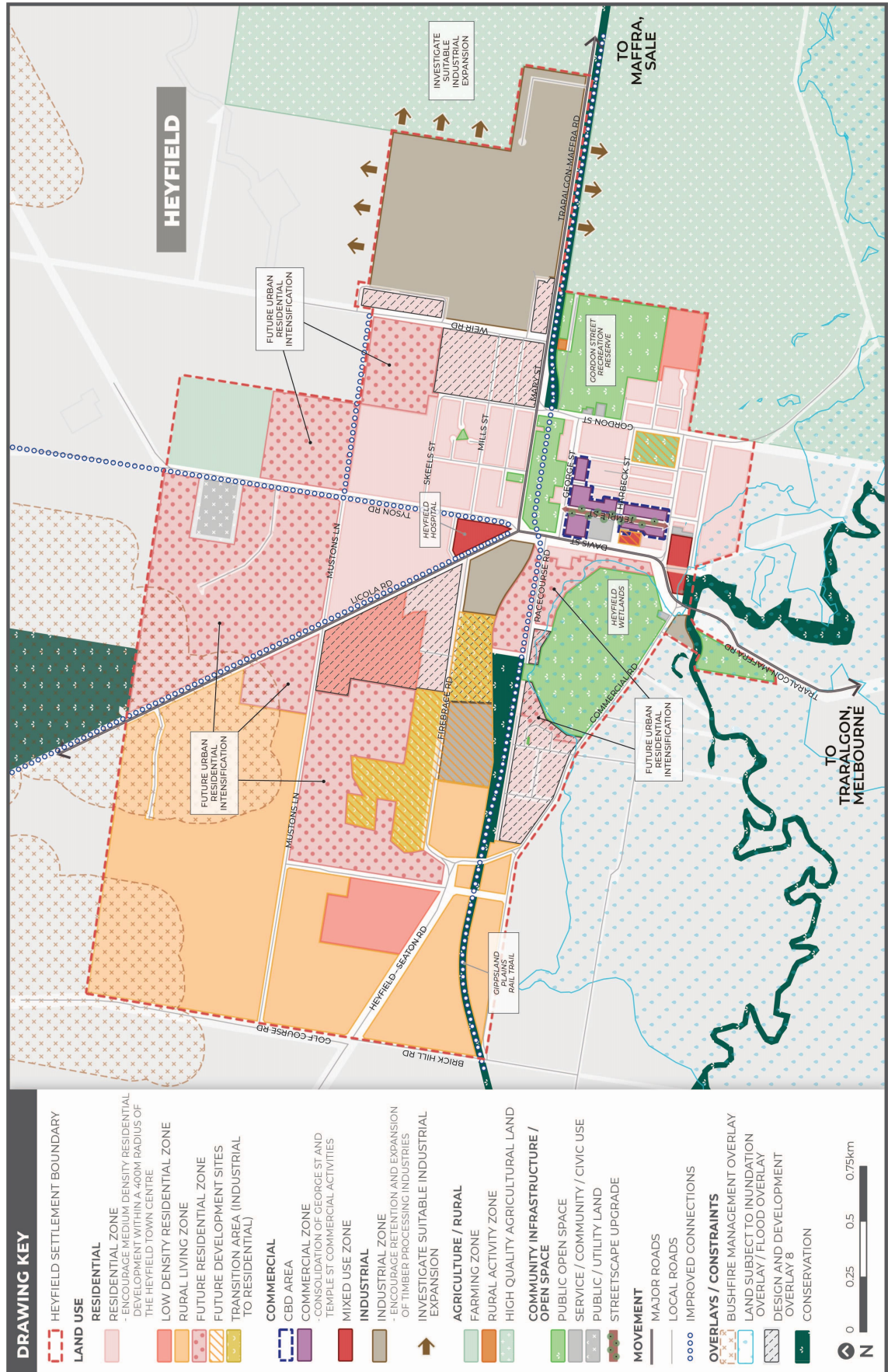
Protect timber processing industries around Heyfield by including noise attenuation measures in developments for sensitive uses in close proximity.

Encourage provision of natural gas infrastructure to support business and industry.

Provide and maintain buffer treatments to protect land identified for future growth from industrial activities.



# Heyfield Strategy Plan



**System Note: The following ordinance will be added after 11.01-1L Heyfield**

**11.01-1L**

C109well

**Yarram**

**Policy application**

This policy applies to the area within the settlement boundary identified in the Yarram Strategy Plan and Buckleys Island Road Strategy Plan contained within this Clause.

**Strategies**

Maintain and promote a compact commercial centre.

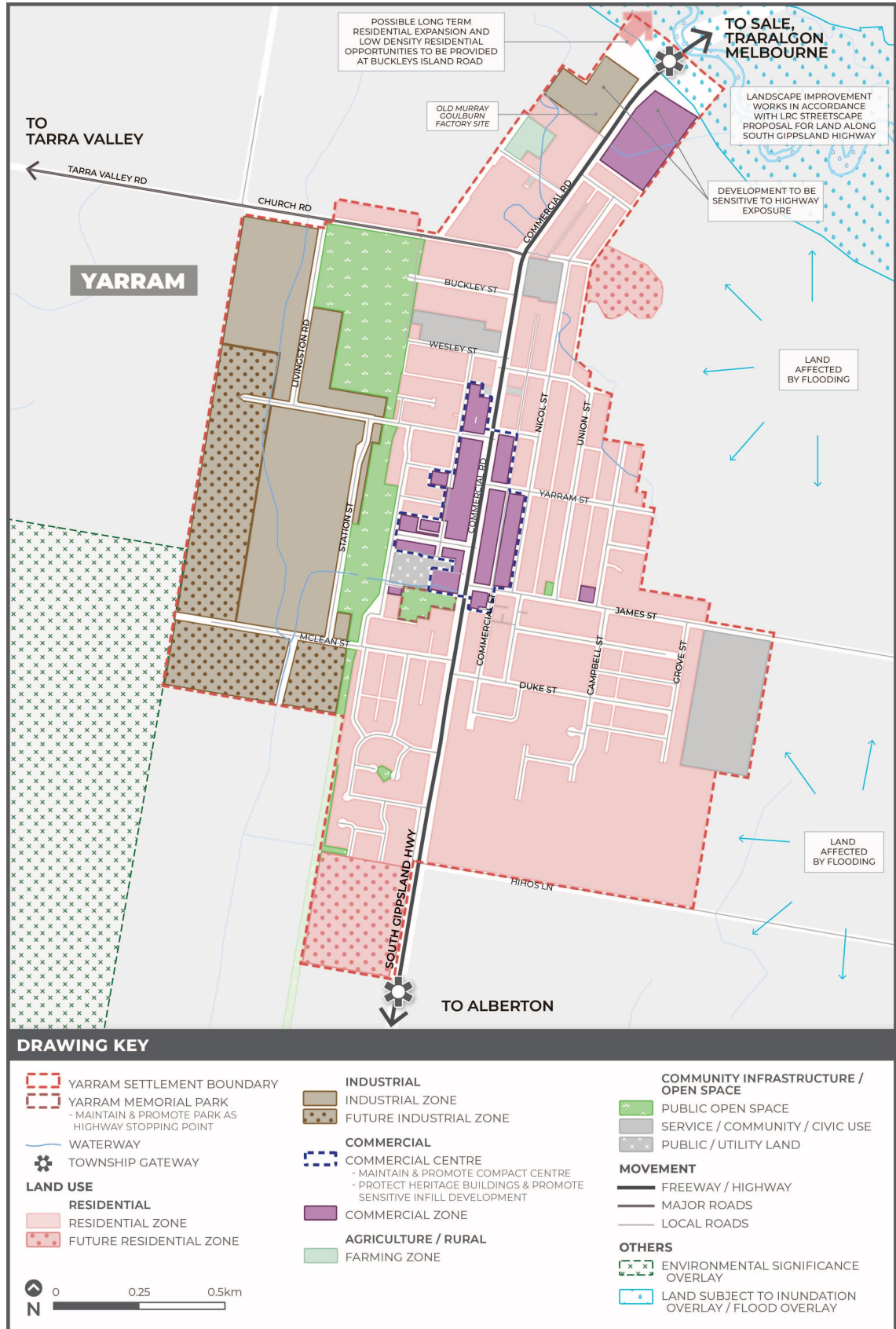
Encourage the retention of heritage buildings in the commercial centre.

Encourage infill development that respects existing heritage buildings in the commercial centre.

Encourage low density residential development at Buckleys Island Road.

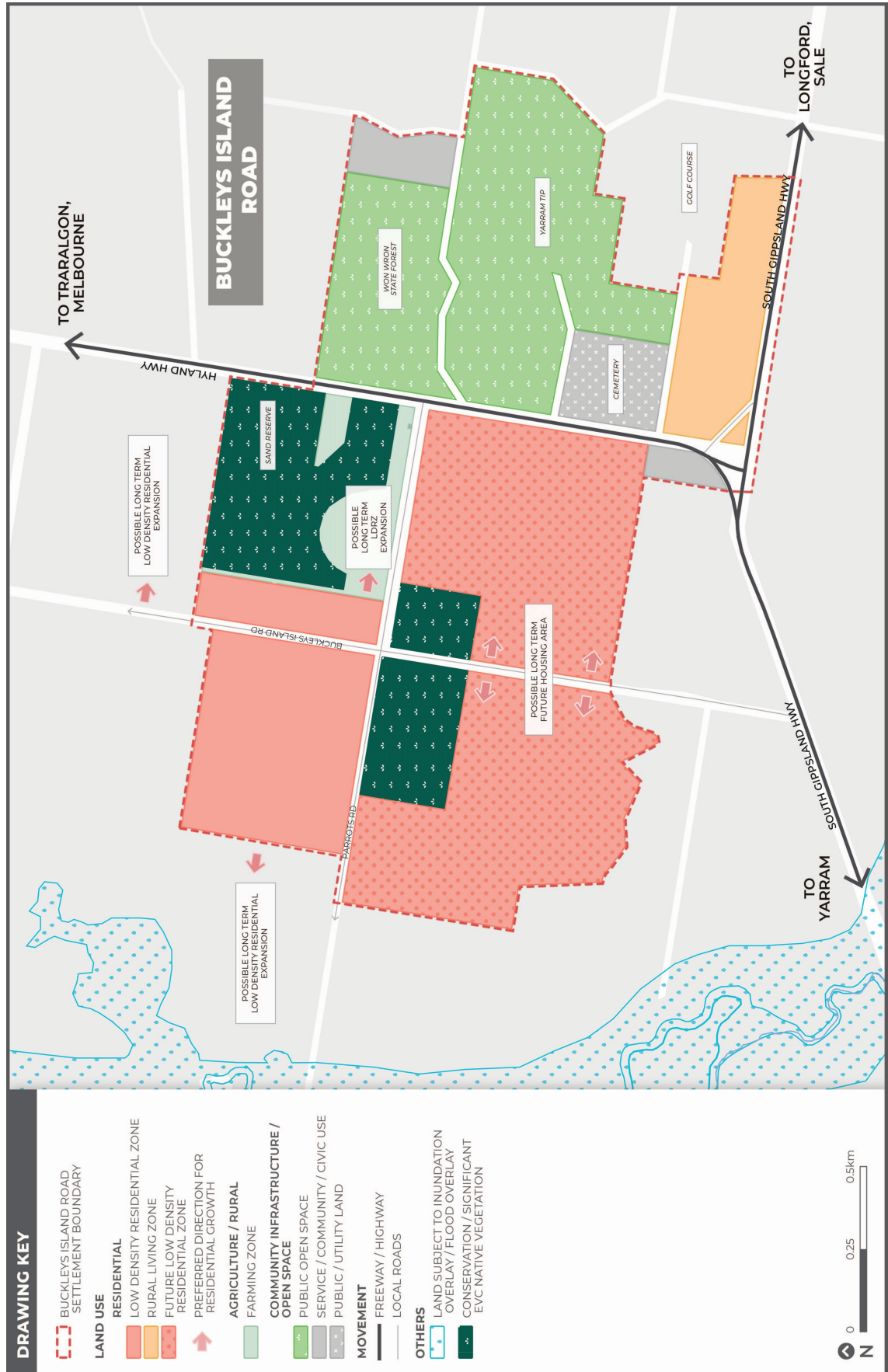
Encourage multi-unit development and housing for older people to locate in areas with good access to the city centre, hospital, transport, open space and community and recreational activities and facilities.

Yarram Strategy Plan





# Buckleys Island Road Strategy Plan



**System Note: The following ordinance will be added after 11.01-1L Stratford**

**11.01-1L**

C109well

**Other settlements**

**Policy application**

This policy applies to the areas within the settlement boundaries identified in the Briagolong Strategy Plan and the Alberton Strategy Plan contained within this Clause, and to all urban zoned land in the townships of Dargo and Licola.

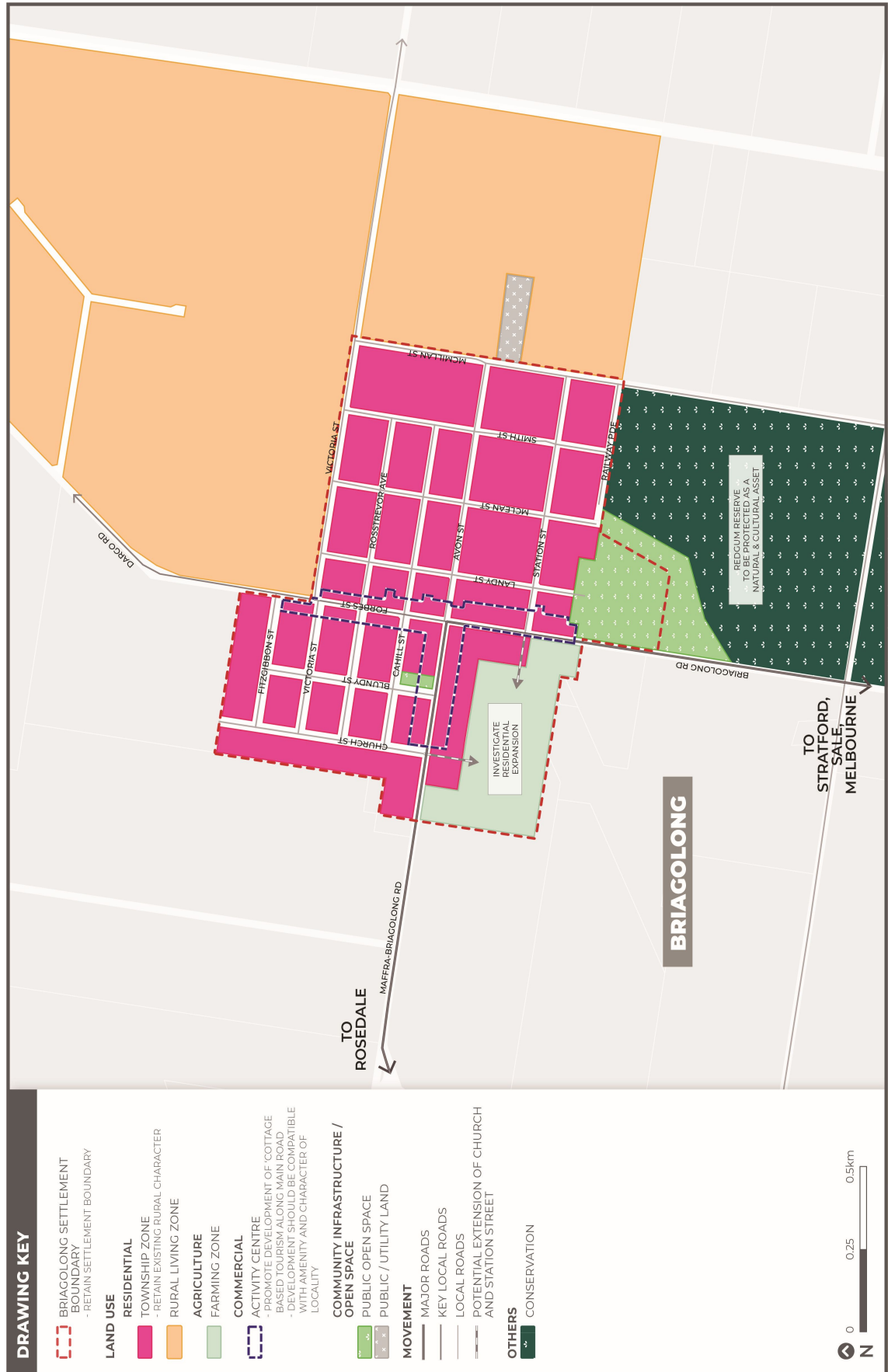
**Briagolong strategies**

Retain the existing rural character in the township zone.

Encourage residential development that includes measures to contain and treat effluent on site and to discharge stormwater runoff in a manner which minimises impacts on the receiving environment.

Encourage development of cottage based tourism along the main roads of the town.

# Briargolong Strategy Plan



**Alberton, Dargo and Licola objective**

To protect and enhance the character and environment of Alberton, Dargo and Licola and their surrounds.

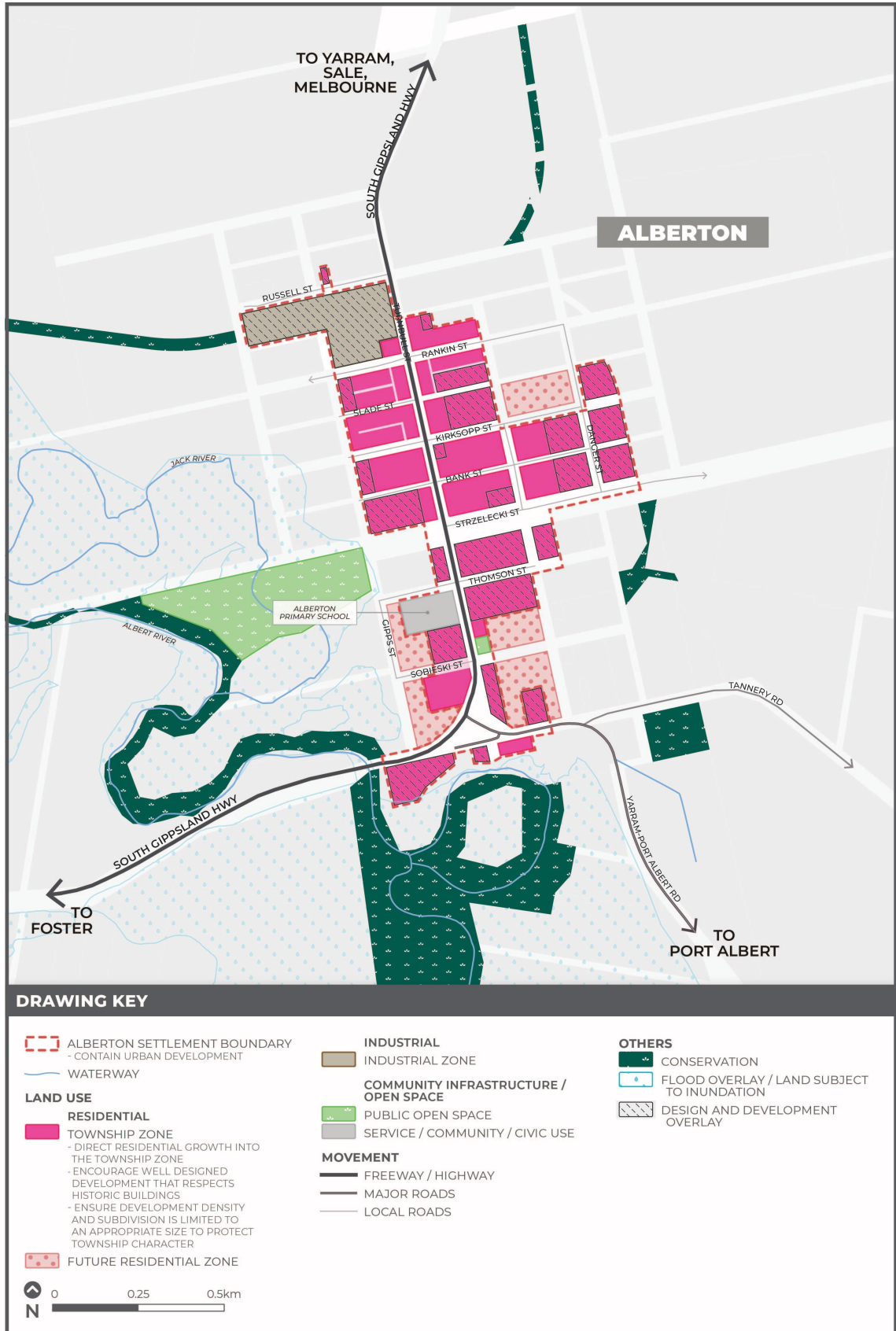
**Alberton, Dargo and Licola strategies**

Direct residential growth in Alberton to the township zone.

Ensure development density and subdivision protects township character.

Ensure that all development is sited and designed in a manner which responds to the ‘mountain village’ character of Dargo and Licola.

Alberton Strategy Plan



**System Note: The following ordinance will be added after 11.02-3S Sequencing of development**

**11.02-3L**  
C109well

**Sequencing of development - Wellington**

**Strategies**

Rezone land in a logical and sequential manner that has regard to:

- The staging of infrastructure delivery, including the provision of water, sewer, drainage, traffic, pedestrian/cyclist and other relevant infrastructure.
- Access to community services and facilities.
- The general sequencing identified in the Sale and Wurruk Strategy Plan and Longford Strategy Plan at Clause 11.01-1L.

Manage the staging of residential development for land north of Hiho's Lane and south of Rhoda Street, Yarram, using development plans, to ensure efficient infrastructure provision and avoid an oversupply of residential lots.

Avoid development that is out of sequence with infrastructure provision.

**System Note: The following ordinance will be added after 11.03-1S Activity centres**

**11.03-1L**  
C109well

**Sale activity centre**

**Policy application**

This policy applies to the area within the Sale Central Business District (CBD) Strategy Plan contained within this clause.

**Objective**

To maintain the primacy of the Sale CBD as a commercial hub.

**Strategies**

Facilitate development within the Port of Sale Cultural and Civic Precinct.

Concentrate retail activities in the Activity Centre precinct.

Facilitate retail expansion southwards along Raymond Street to cater for future retail demand, improve the legibility of the CBD from Foster Street and improve the physical and commercial connection of the Sale CBD to the Princes Highway, the Port of Sale Cultural and Civic Precinct and Sale Railway Station.

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

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

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

Encourage intensive commercial development on York Street (between Macarthur and Macalister Streets) that integrates with the CBD and facilitates its extension onto York Street.

Facilitate small-scale businesses and medium density housing north of Macalister Street within the existing mixed-use precinct.

Encourage establishment of entertainment facilities within and close to the CBD.

Facilitate development that respects and positively responds to the prevailing building height of the Sale CBD.

Encourage well designed development on York Street and Foster Street to present an improved image of Sale to passing traffic.

Encourage all buildings within the CBD to utilise active frontages to street edges and mid-block car parks to improve pedestrian safety and amenity.

Encourage development on Cunninghame Street (between York Street and Raymond Street) that promotes pedestrian activity.

Encourage development within the CBD to:

- Adopt a high standard of architectural design using special design features, articulation within façades, varying materials and colours, scale, contextual design responses and like measures.
- Incorporate high quality urban design and landscape architecture.

**Policy guideline**

Encourage the development of buildings no greater than 3 storeys in height in the Sale CBD.

**Objective**

To provide for limited commercial facilities that are strategically required outside the CBD.

**Strategies**

Direct office development to the south of the Sale CBD (between Reeve Street and York Street).

Promote tourism and cultural uses and development within the Port of Sale Cultural and Civic Precinct area.

Encourage use and development within the Port of Sale Cultural and Civic Precinct that supports or complements the arts, entertainment, culture, tourism and recreation.

Support community facilities and recreation within the vicinity of Lakes Guthridge and Guyatt.

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

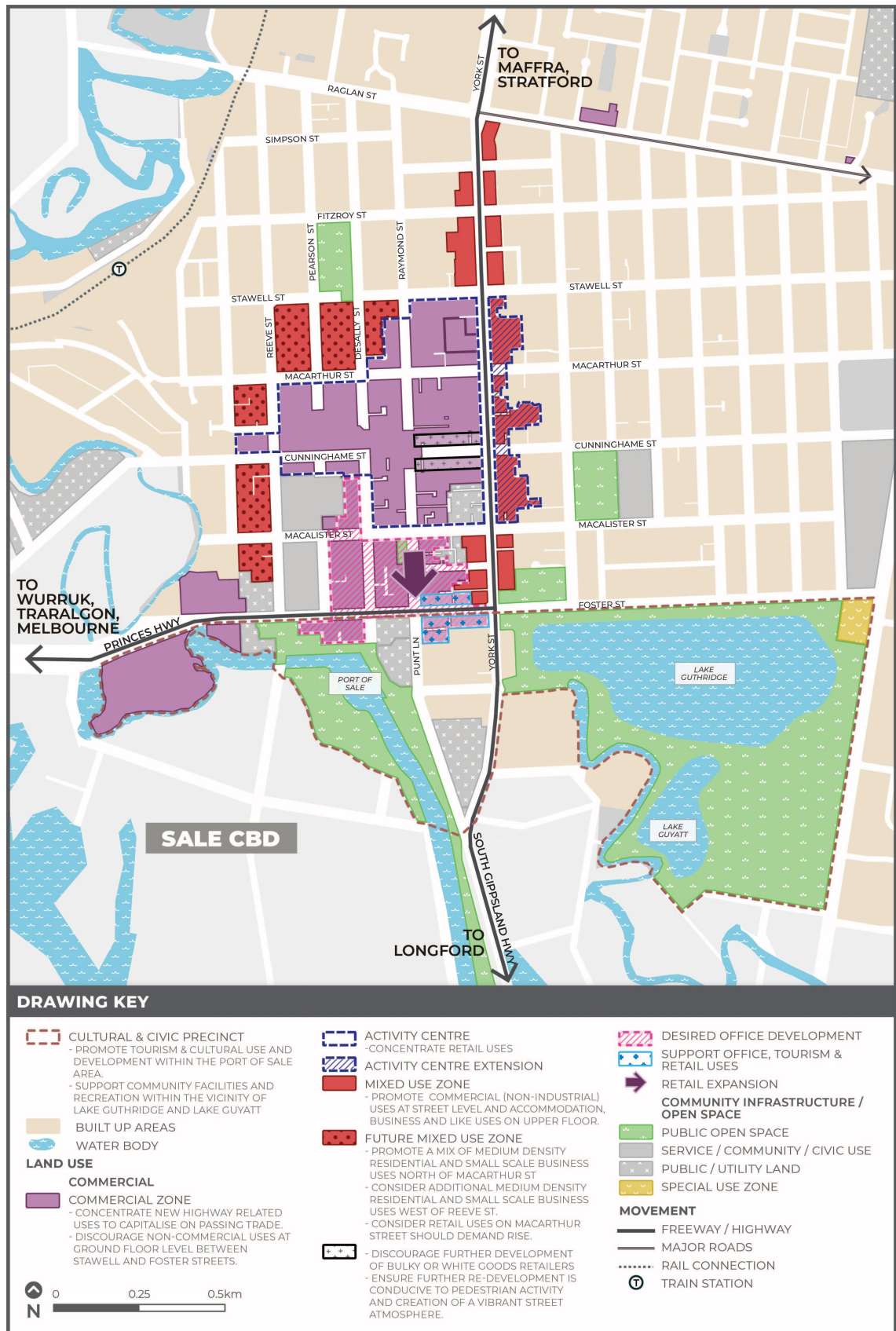
Encourage restricted retail premises to locate in the Commercial 2 Zone on the corner of Cobains Road and the Princes Highway as a dedicated homemaker and bulky goods retail centre.

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

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



## Sale CBD Strategy Plan



**System Note:** The following ordinance will be added after 02.03-7 Infrastructure

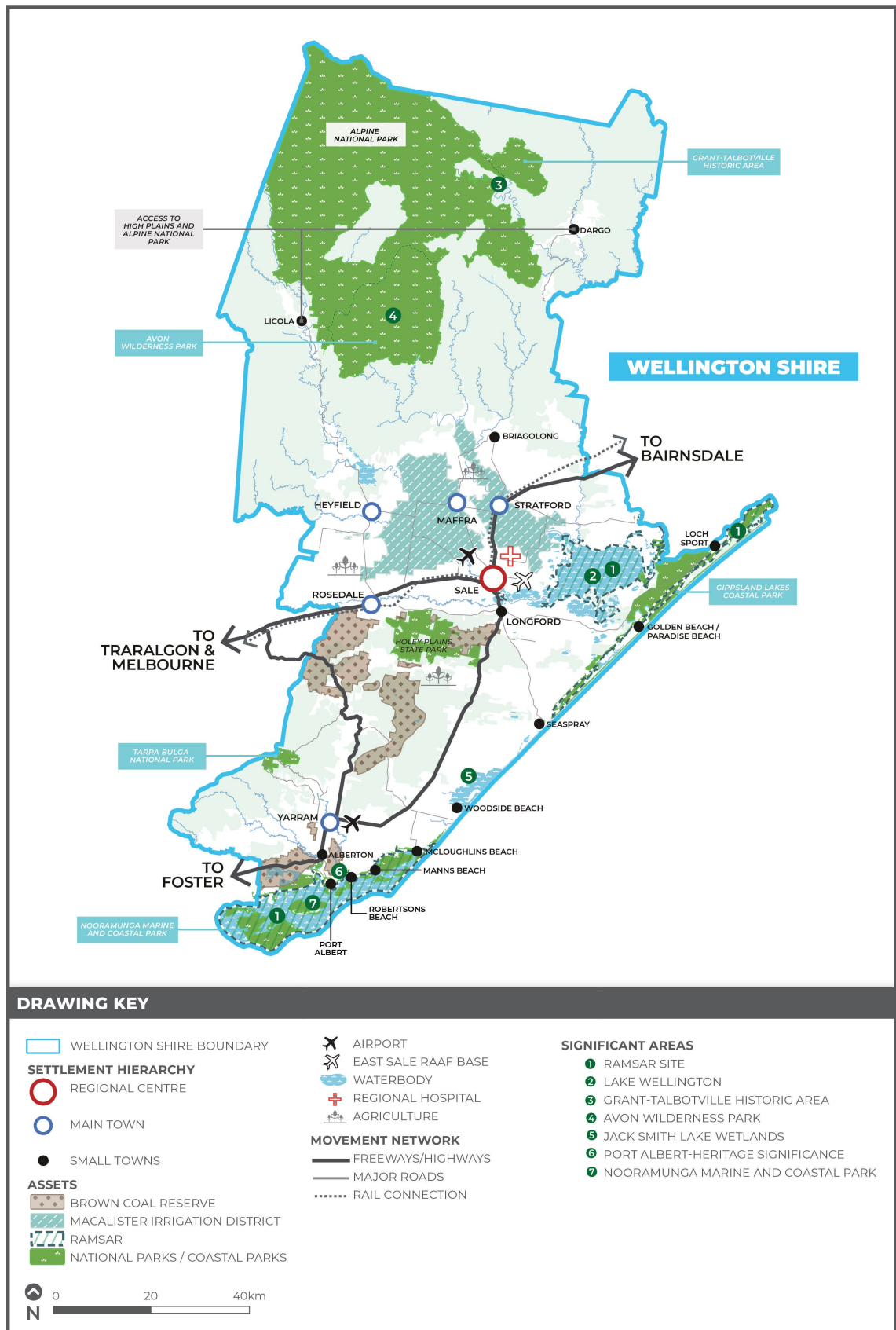


**02.04**

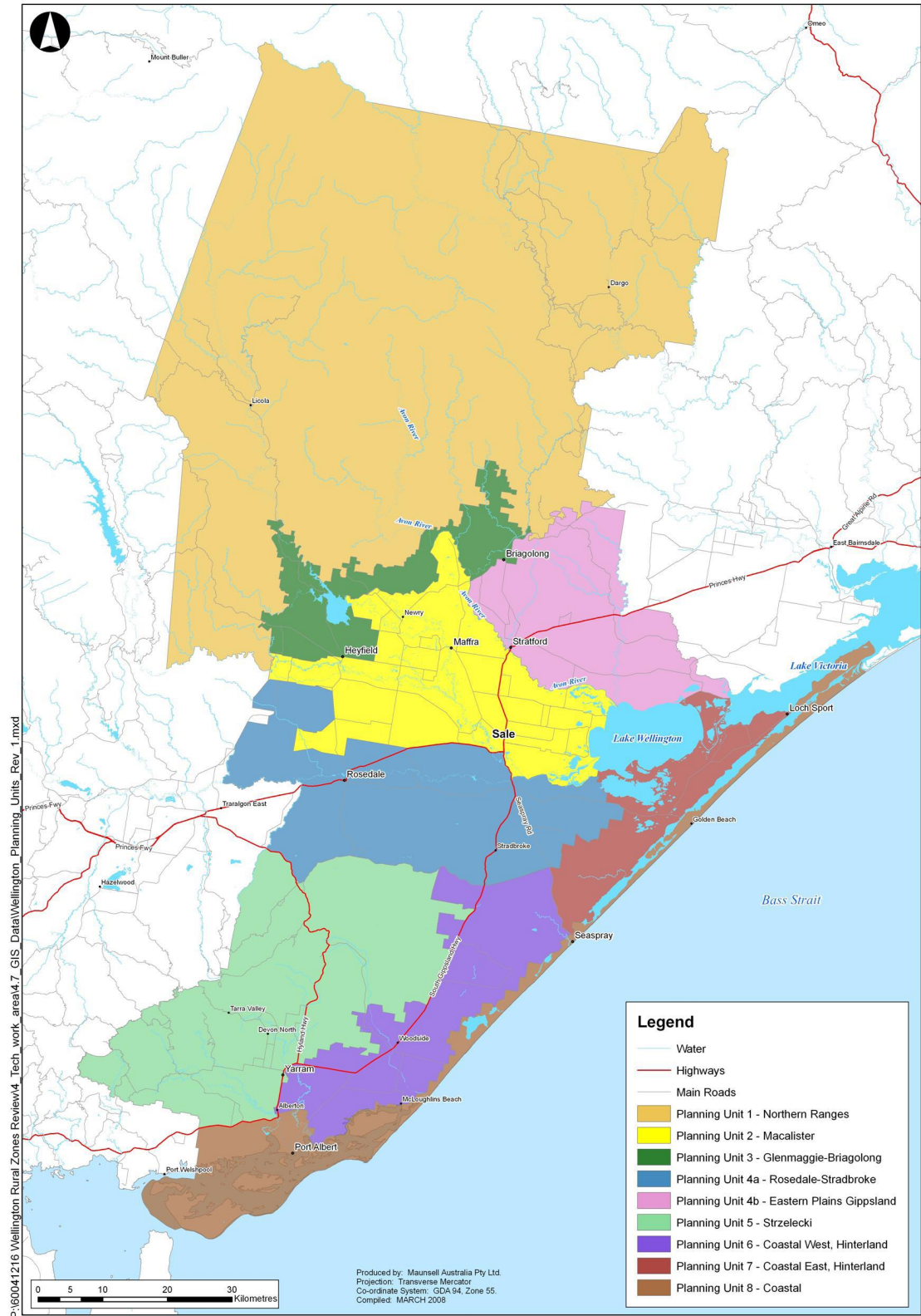
C109well

**STRATEGIC FRAMEWORK PLANS**

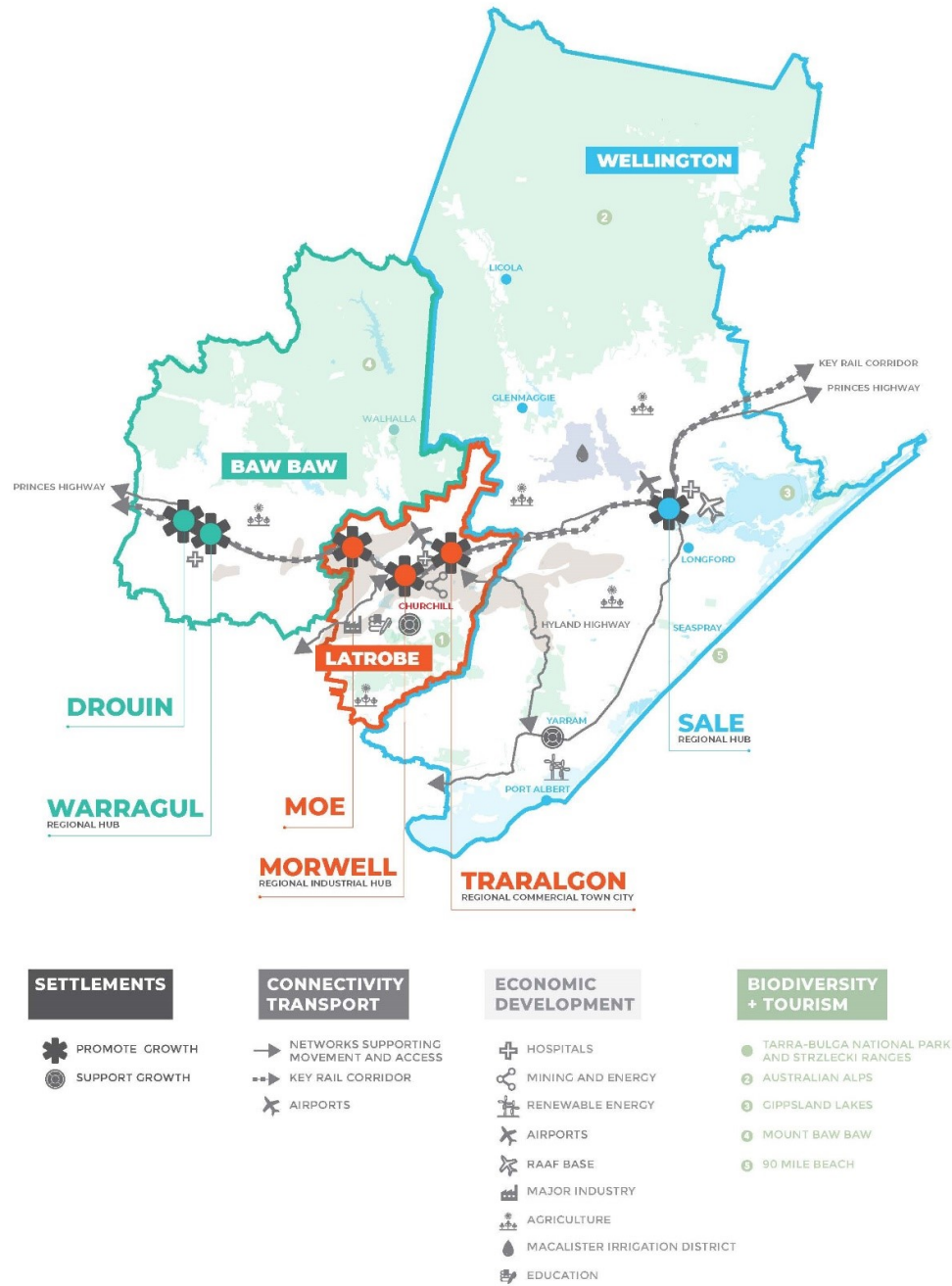
The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

**Wellington Shire Strategic Framework Plan**

Wellington Shire Landscape Units



# Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan



**System Note: The following ordinance will be added after 11.01-1R Settlement - Gippsland**

**11.01-1L**

C109well

**Sale, Wurruk and Longford**

**Policy application**

This policy applies to the area within the settlement boundary identified in the Sale and Wurruk Strategy Plan and the Longford Strategy Plan contained within this Clause.

**Strategies**

Maintain settlement growth boundaries to protect to operation of the RAAF Base East Sale.

Facilitate establishment of lower order neighbourhood activity centres that include community services in the general locations identified in the Sale & Wurruk Strategy Plan.

Encourage higher density residential development:

- Within and close to the Sale CBD.
- Within and around the medical precinct identified in the Sale & Wurruk Strategy Plan.
- Around neighbourhood activity centres.
- On major transport routes.

Support residential growth within the North Sale growth area.

Encourage residential development in the Wurruk growth area adjacent to the Princes Highway.

Encourage low density residential development in Wurruk in the area south of Arnup Road, subject to heritage investigations and considerations.

Encourage development that respects the rural character of Longford.

Encourage rural living development in Longford to enhance its existing character and function.

Promote further residential intensification of the Longford township zone area subject to the provision of sewerage and water infrastructure.

Support redevelopment of the Sale Golf Club, including provision of housing and tourist accommodation around the golf course, subject to appropriate infrastructure and environmental measures including reticulated water and sewerage infrastructure.

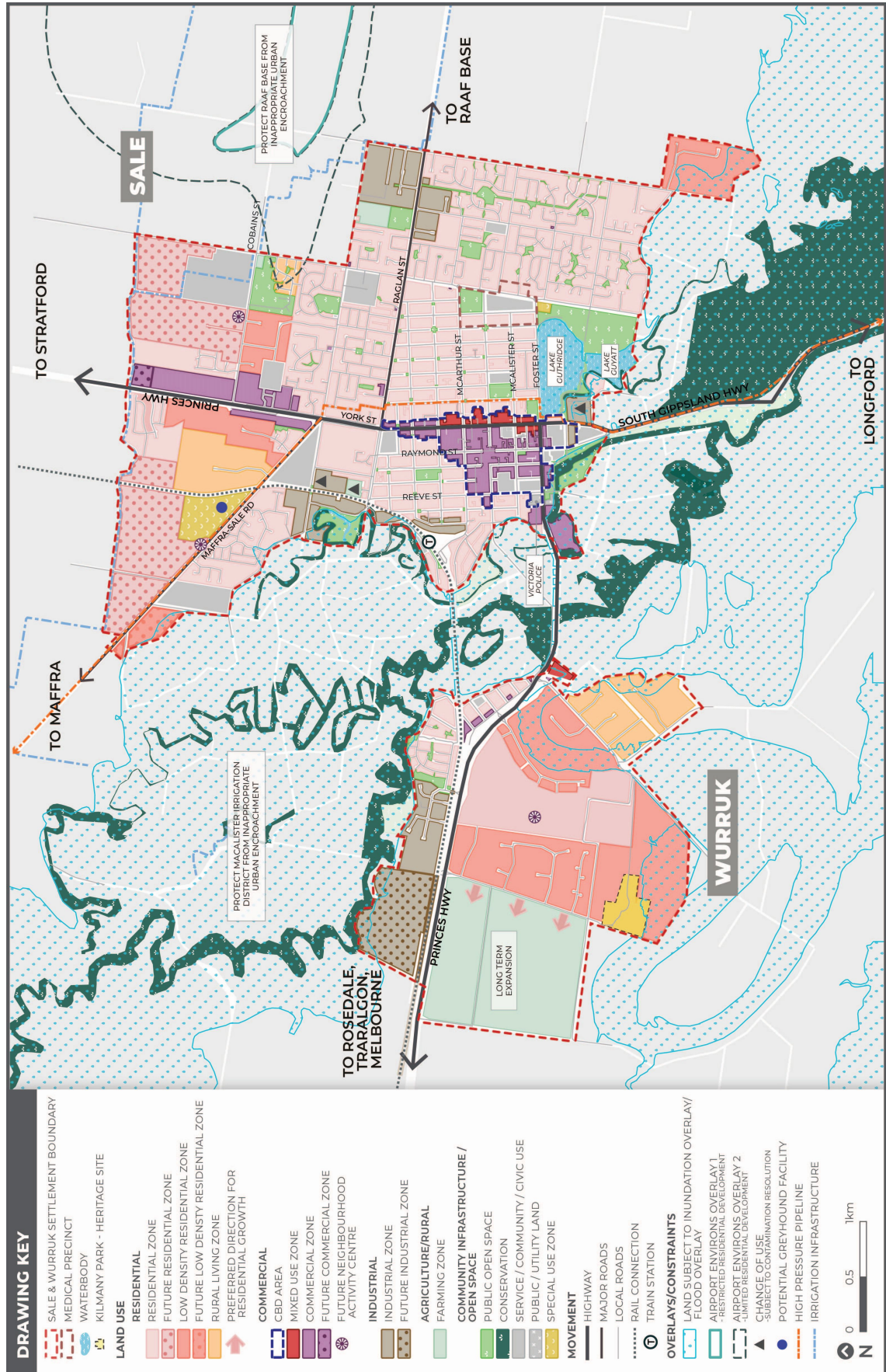
**Policy guidelines**

Consider as relevant:

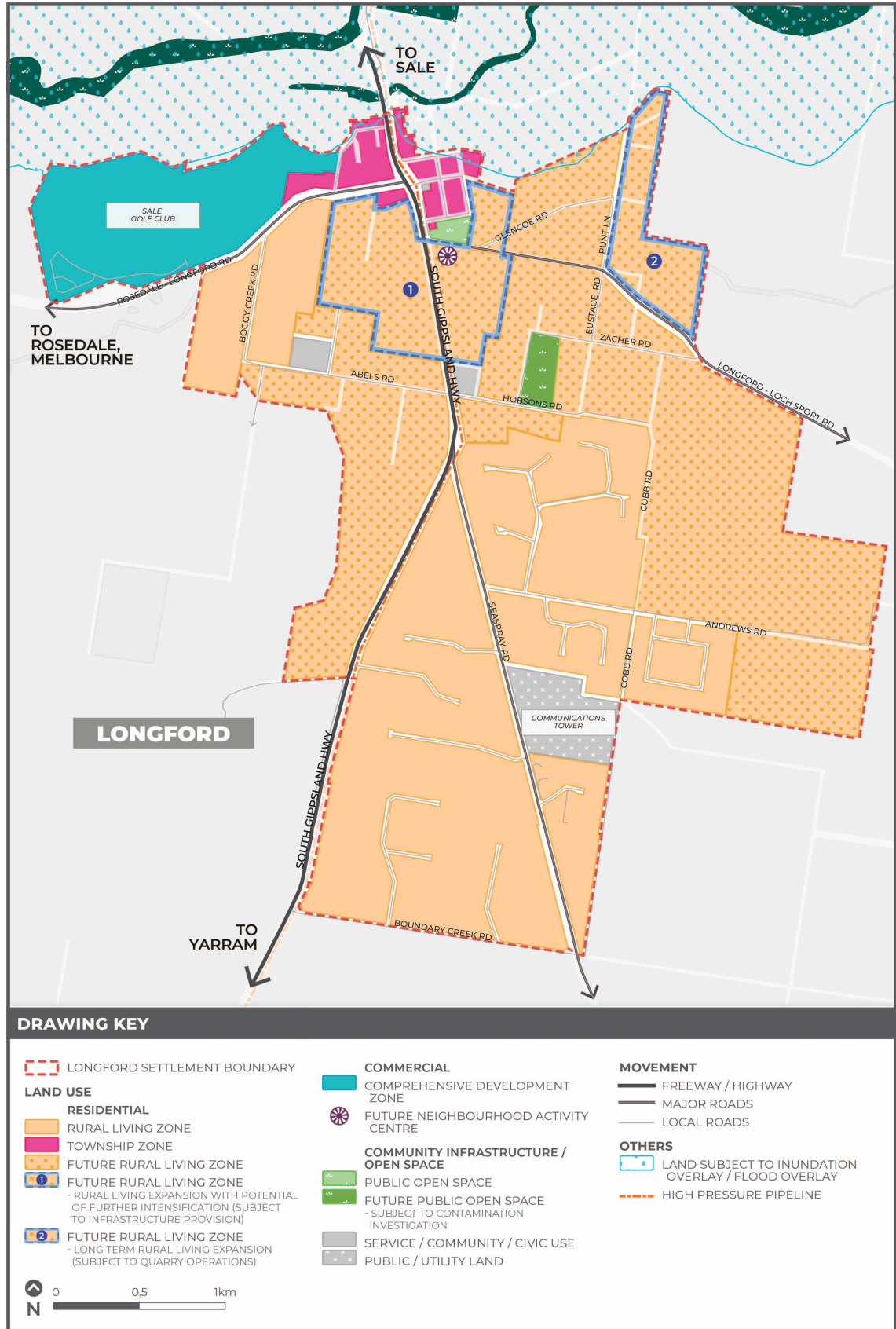
- Encouraging higher density residential development within and adjoining a 400 metre radius of the Sale CBD.



## Sale &amp; Wurruk Strategy Plan



Longford Strategy Plan



**System Note: The following ordinance will be added after 11.01-1L Yarram**

**11.01-1L**

C109well

**Stratford**

**Policy application**

This policy applies to the area within the settlement boundary identified in the Stratford Strategy Plan contained within this Clause.

**Stratford strategies**

Ensure that residential development to the east of the existing urban area only occurs following the resolution of stormwater drainage problems in this area.

Limit the expansion of rural residential development outside of those areas shown on the Stratford Strategy Plan.



Stratford Strategy Plan





**System Note: The following ordinance will be added after 11.03-4S Coastal settlement**

**11.03-4L**  
C109well

**Coastal settlements - Wellington**

**Policy Application**

This policy applies to land within the settlement boundaries identified on the following plans contained within this clause:

- Loch Sport Strategy Plan
- Port Albert and Palmerston Strategy Plan
- Golden Beach/Paradise Beach Strategy Plan
- Manns Beach Strategy Plan
- McLoughlins Beach Strategy Plan
- Robertsons Beach Strategy Plan
- Seaspray Strategy Plan
- The Honeysuckles Strategy Plan
- Woodside Beach Strategy Plan

**Objective**

To facilitate limited development of coastal settlements that responds to their environmental constraints.

**Strategies**

Facilitate the restructuring of old and inappropriate coastal subdivisions.

Ensure development in coastal areas has adequate infrastructure, including reticulated sewerage, to protect environmental values, particularly the water quality of the Gippsland Lakes.

Maintain existing development densities to limit development in coastal settlements with little existing infrastructure, including reticulated sewerage.

Design new buildings in coastal areas to complement the character of coastal settlements by using low scale building forms set in to the landscape and using colours and materials that reduce contrast and distant visibility.

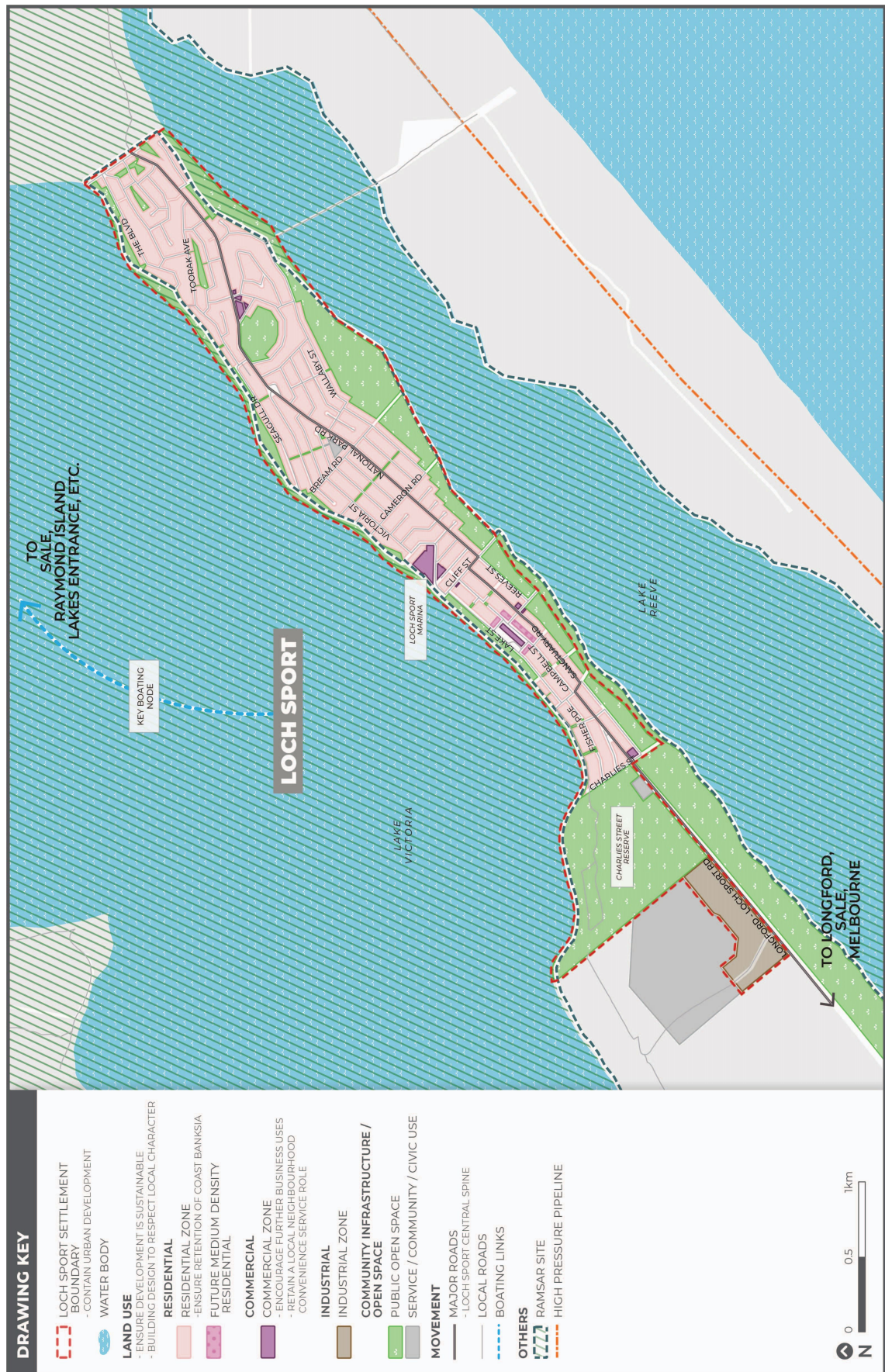
Minimise development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.

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

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

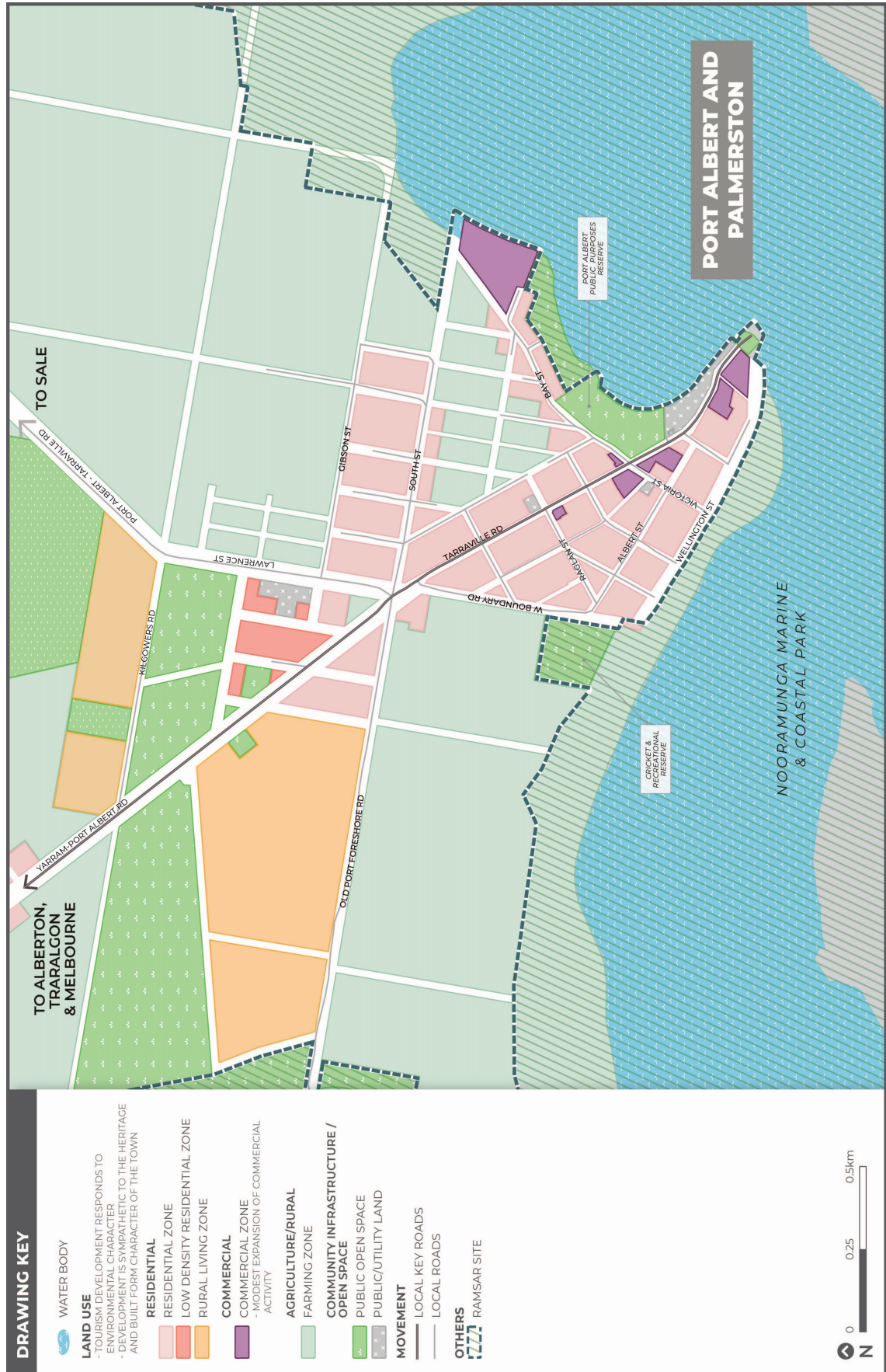
Define the Sanctuary Road and National Park Road major access route in Loch Sport as the central spine of the town using landscape treatments to define the road edge.

# Loch Sport Strategy Plan

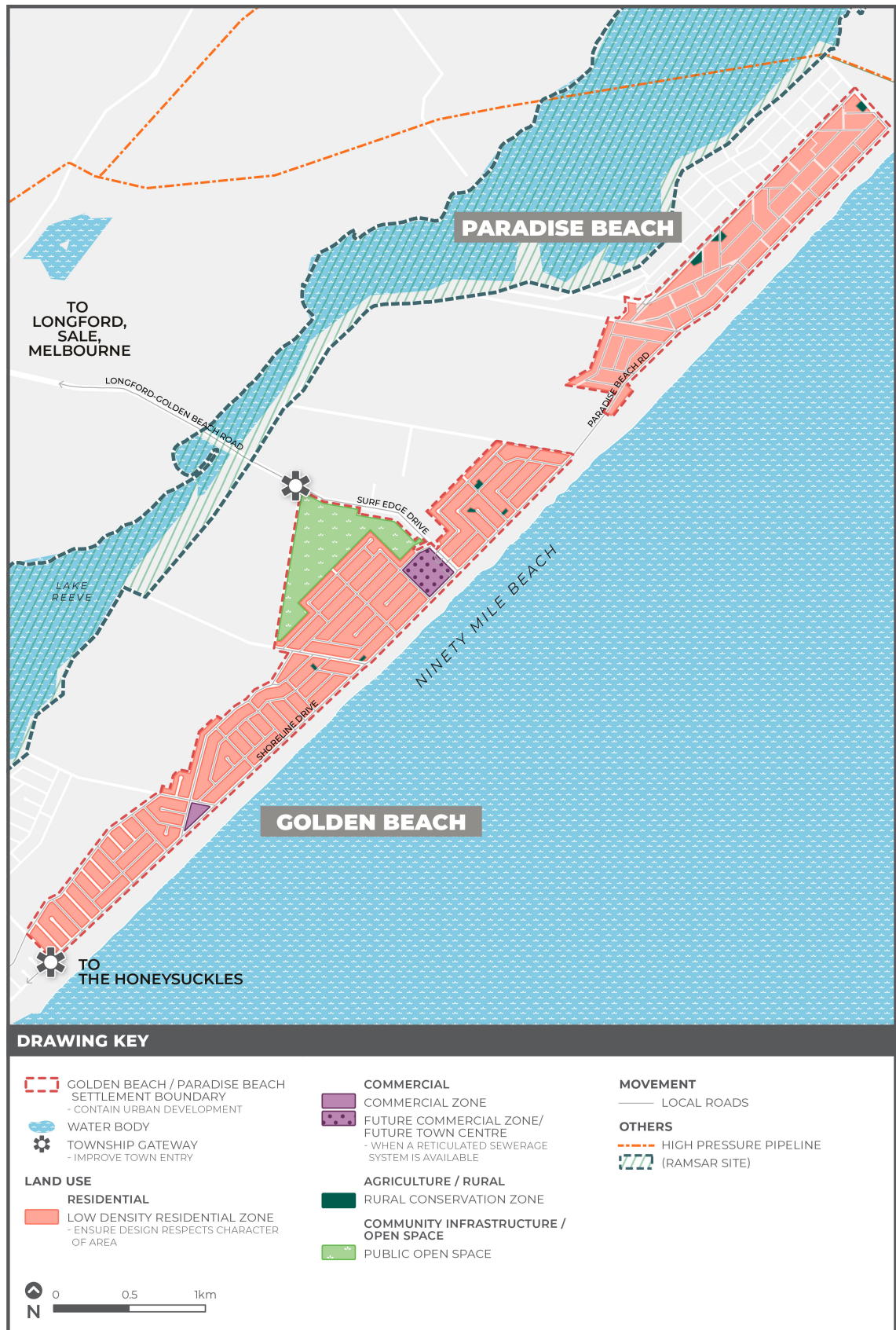




Port Albert and Palmerston Strategy Plan

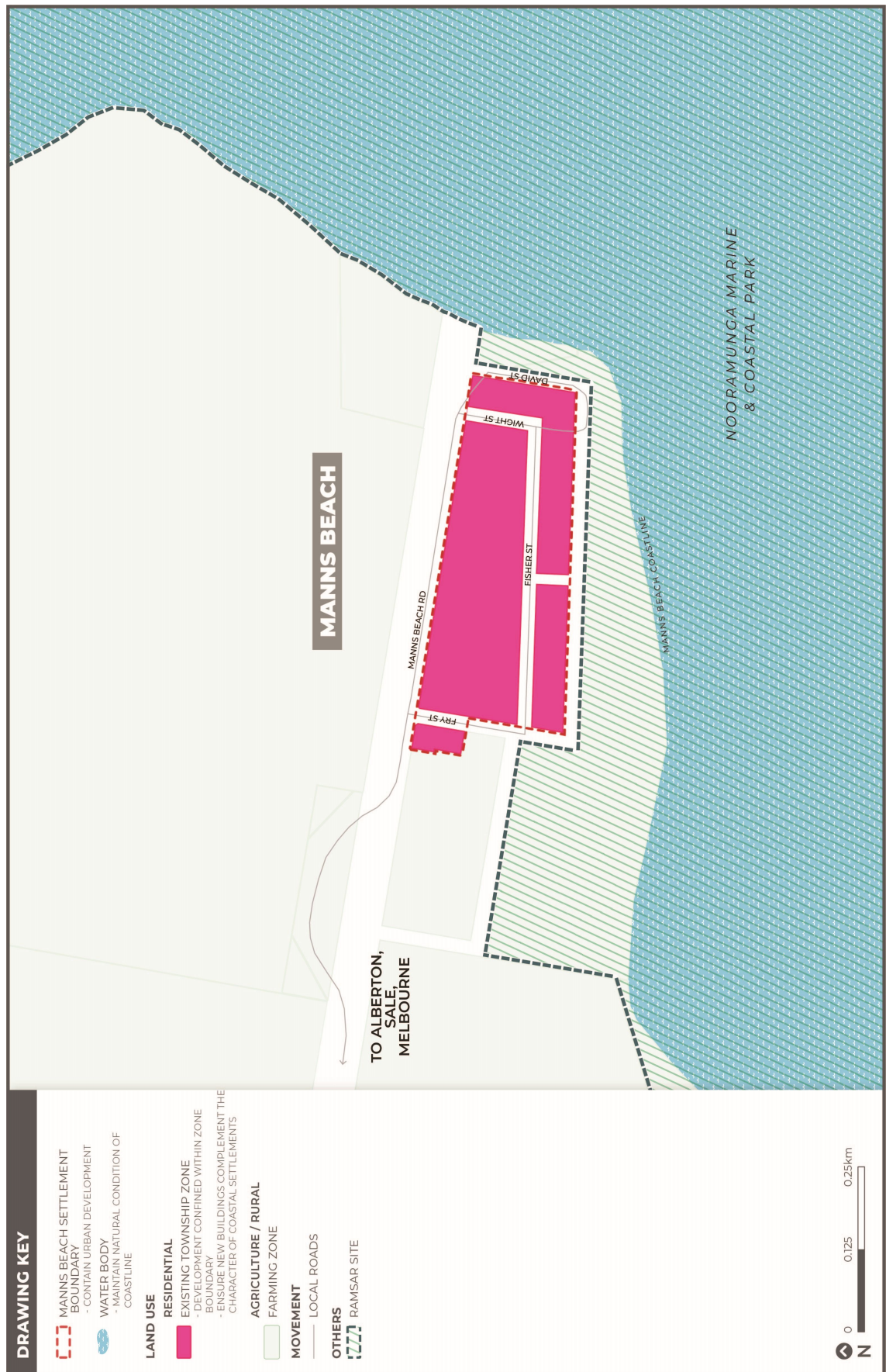


Golden Beach/Paradise Beach Strategy Plan





# Manns Beach Strategy Plan



# McLoughlins Beach Strategy Plan

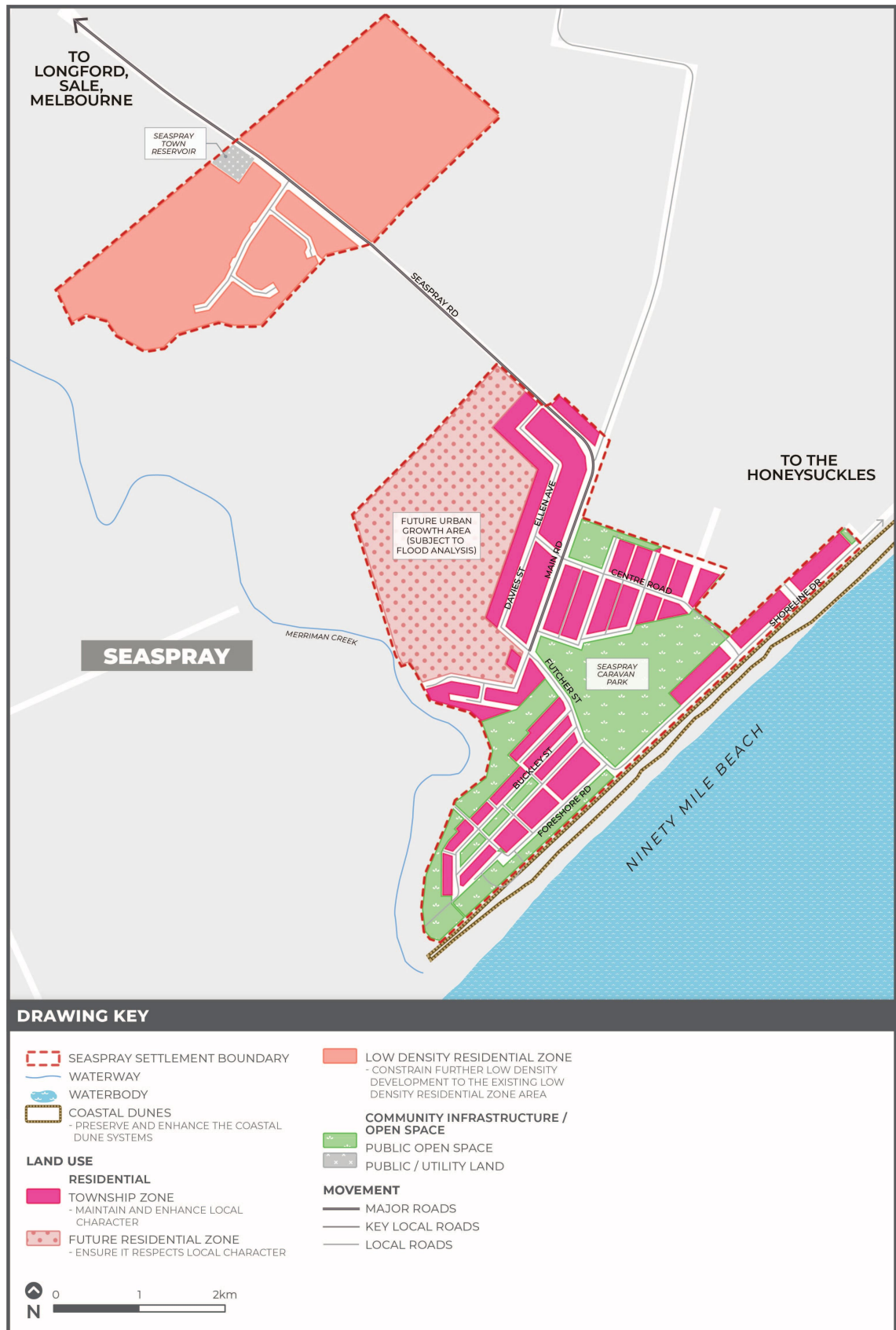




# Robertsons Beach Strategy Plan

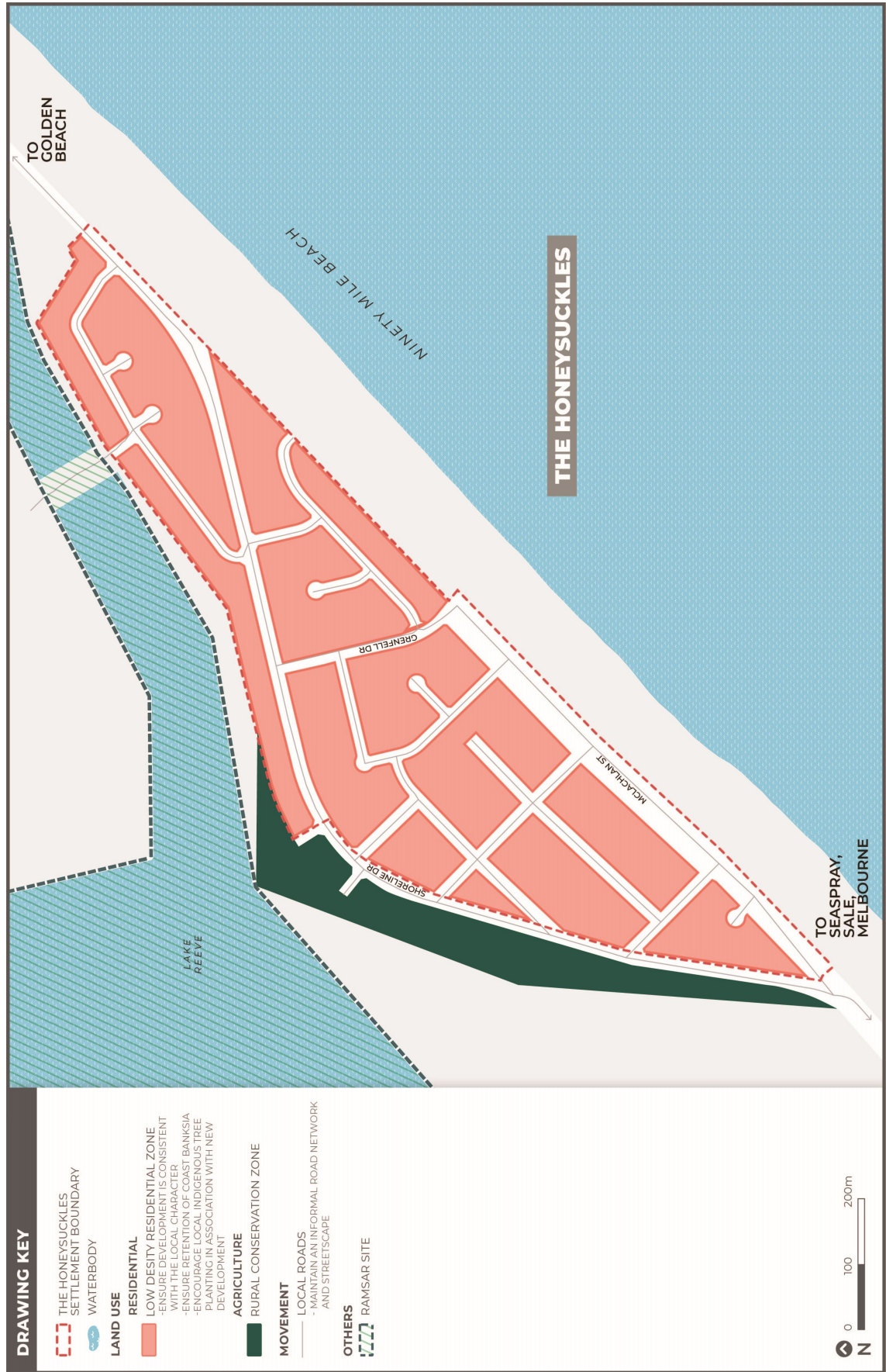


## Seaspray Strategy Plan

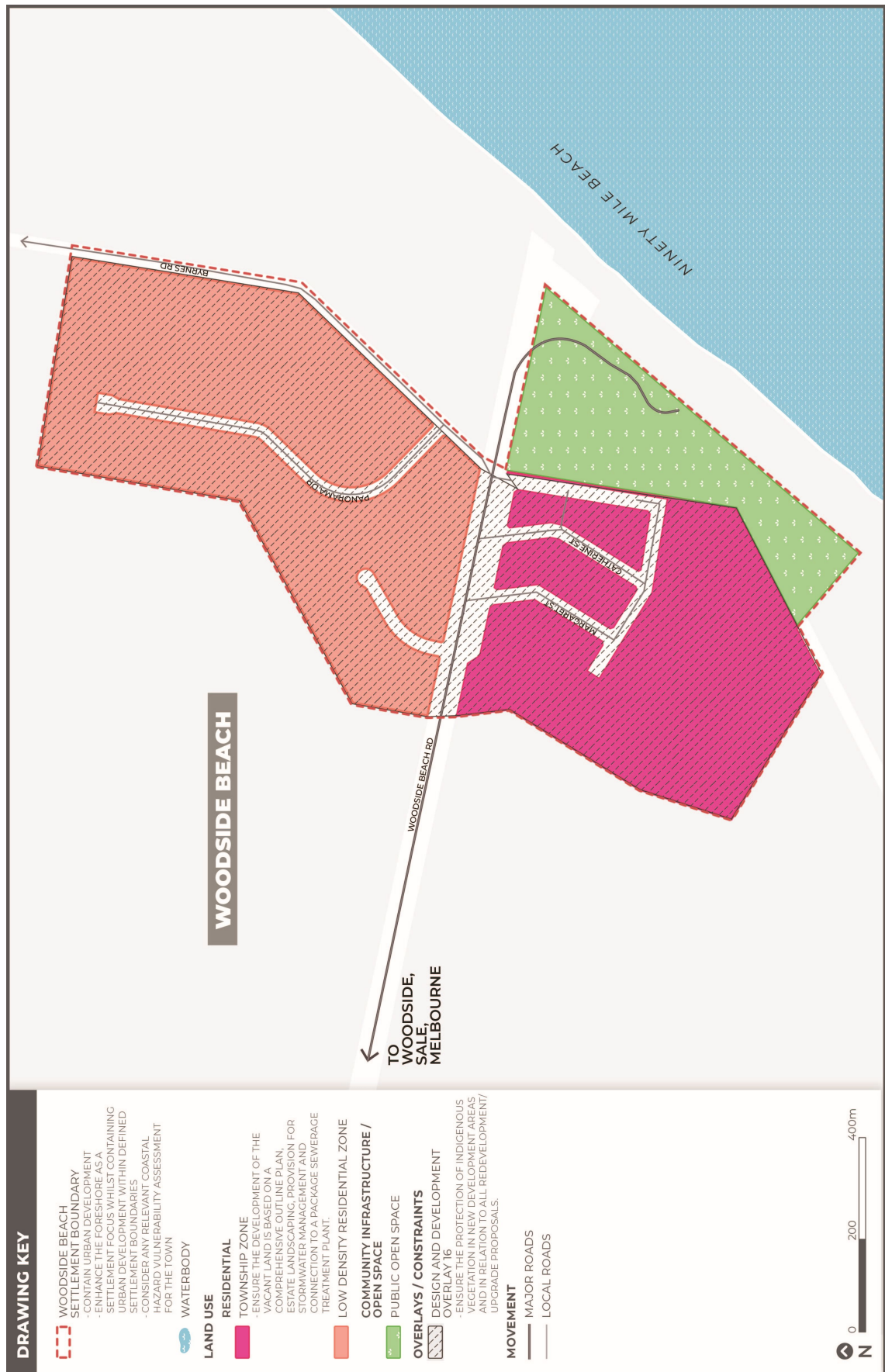




# The Honeysuckles Strategy Plan



## Woodside Beach Strategy Plan



**System Note: The following ordinance will be added after 12.01-2S Native vegetation management**

**12.01-2L**

C109well

**Native vegetation management - Wellington**

**Strategies**

Conserve native vegetation on private land, Crown land, declared water stream-side reserves and roadsides.

Encourage development to protect and maintain indigenous coastal vegetation, particularly at the coastal edge of the Ninety Mile Beach and adjoining inland lakes, south of Seaspray and within coastal settlements.

Encourage planting of indigenous vegetation for rehabilitation works and landscaping.

**System Note: The following ordinance will be added after 12.02-1L Protection of coastal areas - Wellington**

**12.02-2L**  
C109well

**Ninety Mile Beach and Gippsland Lakes**

**Policy Application**

This policy applies to land shown on the Ninety Mile Beach Policy Plan 01, 02 and 03 to Clause 12.02-1L Ninety Mile Beach and Gippsland lakes.

**Objective**

To protect the landscape character of the Ninety Mile Beach coast and Gippsland Lakes.

**General Strategies**

Discourage development that adversely impacts on the coastal and Gippsland Lakes environments.

Maintain and enhance the conservation and recreation values of the Ninety Mile Beach foreshore.

Design development at the coastal edge of settlements to be sensitive to surrounding development and landforms, particularly when viewed from the foreshore.

Support lower buildings adjacent to the foreshore and higher buildings away from the foreshore.

Discourage urban development, including dwellings and ancillary buildings, within the Rural Conservation Zone.

**Glomar Beach to Golden Beach strategies**

Limit development to lots restructured in accordance with the Restructure Plans in Clause 45.05 that are not vulnerable to environmental impacts.

Locate development on land identified in the Restructure Plans in Clause 45.05 to not adversely impact on the coastal and lakes environment.

Discourage development that is not consistent with *the Ninety Mile Beach Development and Subdivision Controls, Golden Beach to Glomar Beach, March 2012 (Incorporated Document)* (Wellington Shire Council, March 2012).

**Areas between settlements strategies**

Design development outside of the settlements of the Honeysuckles or Golden Beach, including through siting, materials and colours, to:

- Respond to the natural landscape setting.
- Minimise visibility with the surrounding landscape character, particularly in prominent locations, main road corridors, key public use areas and in fragile, unstable and flood prone areas.

Protect sensitive coastal vegetation, in particular heath-lands and dune vegetation, from clearing, grazing and trampling.

Design and locate development in open rural areas to be well set back from roads or to be grouped among substantial indigenous or non-invasive vegetation including existing shelterbelts.

Encourage development outside of the settlements of the Honeysuckles or Golden Beach, to:

- Use permeable areas for vegetation and surface water infiltration.
- Retain and plant trees that contribute to continuous canopies.
- Minimise the visual impact of signage and infrastructure.
- Avoid large, visually intrusive or brightly coloured signs.

- Locate power lines, access tracks and other infrastructure in areas of low visibility, preferably in previously cleared locations.
- Be of a low scale when near lakes or waterways.

**Policy guidelines**

Consider as relevant:

- Whether development is at least 100 metres from riparian vegetation to allow for their protection or rehabilitation.

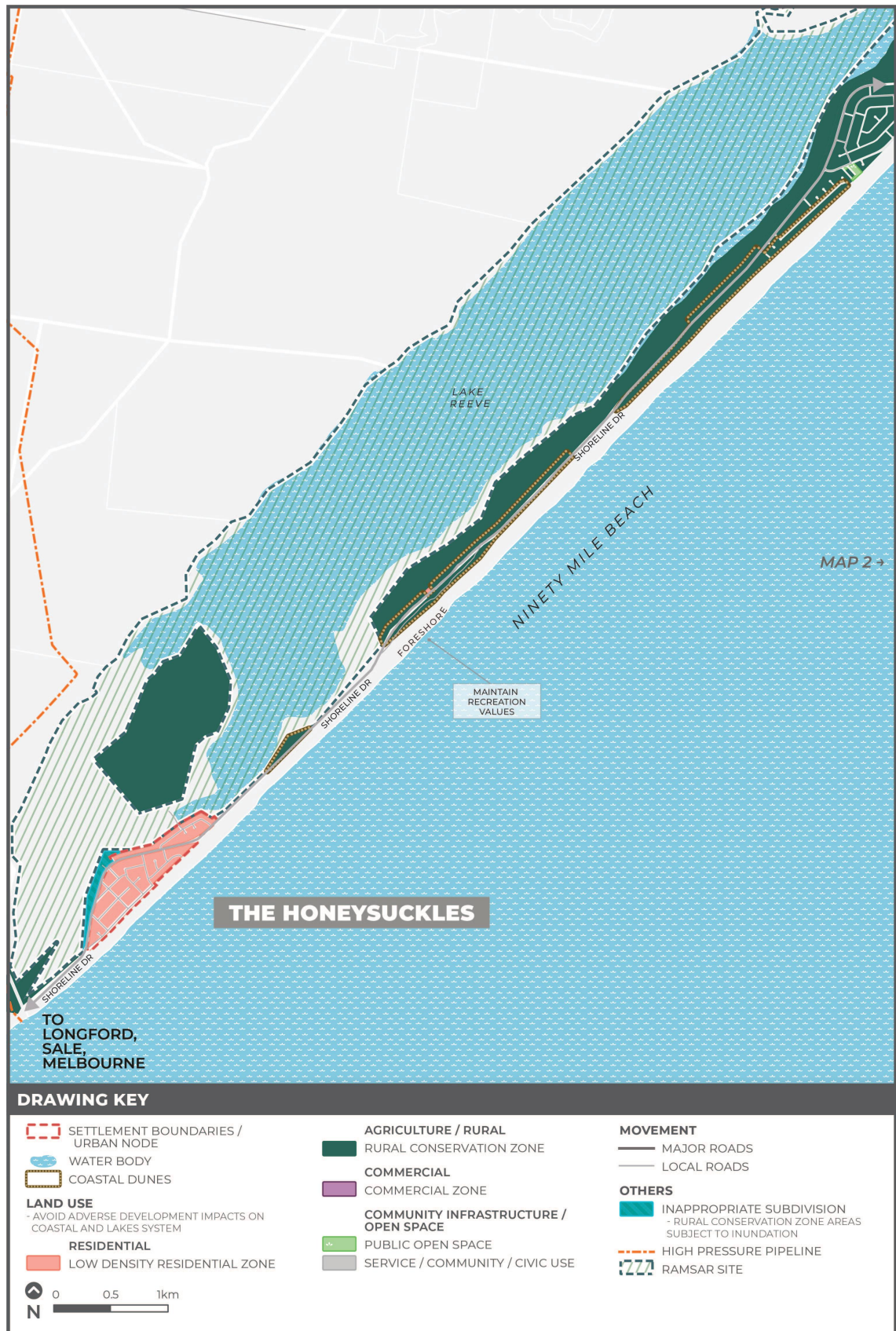
**Policy documents**

Consider as relevant:

- *Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach* (GHD, February 2007)
- *Ninety Mile Beach Development and Subdivision Controls, Golden Beach to Glomar Beach, March 2012 (Incorporated Document)* (Wellington Shire Council, March 2012)

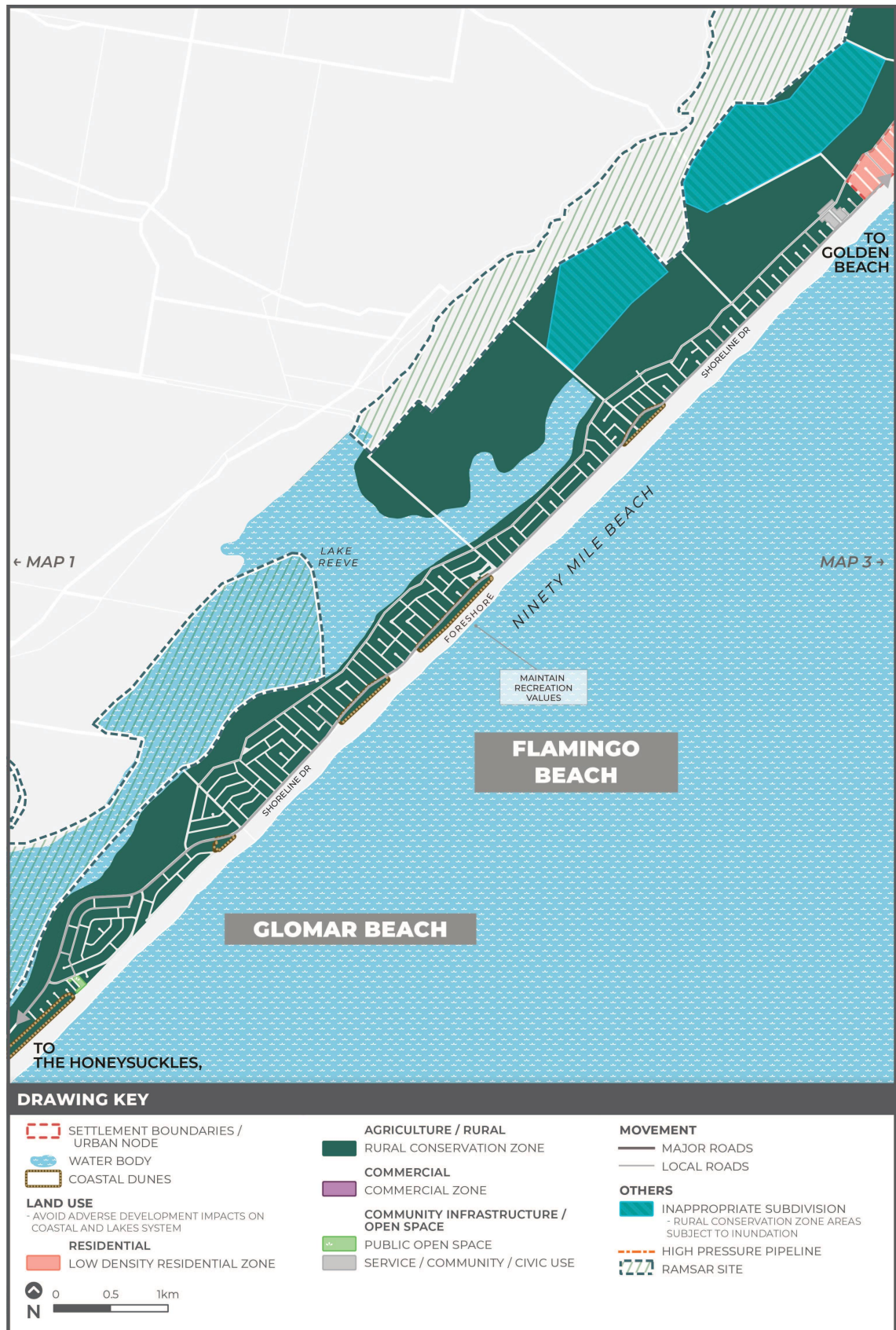


Ninety Mile Beach Policy Plan - 01



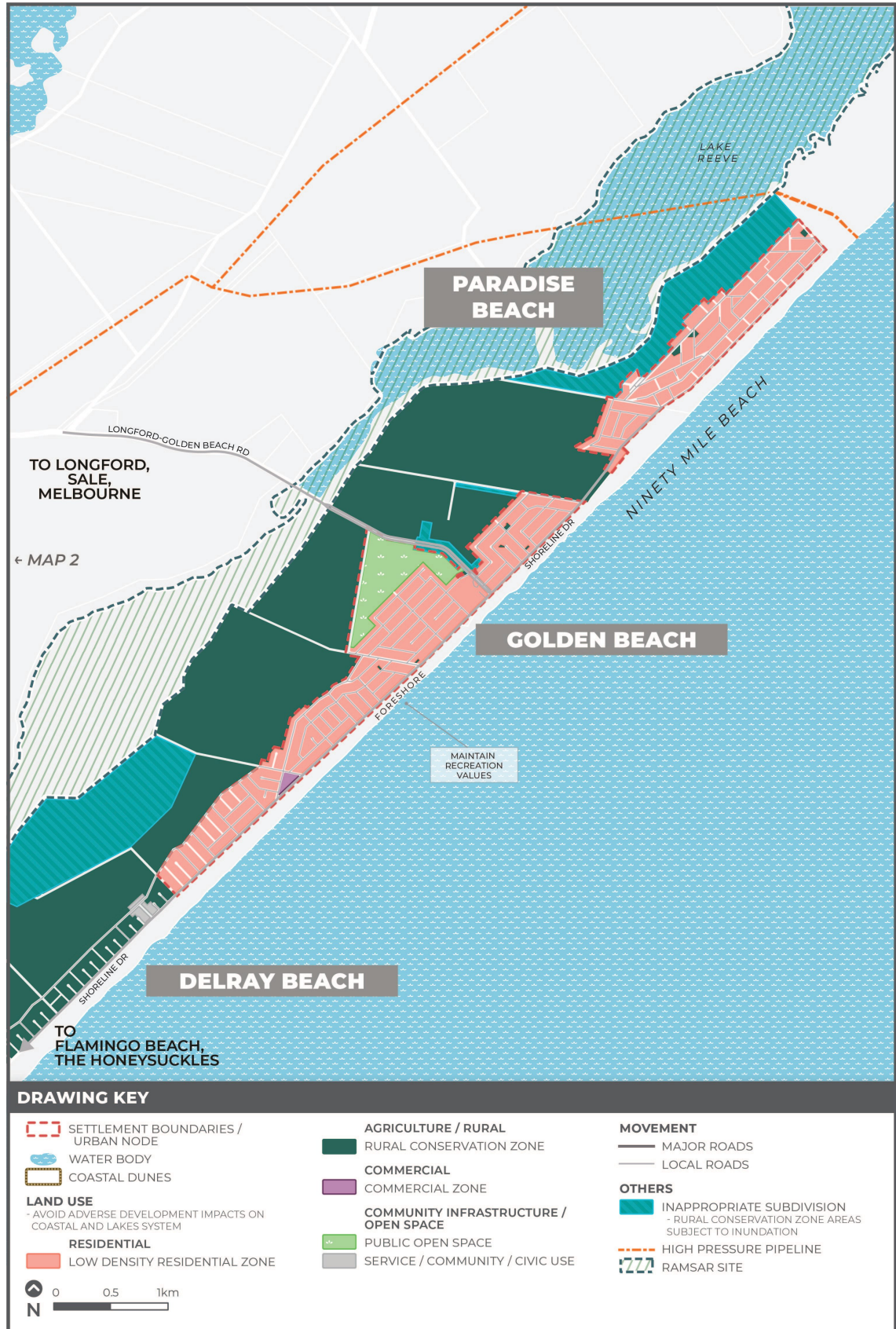


Ninety Mile Beach Policy Plan - 02





Ninety Mile Beach Policy Plan - 03





**System Note: The following ordinance will be added after 12.03-1R High value water body assets - Gippsland**

**12.03-1L**  
C109well

**River corridors, waterways, lakes and wetlands - Wellington**

**Strategies**

Avoid development that has the potential to adversely impact on the ecological, cultural, historic, archaeological and scientific values of the Corner Inlet Ramsar Wetlands and the surrounding Albert River, Jack River and Tarra River.

**System Note: The following ordinance will be added after 14.02-2S Water quality**

**14.02-2L**  
C109well

**Water quality - Wellington**

**Strategies**

Encourage revegetation of riparian buffers along waterways, gullies, ridge-lines, property boundaries and recharge areas.

Discourage development and farm practices that increase the amount of nutrients reaching waterways, aquifer recharge areas and groundwater.

**Policy guidelines**

Consider as relevant:

- Locating development with associated effluent disposal systems at least 100 metres from waterways and wetlands, particularly in areas with high water tables and in domestic water supply catchments.
- The need for a water treatment system where a use or development will generate effluent and cannot be located more than 100 metres from a waterway or wetland.

**System Note: The following ordinance will be added after 12.01-1S Protection of biodiversity**

**12.01-1L**  
C109well

**Protection of biodiversity - Wellington**

**Strategies**

Encourage development that reduces stormwater runoff to minimise environmental impacts, habitat loss and destruction.

Facilitate retention of native animal habitat areas.

**System Note: The following ordinance will be added after 12.02-1S Protection of coastal areas**

**12.02-1L**  
C109well

**Protection of coastal areas - Wellington**

**Objective**

To protect sensitive coastal areas from development that detracts from their scenic and environmental value.

**Strategies**

Maintain the natural condition of the coastline between settlements by limiting opportunities for development.

Encourage retention of existing shelterbelts and non-indigenous feature planting where they are features of the area and the species are non-invasive.

Discourage residential subdivision or development in sensitive areas such as primary or secondary sand dunes or the Lake Reeve islands.

Discourage uses or development that adversely impacts on adjacent coastal parks.

Encourage lower intensity agricultural uses such as animal husbandry in coastal areas where it will not be detrimental to the surrounding natural environment.

Encourage uses that integrate conservation and agricultural production in coastal areas.

Locate infrastructure away from highly scenic locations, key views and near-coastal locations.

Encourage the siting of powerlines and other utility services underground wherever possible.

Use vegetation to screen infrastructure from key viewing corridors and public use areas.

Protect significant views and vistas that contribute to the character of coastal and hinterland areas from development, particularly from formal lookouts, from the Longford-Loch Sport Road to Lake Wellington and Lake Reeve, and to the coastal dunes of the Ninety Mile Beach.

Protect the natural and unbuilt views of Lake Victoria and Lake Wellington as viewed from the shores of the lakes by setting development back from natural coastal landforms.

Where development within the coastal strip is proposed:

- Site developments on the inland slope of dunes to avoid buildings protruding above the dune ridgeline.
- Set development back from the coast in flatter locations.
- Set buildings and structures among existing vegetation, maximising the retention of coastal vegetation.
- Use indigenous vegetation to further integrate the development with the landscape.
- Design buildings to follow the site contours or step down the site and avoid visually dominant elevations.
- Minimising the visibility and impact of pedestrian and vehicular access paths and site servicing on the coastal landscape.

#### **Policy guidelines**

Consider as relevant:

- Any relevant coastal hazard vulnerability assessment prepared for the coastal townships.

#### **System Note: The following ordinance will be added after 14.01-1R Protection of agricultural land - Gippsland**

#### **14.01-1L**

C109well

#### **Protection of agricultural land - Wellington**

##### **Use and development – strategies**

Discourage residential, commercial, industrial and other land uses that do not demonstrate a direct link with agricultural land use or rural dependent tourism enterprises.

Discourage development for dog breeding and boarding facilities on high quality agricultural land and in the Macalister Irrigation District.

Ensure use and development adjacent to main roads in rural areas is related to agriculture.

Protect the continued operation of existing farms in rural areas from adverse residential amenity concerns.

Discourage dwellings in agricultural areas unless there is a clear and necessary connection between the use of the dwelling and a rural activity carried out on the land.

### **Subdivision – strategies**

Ensure subdivisions and associated development are designed to minimise potential impacts on irrigation infrastructure.

Support the realignment of boundaries only to:

- Make minor adjustments, such as in association with topographical or public infrastructure features; or
- Facilitate more productive agricultural outcomes particularly through farm consolidation.

Ensure the realignment of boundaries does not create additional subdivision potential.

Support house lot excisions only when they are:

- Directly related to the agricultural use of the land
- Not likely to lead to a concentration of lots that would change the general use or development of the area
- For an existing and long-established farm house, where the owner seeks to remain on the land.

Discourage small or irregular shaped rural lots unless it will facilitate and provide greater flexibility for continued agricultural production.

Ensure small rural lots support ongoing agricultural production and are located adjacent to sealed roads and close to community services.

### **Subdivision - policy guidelines**

Consider as relevant:

- Whether the resulting lot has a maximum size of 1 hectare on irrigated land and 2 hectares elsewhere.
- Following the creation of a small lot, whether an agreement under Section 173 of the *Planning and Environment Act 1987* should be entered into to restrict the ability to use the small lot provisions of Clause 35.07-3 again in respect of the affected land.

**System Note: The following ordinance will be added after 14.01-2S Sustainable agricultural land use**

**14.01-2L**

C109well

**Diversifying agriculture - Wellington**

**Strategies**

Facilitate more intensive and diversified agricultural uses including horticulture and viticulture.

**System Note: The following ordinance will be added after 14.01-3S Forestry and timber production**

**14.01-3L**

C109well

**Forestry and timber production - Wellington**

**Strategies**

Encourage timber production activities, including timber mills and agroforestry, in rural areas that minimise impacts on the environment.

Facilitate development of timber industries in Heyfield and Yarram.

Facilitate retention and expansion of timber processing industries.

Encourage timber production and agroforestry on marginal agricultural land including land with steep slopes (but less than 30 degrees), cleared land and areas with poor soil structure, perched water tables, salinity and erosion.

**System Note: The following ordinance will be added after 14.02-1S Catchment planning and management**

**14.02-1L-01**

C109well

**Catchment planning and management - Wellington**

**Strategies**

Ensure development is connected to reticulated sewerage or includes the provision of on-site effluent disposal which minimises adverse impacts on groundwater.

Discourage small rural lots of less than 40 hectares in domestic water supply catchment areas.

**System Note: The following ordinance will be added after 14.02-1L-01 Catchment planning and management - Wellington**

**14.02-1L-02**

C109well

**Special Water Supply Catchment Management Areas**

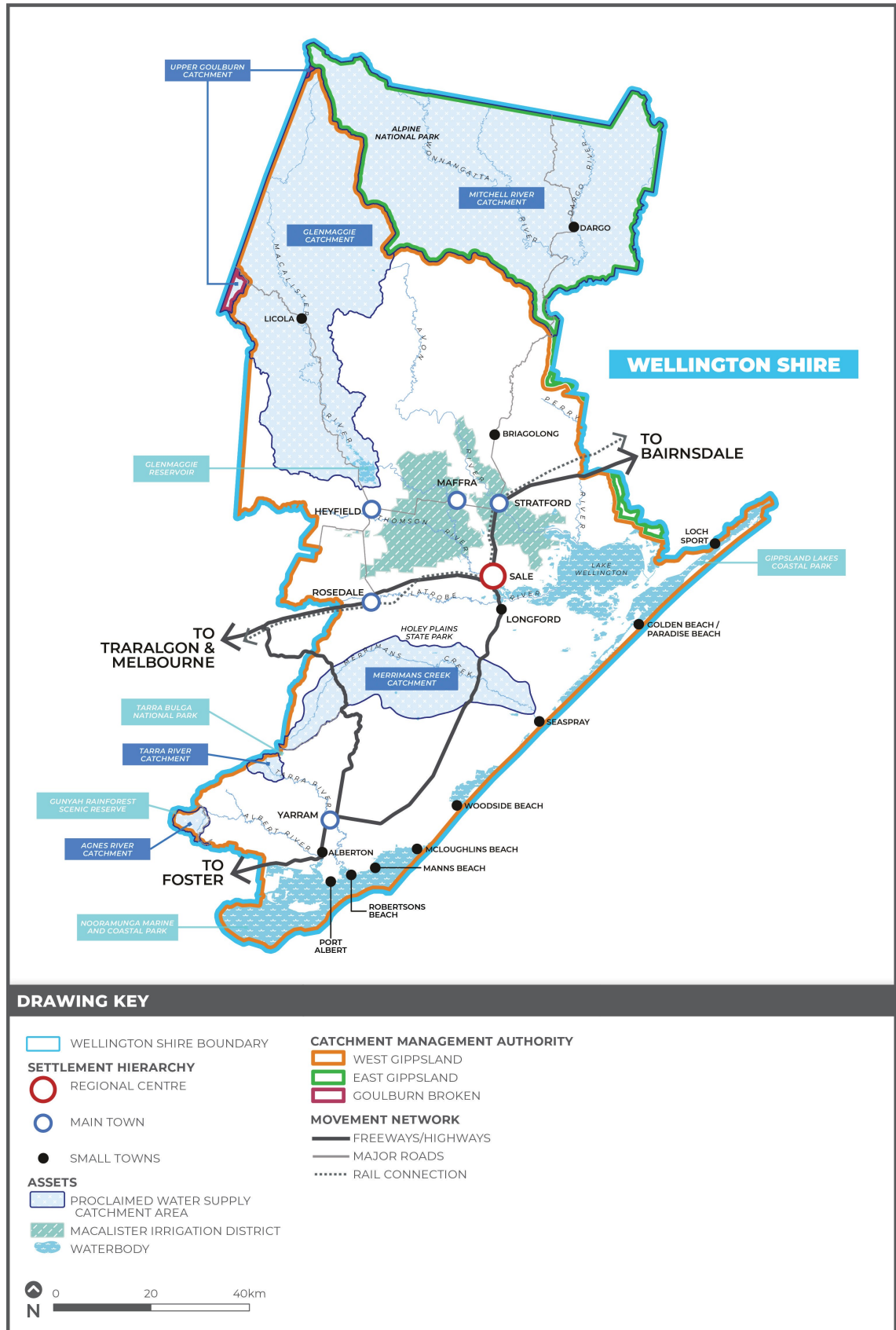
**Policy application**

This policy applies to all land within a Special Water Supply Catchment Area as defined in the *Catchment and Land Protection Act 1994* and land designated 'Irrigated Land' on the plan '*Proclaimed water supply catchments and irrigation area*' contained in this Clause.

**Strategies**

Discourage residential development, subdivision and intensive farming activity in water supply catchments and aquifer recharge areas, particularly near water supply take-off points and aquifer recharge areas.

'Proclaimed water supply catchments and irrigation area' plan



**System Note: The following ordinance will be added after 14.03-1R Resource exploration and extraction - Gippsland Coal Resource**

**14.03-1L**

C109well

**Resource exploration and extraction - Wellington**

**Strategies**

Promote the protection of visual amenity for urban communities from future coal resource developments through landscaping works and tree planting in buffer areas, while minimising the risk of fire hazard.

**System Note: The following ordinance will be added after 15.01-2S Building design**

**15.01-2L**

C109well

**Building design for older and special needs people**

**Strategies**

Design development, including housing, medical facilities and transport infrastructure, to cater for older people and people with special needs.

**System Note: The following ordinance will be added after 17.03-1R Industrial land supply - Gippsland**

**17.03-1L**

C109well

**Industrial land supply - Wellington**

**Strategies**

Facilitate the expansion of industrial land in Sale and Wurruk in accordance with the:

- *Sale and Wurruk Strategy Plan* contained in Clause 11.01-1L.
- *West Sale Industrial Strategy Plan* contained in this Clause.

Encourage the supply of industrial land suitable for medium and large lots in Sale and Wurruk in accordance with the *West Sale and Wurruk Industrial Land Supply Strategy* (Urban Enterprise, 2018).

Encourage industrial development east of Fulton Road in Maffra in accordance with the *Maffra Strategy Plan* at Clause 11.01-1L.

Encourage industrial development on the land on the corner of Church Road and Livingston Road in accordance with the *Yarram Strategy Plan* at Clause 11.01-1L.

Facilitate the redevelopment of the old Murray Goulburn factory site in Commercial Road, Yarram in accordance with the *Yarram Strategy Plan* at Clause 11.01-1L.

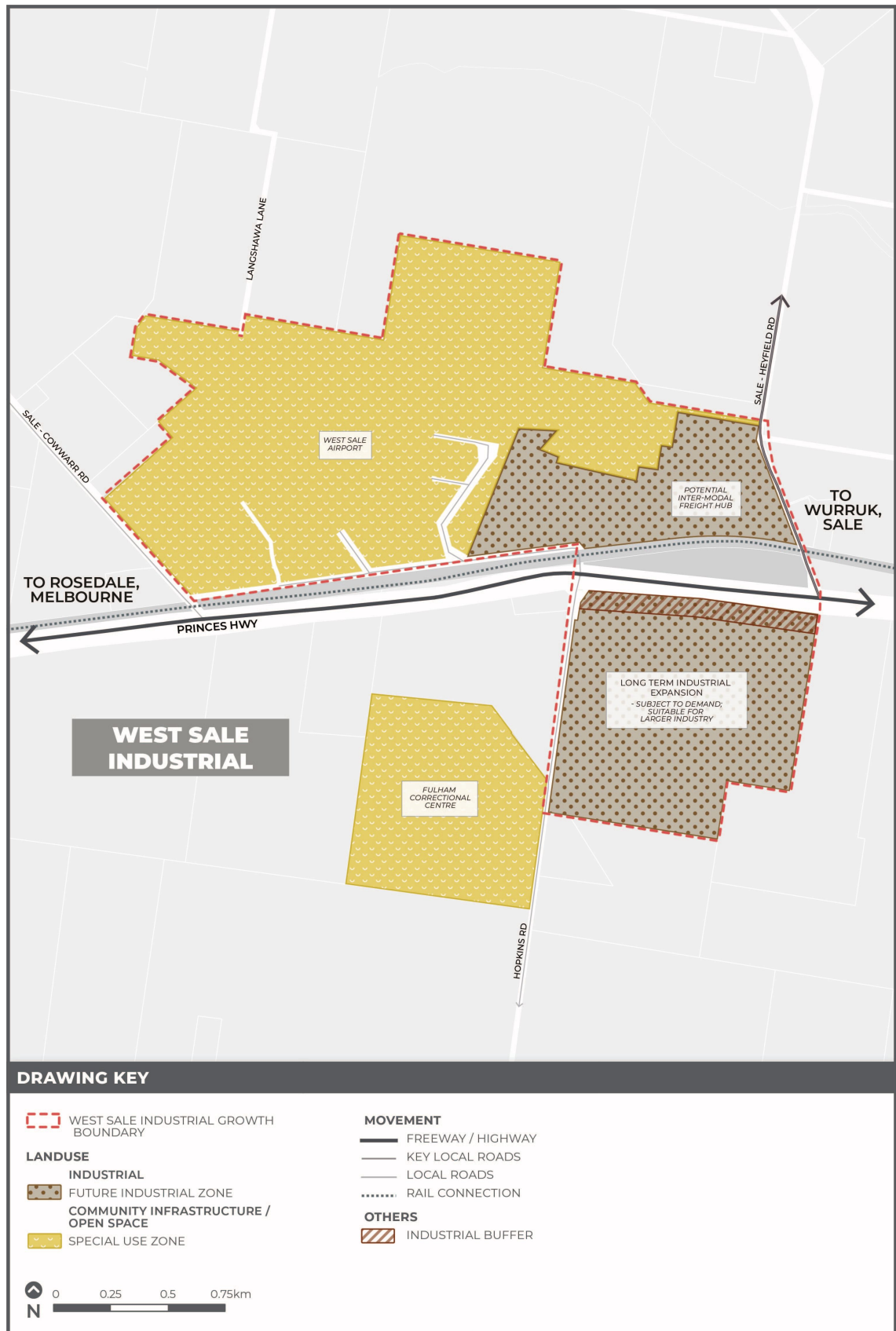
Provide suitable land for the development of future noxious or offensive industries such as food and animal processing industries, together with complementary value adding industries.

**Policy documents**

Consider as relevant:

- *West Sale and Wurruk Industrial Land Supply Strategy* (Urban Enterprise, 2018)

West Sale Industrial Strategy Plan



**System Note: The following ordinance will be added after 17.04-2S Coastal and maritime tourism and recreation**

**17.04-2L**  
C109well

**Coastal and maritime tourism and recreation - Wellington**

**Strategies**

Enhance Loch Sport's role as a boating centre.

Support the development of facilities that promote boating visitation to Loch Sport from other centres in the Gippsland Lakes network.

Encourage the concentration of coastal tourist and commercial recreation development in established urban areas and townships.

Facilitate diversity of commercial activity in coastal areas, particularly where it is related to environmentally sustainable tourism.

**System Note: The following ordinance will be added after 19.02-3S Cultural facilities**

**19.02-3L**  
C109well

**Cultural facilities - Wellington**

**Strategies**

Provide the community with access to high quality cultural facilities, including arts and recreation facilities.

**System Note: The following ordinance will be added after 19.02-6S Open space**

**19.02-6L**  
C109well

**Open space - Wellington**

**Strategies**

Maintain and further develop existing open space networks and recreation facilities throughout Wellington that are consistent with Council's open space plan.

Encourage new open space networks that increase tree canopy cover, increase urban forest diversity and improve vegetation health, consistent with Council's open space plan.

**Policy documents**

Consider as relevant:

- *Public Open Space Plan 2014-2024* (Wellington Shire Council, 2014)

**System Note: The following ordinance will be added after 19.03-2S Infrastructure design and provision**

**19.03-2L**  
C109well

**Infrastructure design and provision - Wellington**

**Strategies**

Encourage development to utilise existing urban infrastructure where possible.

Provide a consistent approach to the design and construction of infrastructure across the municipality.

Restrict development on rural township sites incapable of treating and managing waste disposal until reticulated sewerage is installed.

**Policy guidelines**

Consider as relevant:



- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2020) or an approved precinct structure plan for new subdivision and development.

#### **Policy documents**

Consider as relevant:

- The *Infrastructure Design Manual* (Local Government Infrastructure Design Association, 2020)

**System Note: The following ordinance will be added after 15.03-1S Heritage conservation**

### **15.03-1L**

C109well

#### **Heritage conservation - Wellington**

##### **Policy application**

This policy applies to all land within a Heritage Overlay.

##### **Strategies**

Discourage demolition on the basis of the poor condition or low integrity of a heritage place, whether this is through deterioration, neglect, damage or for any other reason.

Support the use and development of significant heritage places for tourism.

**System Note: The following ordinance will be added after 17.01-1R Diversified economy - Gippsland**

### **17.01-1L**

C109well

#### **Diversified economy - Wellington**

##### **Strategies**

Support use and development that will increase employment opportunities and diversify industry in the Wellington, consistent with the Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan to Clause 02.04.

Encourage development that supports agricultural, defence and oil and gas industries and supply chains, including industrial and commercial business activities.

Facilitate the development of the Defence sector, and development and business activities that complement Defence activities including training, manufacturing and research and development.

Capitalise on the opportunities afforded by the RAAF Base East Sale and the West Sale Airport to Wellington's employment and economic profile.

Support the development of aviation related industries on or within proximity to the West Sale Airport and RAAF Base East Sale.

Facilitate the growth of other key sectors such as recreation and general industry.

Facilitate the establishment of the West Sale Airport area in accordance with the West Sale Industrial Strategy Plan at Clause 17.03-1L as a major industrial node with access by road, rail and air, while ensuring the airport functions and environmentally significant features are not adversely affected.

Support business that uses Wellington's natural resources in a sustainable manner.

Facilitate development and diversification of local vegetable processing industries in the Maffra and Boisdale area.

Facilitate the expansion of the oil and gas industry and resource exploration within the region's oil and gas fields.

**System Note: The following ordinance will be added after 17.04-1R Tourism - Gippsland**

**17.04-1L**

C109well

**Facilitating tourism - Wellington**

**Strategies**

Facilitate rural based tourist activities that do not adversely impact upon agricultural activities, fragment high quality agricultural land or adversely impact Wellington's natural resources.

Facilitate high quality tourism uses and development (including sustainable ecotourism) to capitalise on areas with favourable natural and heritage attributes, access and infrastructure.

Support low impact and ecologically sustainable tourism development that enhances connectivity with local pedestrian and cycle paths to encourage physical activity.

Promote land close to the Gippsland Plains Rail Trail for tourist accommodation that supports its use.

Facilitate tourism use and development in and around Dargo and Licola.

Facilitate nature-based tourism in appropriate locations, especially near the Gippsland Lakes and Tarra Bulga National Park.

Facilitate concentration of urban-type tourist and commercial recreation development in established urban areas and townships.

Facilitate the development of 'cottage' based tourism in Briagolong, particularly along the main roads of the town.

Support major tourism uses that are not dependent on a coastal location to develop within Loch Sport and Port Albert.

**System Note: The following ordinance will be added after 18.01-1S Land use and transport integration**

**18.01.1L**

C109well

**Land use and transport planning - Wellington**

**Strategies**

Encourage businesses and industries that are reliant on road and rail infrastructure to locate on, or close to, the Princes Highway and South Gippsland Highway transport corridors.

**System Note: The following ordinance will be added after 19.02-1S Health facilities**

**19.02-1L**

C109well

**Health facilities - Wellington**

**Strategies**

Facilitate the expansion of Central Gippsland Health Service in Sale to ensure long term viability and enhancement of health services and training.

Facilitate establishment of an integrated health precinct around the Central Gippsland Health Service by encouraging medical services and retirement/aged care housing.

**System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**

**4.0**

C109well

**Application requirements**

The following application requirements apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Plans showing:
  - How the built form addresses the interface with the Lake Guthridge environs and provides an active street frontage to McIntosh Drive.
  - How the built form addresses the interface with the South Gippsland Highway (York Street South) and provides an active frontage to that street.
  - How access/egress points to the site from the South Gippsland Highway will avoid conflict with pedestrian traffic.
  - How proposed vehicular access points from McIntosh Drive will avoid conflict with pedestrians and recreational uses.
- An application for non-residential development must be accompanied by a neighbourhood and site description and a design response.
- Plans submitted with the application must show measurements relating to height in Australian Height Datum (AHD).
- Other details as required by the responsible authority.

**System Note: The following ordinance will be modified in Sub-Clause:35.07 FARMING ZONE, Schedule:SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE**

## 1.0

C109well

### Subdivision and other requirements

	Land	Area/dimensions/distance
Minimum subdivision area (hectares)	1. All land in the Macalister Irrigation District as defined by Southern Rural Water	25 hectares
	2. All other land.	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	1. All land in the Macalister Irrigation District as defined by Southern Rural Water	25 hectares
	2. All other land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	150 square metres
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	150 square metres
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres).	A Transport Zone 2 or land in a Public Acquisition Overlay if:	100 metres

## AMENDMENT C109WELL

	Land	Area/dimensions/distance
	<ul style="list-style-type: none"> <li>The Head, Transport for Victoria is the acquiring authority; and</li> <li>The purpose of the acquisition is for a road.</li> </ul>	
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> <li>The Head, Transport for Victoria is not the acquiring authority; and</li> <li>The purpose of the acquisition is for a road.</li> </ul>	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres
Permit requirement for earthworks	Land	
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land in the Macalister Irrigation District as defined by Southern Rural Water	
Earthworks which increase the discharge of saline groundwater	None specified	

**System Note: The following ordinance will be modified in Clause:37 SPECIAL PURPOSE ZONES, Sub-Clause:37.01 SPECIAL USE ZONE**

C109well

**SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ4**.

**FIREBRACE ROAD, HEYFIELD - TRANSITION ZONE****Purpose**

To implement the Municipal Planning Strategy and Planning Policy Framework.

To implement the long term transition of this area from Industrial 1 Zone to predominantly residential, while not compromising all industrial operations operating from 63 – 97 Firebrace Road (see map 1) in the short to medium term.

To provide for light industries and other appropriate uses, which do not affect the safety and amenity of adjacent, sensitive land uses.

To allow dwellings and caretakers houses to establish within this zone on land outside the threshold distance of all industrial operations operating from 63 – 97 Firebrace Road (see map 1).

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

**2.0**

C109well

**Buildings and works**

Applications for buildings or works should comply with the following performance criteria and techniques:

**Site layout and landscaping of industrial areas**

The location of lots and roads, and site size and layout should have regard to the needs of a variety of industry types and to any nearby sensitive uses.

The landscaping of nature strips and lot frontages with trees should be encouraged.

**Building envelope****Landscaping**

- Land within 5 metres of a road, a residential zone, or another sensitive use should be predominantly landscaped.
- Landscaping at the front of lots should involve the planting of trees, whilst landscaping near residential or sensitive uses should achieve a screening effect.

**Setbacks**

- Front walls of building should be setback from street frontages as follows:

Adjacent development context	Setback provisions
No development, or development setback less than 8 metres.	6 metres
Development setback 8 metres or more.	8 metres

- Where adjacent development has different setbacks, development should be setback the average of the minimum setbacks set out in the table.
- Buildings should be setback at least 6 metres from a side street.
- The building height should not exceed its front setback distance.
- Buildings should be at least 25 metres from a water course and 10 metres from a residential zone.

### Acoustics

- Building design and layout should incorporate techniques to reduce noise emissions to acceptable standards, when the associated use may have adverse off-site noise impacts.

### Car parking and access

- Driveway crossovers should be fully constructed with a weather proof pavement.
- Car parks should be located towards the front of the site, so as to encourage their use.
- All driveway and car park areas within the building's front setback area and adjacent to a Category 1 or 2 road should be paved with a weatherproof pavement.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain into the site.

Variations to the above criteria and techniques should demonstrate that an equivalent or better design outcome can be achieved for both the site and its surrounds.

### Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 5.0

C109well

### Application requirements

A site analysis should be submitted with each application which graphically explains how the proposed development will relate to its immediate surrounds.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 2.0

C109well

### Buildings and works

A planning permit is not required for the following minor buildings and works:

- The installation of an automatic teller machine.
- An alteration to an existing building façade provided:
  - the alteration does not include the installation of an external roller shutter.
  - at least 80 per cent of the building facade at ground floor level is maintained as an entry or window with clear glazing.
- An awning that projects over a road if it is authorised by the relevant public land manager.

Applications for buildings or works should comply with the following criteria and techniques:

### Building envelope

### Landscaping

- Land within 5 metres of a road should be predominantly landscaped.

### Setbacks

- Front walls of any building should be setback from street frontages as follows:

Adjacent development context	Setback provisions
No development	8 metres
Development setback greater than 8 metres	9 metres
Development setback between 6 and 8 metres	7 metres
Development setback 6 metres or less	6 metres

- Where adjacent development has different setbacks, development should be setback the average of the minimum frontage setbacks, set out in the table.
- Buildings must be setback at least 5 metres from a residential zone.
- Buildings do not need to be setback from side streets.

### Acoustics

- Building design and layout should incorporate techniques to reduce noise emissions to acceptable standards, when the associated use may have adverse off-site noise impacts.

### Car parking and access

- Driveway crossovers should be fully constructed with a weather proof pavement.
- Carparks should be located towards the front of the site, so as to encourage their use.
- All driveway and carpark areas within the building's front setback area, or in another prominent location, and adjacent to a Category 1 or 2 road should be paved with a weatherproof pavement.
- Parking areas should be surfaced and graded to reduce run-off and allow stormwater to drain into the site.

### Storage areas

- Materials stored on the site should not be directly visible from road or residential areas.

Variations to the above criteria and techniques should demonstrate that an equivalent or better design outcome can be achieved for both the site and its surrounds.

### Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.



**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 3.0

C109well

#### Subdivision

##### Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 6.0

C109well

#### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The guidelines for each particular Precinct contained within the background document *Port Albert and Palmerston Urban Design Guidelines* (2007).

##### Background documents

*Port Albert and Palmerston Urban Design Guidelines* (2007)

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 2.0

C109well

#### Buildings and works

A permit is required to construct a fence.

*Notes: The Yarram Recreation Reserve helicopter landing site is at an elevation of 23.1 metres above the Australian Height Datum.*

*For the purpose of this clause, building and works include radio masts, television antennae and flagpoles and any construction equipment associated with the buildings and works.*

##### Exemption from notice and review

An application for subdivision or building and works in the Industrial 1 Zone is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 2.0

C109well

#### Buildings and works

A permit is not required to construct a building or to construct or carry out works except for:

- Buildings and works with a finished height greater than 35.1 meters above the Australian Height Datum.
- The construction of a fence with a finished height greater than 35.1 meters above the Australian Height Datum.

*Notes: The Yarram Recreation Reserve helicopter landing site is at an elevation of 23.1 metres above the Australian Height Datum.*

*For the purpose of this clause, building and works include radio masts, television antennae and flagpoles and any construction equipment associated with the buildings and works.*

#### **Exemption from notice and review**

An application in the Industrial 1 Zone or Commercial 1 Zone is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## **2.0**

C109well

### **Buildings and works**

#### **Landscape and setback**

A setback of 5 metres from a road shall be set aside for landscaping.

A setback of 5 metres from a current or proposed sensitive use shall be set aside for landscaping.

Landscaping at the front of lots should involve the planting of trees.

Sympathetic landscaping and screening with the planting of trees is required for the rear of lots facing the future residential area.

Car parking shall not be provided in the landscape setback.

Car park areas shall be landscaped to diminish the visual extent and impact of car parking on the highway.

#### **Site Layout**

Loading and service functions will be sited to the rear of premises and appropriately screened to address visual and acoustic considerations.

Safe, segregated pedestrian routes shall be provided around and between sites.

Car parking shall be provided to the front of the site to encourage their use.

#### **Buildings**

Contemporary and creative architecture is encouraged in the design of form, style and finishes with the intent of assembling one or more buildings that visually integrate and complement each other.

Buildings should be designed to promote the integrated development of a homemaker and bulky goods retail centre.

### Exemption from Notice and Review

An application for buildings and works is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 1.0

C109well

### Design objectives

To protect and enhance the coastal township character of Golden Beach/Paradise Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To minimise the extent of earthworks.

To ensure that fencing maintains the open nature of development.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 3.0

C109well

### Subdivision

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 1.0

C109well

### Design objectives

To protect and enhance the coastal township character of The Honeysuckles.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To ensure that fencing maintains the open nature of development.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 2.0

C109well

### Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.

- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- Buildings with frontage to Shoreline Drive are setback at least 10 metres from the frontage.
- Side boundary setbacks are a minimum of 1 metre.
- An outbuilding associated with a dwelling of 50 square metres or less.

A permit is required for a fence other than:

- A post and wire fence.
- Side fencing that is located behind the front building setback.
- Rear boundary fencing.

#### **Design standards**

Any permit issued in respect of the construction of buildings or works or construction of a fence:

- Must respond to the design objectives in Clause 1.0.
- Must have regard to the following design standards:

#### **Building Height**

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

#### **Setbacks**

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

#### **Site Coverage and Site Excavation**

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

#### **Landscaping**

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

#### **Fencing**

- Fencing should be designed to maintain the open nature of development.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### **3.0**

C109well

#### **Subdivision**

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 2.0

C109well

### Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- Side boundary setbacks are a minimum of 1 metre.
- An outbuilding associated with a dwelling of 50 square metres or less.

A permit is required for a fence other than:

- A post and wire fence.
- Side fencing that is located behind the front building setback.
- Rear boundary fencing.

### Design Standards

Any permit issued in respect of the construction of buildings or works:

- Must respond to the design objectives in Clause 1.0.
- Must have regard to the following design standards:

### Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

### Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

### Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

### Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

### Fencing

- Fencing should be designed to maintain the open nature of development.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 3.0

C109well

#### Subdivision

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 2.0

C109well

#### Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- Side boundary setbacks are a minimum of 1 metre.
- An outbuilding associated with a dwelling of 50 square metres or less.

#### Design standards

Any permit issued in respect of the construction of buildings or works:

- Must respond to the design objectives in Clause 1.0.
- Must have regard to the following design standards:

#### Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

#### Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

#### Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

#### Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 3.0

C109well

#### Subdivision

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 6.0

C109well

#### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

In relation to buildings and works:

- The design objectives and design standards of this schedule.
- The background document *McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

#### Background documents

*McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)



**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 1.0

C109well

### Design objectives

To protect and enhance the coastal township character of Robertsons Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 3.0

C109well

### Subdivision

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 1.0

C109well

### Design objectives

To protect and enhance the coastal township character of Loch Sport.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To minimise the extent of earthworks.

To ensure that fencing maintains the open nature of development.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 2.0

C109well

### Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- The difference between finished ground level and natural ground level as a result of excavation or filling must not exceed one metre and must be properly battered or retained.
- Side boundary setbacks are a minimum of 1 metre.

A permit is required for a fence other than:

- A post and wire fence.

- Side fencing that is located behind the front building setback.
- Rear boundary fencing.

### **Design Standards**

Any permit issued in respect of the construction of buildings or works or construction of a fence:

- Must respond to the design objectives in Clause 1.0.
- Must have regard to the following design standards:

### **Building Height**

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

### **Setbacks**

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

### **Site Coverage and Site Excavation**

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.
- Vehicular access on steep slopes should be minimised.
- Batters on steep slopes should be stabilised by vegetation.

### **Landscaping**

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Development on steep slopes should include indigenous plant revegetation to ensure that batters are stabilised.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

### **Fencing**

- Fencing should be designed to maintain the open nature of development.

**System Note: The following ordinance will be modified in Clause:43 HERITAGE AND BUILT FORM OVERLAYS, Sub-Clause:43.04 DEVELOPMENT PLAN OVERLAY**

C109well

**SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO1**.

**RESIDENTIAL AREAS**

**System Note: The following ordinance will be modified in Sub-Clause:72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?, Schedule:SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?**

**1.0**

C109well

**Maps comprising part of this planning scheme:**

- 1, 1HO, 1BMO
- 2, 2BMO
- 3, 3HO, 3BMO
- 4, 4BMO
- 5, 5HO, 5BMO
- 6, 6BMO
- 7, 7HO, 7BMO
- 8, 8BMO
- 9, 9HO, 9BMO
- 10, 10BMO
- 11, 11BMO
- 12, 12ESO8, 12HO, 12BMO
- 13, 13BMO
- 14, 14ESO8, 14BMO
- 15, 15DPO, 15HO, 15BMO
- 16, 16ESO8, 16BMO
- 17, 17HO, 17BMO
- 18, 18BMO
- 19, 19BMO
- 20, 20BMO
- 21, 21BMO
- 22, 22BMO
- 23, 23BMO
- 24, 24HO, 24LSIO-FO, 24BMO
- 25, 25ESO2, 25LSIO-FO, 25BMO
- 26, 26DPO, 26HO, 26LSIO-FO
- 27, 27DPO
- 28, 28DPO, 28HO, 28BMO
- 29, 29DPO, 29HO, 29BMO
- 30, 30BMO
- 31, 31EAO, 31BMO

- 32, 32BMO
- 33, 33DPO, 33PAO, 33LSIO-FO, 33BMO
- 34, 34BMO
- 35, 35LSIO-FO, 35BMO
- 36, 36LSIO-FO, 36BMO
- 37, 37ESO2, 37LSIO-FO, 37BMO
- 38, 38DPO, 38LSIO-FO, 38BMO
- 39, 39ESO2, 39LSIO-FO, 39BMO
- 40, 40BMO
- 41, 41HO, 41LSIO-FO, 41BMO
- 42, 42HO, 42LSIO-FO
- 43, 43LSIO-FO, 43BMO
- 44, 44BMO
- 45, 45DDO, 45EAO, 45DPO, 45ESO7, 45LSIO-FO, 45BMO
- 46, 46ESO7, 46LSIO-FO
- 47, 47HO, 47LSIO-FO
- 48, 48HO, 48LSIO-FO
- 49, 49HO, 49LSIO-FO
- 50, 50DDO, 50DPO, 50HO, 50LSIO-FO, 50BMO
- 51, 51DPO, 51LSIO-FO
- 52, 52DPO, 52BMO
- 53, 53DPO, 53EAO, 53LSIO-FO
- 54, 54DDO, 54DPO, 54EAO, 54SBO
- 55, 55DDO, 55HO, 55LSIO-FO
- 56, 56DDO, 56DPO
- 57, 57DPO, 57LSIO-FO
- 58, 58DDO, 58DPO, 58ESO2, 58LSIO-FO, 58BMO
- 59, 59DDO, 59DPO, 59EAO, 59HO, 59LSIO-FO, 59SCO
- 60, 60DDO, 60DPO
- 61, 61DDO, 61HO, 61LSIO-FO, 61SCO
- 62, 62DDO, 62DPO, 62HO, 62LSIO-FO
- 63, 63DDO, 63ESO2, 63BMO
- 64, 64BMO
- 65, 65ESO2, 65BMO
- 66, 66ESO2, 66HO, 66LSIO-FO, 66BMO
- 67, 67HO, 67LSIO-FO
- 68, 68DPO, 68LSIO-FO
- 69, 69DDO, 69DPO, 69EAO, 69HO, 69LSIO-FO

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- 70, 70DDO, 70DPO, 70EAO, 70HO, 70LSIO-FO, 70PAO
- 71, 71DDO
- 72, 72LSIO-FO, 72BMO
- 73, 73LSIO-FO
- 74, 74DDO, 74HO, 74LSIO-FO
- 75, 75DDO, 75LSIO-FO, 75SCO
- 76, 76DDO, 76ESO2, 76HO, 76LSIO-FO
- 77, 77DDO, 77ESO2, 77HO, 77LSIO-FO
- 78, 78DDO, 78ESO1, 78ESO2, 78HO, 78LSIO-FO, 78BMO
- 79
- 80
- 81, 81DDO, 81ESO7
- 82, 82AEO, 82DDO, 82DPO, 82HO, 82LSIO-FO
- 83, 83DDO, 83HO, 83LSIO-FO
- 84, 84DDO, 84DPO, 84HO
- 85, 85DDO, 85DPO,
- 86, 86AEO, 86DDO, 86EAO,
- 87, 87DDO, 87LSIO-FO, 87DPO
- 88, 88DDO, 88HO, 88LSIO-FO
- 89, 89DDO, 89DPO, 89HO, 89LSIO-FO, 89PAO
- 90, 90DDO, 90DPO, 90HO,
- 91, 91AEO, 91DDO, 91PAO, 91DPO
- 92, 92DDO, 92DPO, 92LSIO-FO
- 93, 93DDO, 93DPO, 93HO, 93LSIO-FO
- 94, 94DDO, 94HO, 94LSIO-FO, 94DPO
- 95, 95DDO, 95DPO, 95EAO, 95ESO4, 95HO, 95LSIO-FO,
- 96, 96DDO, 96HO
- 97, 97DDO
- 98, 98DDO, 98HO, 98LSIO-FO
- 99, 99DDO, 99ESO2, 99ESO4, 99HO, 99LSIO-FO
- 100, 100DDO, 100ESO2, 100HO, 100LSIO-FO, 100LSIO
- 101, 101DDO, 101ESO2, 101LSIO-FO
- 102, 102AEO, 102DDO, 102EAO, 102ESO5, 102PAO
- 103, 103AEO, 103DDO, 103ESO2, 103ESO5, 103LSIO-FO, 103BMO
- 104, 104AEO, 104DDO, 104ESO1, 104ESO2, 104LSIO-FO, 104BMO
- 105, 105DDO, 105ESO1, 105ESO2, 105HO, 105LSIO-FO, 105BMO
- 106, 106ESO1, 106ESO2, 106LSIO-FO, 106BMO
- 107, 107ESO1, 107ESO2, 107LSIO-FO, 107BMO, 107RO



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- 108, 108ESO1, 108ESO2, 108LSIO-FO, 108BMO
- 109, 109DDO, 109ESO1, 109ESO2 ,109LSIO-FO, 109BMO
- 110, 110DDO, 110ESO1, 110ESO2, 110LSIO-FO, 110BMO
- 111, 111DDO, 111ESO1, 111ESO2, 111ESO6, 111LSIO-FO, 111BMO
- 112, 112DDO, 112ESO2, 112LSIO-FO, 112BMO
- 113, 113DDO, 113ESO1, 113ESO2, 113ESO6, 113LSIO-FO, 113BMO,
- 114, 114ESO1, 114ESO2, 114LSIO-FO, 114BMO
- 115, 115LSIO-FO, 115SRO1
- 116, 116ESO3, 116HO, 16LSIO-FO
- 117, 117DDO, 117DPO, 117LSIO-FO
- 118, 118DDO, 118DPO, 118ESO2, 118LSIO-FO
- 119, 119DDO, 119DPO, 119EAO, 119HO, 119LSIO-FO, 119PAO
- 120, 120DDO, 120DPO, 120ESO3, 120LSIO-FO
- 121, 121DDO, 121DPO, 121EAO, 121HO, 121LSIO-FO
- 122, 122HO, 122PAO, 122LSIO-FO
- 123, 123DDO, 123ESO7, 123PAO, 123LSIO-FO
- 124, 124ESO7, 124PAO
- 125, 125HO, 125DDO, 125DPO, 125LSIO-FO, 125AEO,
- 126, 126ESO2, 126HO, 126DDO, 126DPO, 126LSIO-FO
- 127, 127AEO, 127DDO, 127DPO, 127ESO2, 127ESO5, 127HO, 127LSIO-FO, 127BMO
- 128, 128AEO, 128DDO, 128ESO2, 128ESO5, 128LSIO-FO, 128BMO
- 129, 129DPO, 129ESO3, 129LSIO-FO, 129BMO, 129SRO1
- 130, 130DDO, 130DPO, 130ESO3, 130ESO7, 130LSIO-FO, 130BMO, 130SRO1
- 131, 131ESO7, 131BMO, 131SRO1, 131LSIO-FO
- 132, 132HO, 132LSIO-FO, 132BMO, 132SRO1
- 133, 133DDO, 133HO, 133LSIO-FO, 133BMO, 133SRO1
- 134, 134DDO, 134ESO2, 134LSIO-FO, 134BMO, 134SRO1
- 135, 135DDO, 135DPO, 135ESO2, 135LSIO-FO, 135BMO, 135SRO1
- 136, 136DDO, 136DPO, 136LSIO-FO, 136BMO
- 137, 137DDO, 137ESO2, 137ESO7, 137LSIO-FO, 137BMO, 137SRO1
- 138, 138DDO, 138ESO1, 138ESO2, 138LSIO-FO, 138BMO
- 139, 139DDO, 139ESO1, 139ESO2, 139LSIO-FO, 139BMO
- 140, 140ESO1, 140ESO2, 140LSIO-FO, 140BMO
- 141, 141ESO1, 141ESO2, 141LSIO-FO, 141BMO
- 142, 142ESO2, 142BMO, 142SRO1, 142SCO
- 143, 143ESO2, 143ESO3, 143ESO8, 143LSIO-FO, 143BMO, 143SRO1, 143SCO
- 144, 144ESO3, 144LSIO-FO, 144BMO, 144SRO1, 145SCO
- 145, 145ESO2, 145LSIO-FO, 145BMO, 145SRO1

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- 146, 146LSIO-FO, 146BMO
- 147, 147ESO2, 147LSIO-FO, 147BMO, 147SRO1, 147SCO
- 148, 148DDO, 148ESO2, 148LSIO-FO, 148BMO, 148SRO1, 148SCO
- 149, 149ESO2, 149LSIO-FO, 149BMO
- 150, 150DDO, 150ESO1, 150ESO2 , 150LSIO-FO, 150BMO, 150RO
- 151, 151ESO1, 151ESO2, 151LSIO-FO, 151BMO
- 152, 152ESO1, 152ESO2, 152LSIO-FO, 152BMO, 152RO
- 153, 153ESO1, 153ESO2, 153LSIO-FO, 153BMO, 153RO
- 154, 154ESO1, 154ESO2, 154LSIO-FO, 154BMO, 154RO
- 155, 155ESO1, 155ESO2, 155LSIO-FO, 155BMO, 155RO, 155SLO
- 156, 156ESO1, 156BMO, 156RO, 156SLO
- 157, 157ESO1, 157ESO2, 157LSIO-FO, 157BMO, 157RO, 157SLO
- 158, 158ESO1, 158ESO2, 158LSIO-FO, 158BMO, 158RO, 158SLO
- 159, 159ESO1, 159ESO2, 159LSIO-FO, 159BMO, 159RO, 159SLO
- 160, 160ESO1, 160ESO2, 160LSIO-FO, 160BMO, 160RO, 160SLO
- 161, 161ESO1, 161ESO2, 161LSIO-FO, 161BMO, 161RO, 161SLO
- 162, 162ESO1, 162ESO2, 162LSIO-FO, 162BMO, 162RO, 162SLO
- 163, 163ESO1, 163ESO2, 163LSIO-FO, 163BMO, 163RO
- 164, 164ESO1, 164ESO2, 164LSIO-FO, 164BMO, 164RO, 164SLO
- 165, 165DDO, 165ESO1, 165ESO2, 165LSIO-FO, 165BMO, 165RO, 165SLO
- 166, 166ESO1, 166ESO2, 166LSIO-FO, 166RO, 166BMO
- 167, 167DDO, 167ESO1, 167ESO2, 167LSIO-FO, 167BMO, 167RO
- 168, 168DDO, 168ESO1, 168ESO2, 168LSIO-FO, 168BMO, 168RO
- 169, 169DDO, 169ESO1, 169ESO2, 169LSIO-FO, 169BMO, 169RO
- 170, 170DDO, 170ESO1, 170ESO2, 170LSIO-FO, 170BMO, 170RO
- 171, 171DDO, 171ESO1, 171ESO2, 171ESO6, 171LSIO-FO, 171BMO, 171RO
- 172, 172DDO, 172ESO1, 172ESO2, 172LSIO-FO, 172BMO, 172RO
- 173, 173DDO, 173ESO1, 173ESO2, 173LSIO-FO, 173BMO, 173RO
- 174, 174BMO
- 175, 175DPO, 175ESO2, 175ESO8, 175LSIO-FO, 175PAO, 175BMO, 175SRO1
- 176, 176BMO
- 177, 177BMO
- 178, 178ESO2, 178HO, 178BMO, 178SRO1
- 179, 179ESO2, 179BMO, 179SRO1, 179SCO
- 180, 180ESO1, 180ESO2, 180LSIO-FO, 180BMO, 180SCO
- 181, 181ESO1, 181ESO2, 181LSIO-FO, 181BMO
- 182, 182ESO2, 182LSIO-FO, 182BMO, 182PAO
- 183, 183LSIO-FO, 183PAO

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- 184, 184DDO, 184ESO1, 184ESO2, 184LSIO-FO
- 185, 185DDO, 185ESO1, 185ESO2, 185LSIO-FO, 185RO, 185BMO
- 186, 186BMO
- 187, 187BMO
- 188, 188 DDO, 188ESO2, 188LSIO-FO, 188BMO
- 189, 189DPO, 189ESO2, 189LSIO-FO, 189BMO
- 190, 190ESO2, 190LSIO-FO, 190BMO, 190SRO1
- 191, 191DDO, 191DPO, 191ESO2, 191ESO3, 191SRO1, 191VPO, 191LSIO-FO, 191BMO
- 192, 192DDO, 192ESO3, 192SRO1
- 193, 193DDO, 193DPO, 193HO, 193LSIO-FO
- 194, 194ESO3, 194SRO1
- 195, 195DDO, 195DPO, 195HO, 195PAO
- 196, 196AEO, 196DPO, 196ESO2, 196SRO1, 196VPO, 196LSIO-FO, 196BMO
- 197, 197DPO, 197VPO, 197BMO
- 198, 198AEO 198ESO2 198SRO1, 198VPO, 198BMO
- 199, 199VPO, 199BMO
- 200, 200VPO, 200BMO
- 201, 201ESO1, 201ESO2, 201LSIO-FO, 201BMO
- 202, 202DDO, 202ESO1, 202ESO2
- 203, 203ESO1, 203ESO2, 203LSIO-FO, 203BMO, 203SCO
- 204, 204ESO2, 204HO, 204BMO
- 205, 205DDO, 205ESO1, 205ESO2, 205HO, 205LSIO-FO, 205BMO, 205SRO1
- 206, 206ESO2, 206SRO1, 205LSIO-FO
- 207, 207DDO, 207ESO1, 207ESO2, 207ESO3, 207LSIO-RO, 207HO, 207BMO, 207SRO1
- 208, 208DPO, 208DDO, 208ESO1, 208ESO2, 208ESO3, 208LSIO-FO, 208HO, 208SRO1, 208BMO
- 209, 209DPO, 209DDO, 209ESO1, 209ESO2, 209LSIO-FO, 209HO, 209PAO, 209BMO
- 210, 210DDO, 210ESO1, 210ESO2, 210LSIO-FO, 210BMO
- 211, 211ESO1, 211ESO2, 211ESO3, 211HO, 211SRO1, 211LSIO-FO, 211BMO
- 212, 212DDO, 212ESO3, 212HO, 212LSIO-FO
- 213, 213DDO, 213ESO2, 213ESO3, 213HO, 213LSIO-FO
- 214, 214AEO, 214ESO1, 214ESO2, 214ESO3, 214HO, 214SRO1, 214LSIO-FO, 214BMO
- 215, 215ESO1, 215ESO2, 215ESO3, 215HO, 215LSIO-FO
- 216, 216AEO, 216ESO1, 216ESO2, 216BMO
- 217, 217DDO, 217ESO2
- 218, 218ESO2, 218LSIO-FO, 218BMO
- 219, 219DDO, 219ESO2, 219LSIO-FO
- 220, 220BMO

- 221, 221ESO1, 221ESO2, 221BMO
- 222, 222ESO1, 222BMO

**System Note: The following ordinance will be modified in Sub-Clause:32.04 MIXED USE ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE**

#### 4.0

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#### **Exemption from notice and review**

All applications, except subdivision, are exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Clause:37 SPECIAL PURPOSE ZONES, Sub-Clause:37.01 SPECIAL USE ZONE**

C109well

## **SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as **SUZ5**.

### **FIREBRACE ROAD, HEYFIELD - GROUP ACCOMMODATION AREA**

#### **Purpose**

To implement the Municipal Planning Strategy.

To implement the long term transition of this area from Industrial 1 Zone to predominantly residential and tourism, while not compromising all industrial operations operating from 63-97 Firebrace Road (see map 1) in the short to medium term.

To provide land for workers' accommodation to primarily support nearby industry

To protect nearby industrial activities from any adverse impact due to encroachment of new accommodation use or development, by requiring suitable setbacks, landscape buffers, building location and design.

To provide direct links to the adjacent Rail Trail.

To provide a high level of amenity through a well landscaped setback from the adjoining Industrial 1 Zone.

**System Note: The following ordinance will be modified in Clause:42 ENVIRONMENTAL AND LANDSCAPE OVERLAYS, Sub-Clause:42.03 SIGNIFICANT LANDSCAPE OVERLAY**

C109well

## **SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as **SLO1**.

### **NINETY MILE BEACH RURAL CONSERVATION AREAS**

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## **3.0**

C109well

### **Subdivision**

#### **Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## **5.0**

C109well

### **Application requirements**

A site analysis should be submitted with each application which graphically explains how the proposed development will relate to its immediate surrounds.

**System Note: The following ordinance will be modified in Clause:43 HERITAGE AND BUILT FORM OVERLAYS, Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY**



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**SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO8**.

**HEYFIELD SAWMILL SENSITIVE ENVIRONS**

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

**2.0**

C109well

**Buildings and works**

A permit is not required to construct buildings and carry out works in any of the following circumstances:

- They are located outside the threshold distance to nearby industrial operations as specified (as specified in Clause 53.10).
- They are located within the threshold distance to nearby industry as specified (as specified in Clause 53.10), but involve any of the following:
  - An extension to an existing dwelling where no further habitable rooms are being added and provided it is the only dwelling on the land; or
  - Construction of outbuildings associated with a dwelling provided it is the only dwelling on the land; or
  - Extension to an existing dependent persons unit where no further habitable rooms are being added and provided it is the only dependent persons unit on the land.

**Number of dwellings**

No more than one dwelling, excluding a dependent person's unit, may be constructed on a lot. This requirement cannot be varied with a permit.

**Dependent person's unit**

A planning permit is required to construct a dependent person's unit.

No more than one dependant person's unit may be constructed on a lot. This requirement cannot be varied with a permit.

**Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

**3.0**

C109well

**Subdivision****Exemption from notice and review**

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 5.0

C109well

### Application requirements

An application must be accompanied by an acoustic report prepared to the satisfaction of the responsible authority. The report must include the following:

- The current noise environment surrounding the property and how this may impact development of the site.
- The design response to the off-site effects from the industrial operations on Firebrace Road and Weir Road as specified on map 1 to avoid or mitigate the potentially adverse off-site noise effects on the development. Consideration should be given to:
  - The layout and siting of buildings.
  - The choice of construction material.
  - Location of private open space.
  - Design and use of barriers (for example fences and landscaping) on the lot.

The report will include recommendations as to how off-site noise effects may be mitigated on the residential property.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 2.0

C109well

### Buildings and works

A permit is not required to construct buildings and carry out works in any of the following circumstances:

- For a chimney or flue pipe.
- For an outbuilding ancillary to a dwelling that:
  - Is less than 3 metres high.
  - Has a floor area less than 50 square metres.
  - Is located behind the front setback of the dwelling.
  - Is not within 2 metres of a side boundary.
- For an alteration or extension to an existing dwelling provided that:
  - The floor area of the alteration or extension is not more than 100 square metres.
  - It is located behind the front setback of the dwelling.
  - It is not within 2 metres of a side boundary.
- For Heritage Places in the Port Albert Heritage Precinct identified in the Schedule to Clause 43.01, any development for which no planning permit is required in accordance with Clause 5.0 of the *Port Albert Heritage Precinct Permit Exemptions Incorporated Plan*.
- For buildings and works within the Precinct Boundary Map if the following criteria are met:

Precinct	Building Setback	Maximum Height
1. Heritage Tourism	Zero lot lines to Wharf Street	9 metres above ground level

Precinct	Building Setback	Maximum Height
	4 metre setbacks to North Street	
2. Secondary Tourism	Setbacks are to be equivalent to adjoining developments  6 metre setbacks to North Street	9 metres above ground level
3. (Tarraville Road) Historic	Commercial buildings and works should have zero lot lines to Tarraville Road  Setbacks should have regard to the setback of adjacent and nearby buildings	2 storeys
4. Residential	Setbacks should have regard to the setbacks of adjacent buildings  Setbacks should be a minimum of 6 metres if adjoining vacant land	2 storeys, This exemption does not apply if the land is next to land that has the heritage overlay applied
5. Central Arrival Spine	Setbacks should have regard to the setbacks of adjacent buildings  Setbacks should be a minimum of 6 metres if adjoining vacant land	2 storeys

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 3.0

C109well

#### Subdivision

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 3.0

C109well

#### Subdivision

A permit is not required to subdivide land.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 3.0

C109well

#### Subdivision

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 3.0

C109well

#### Subdivision

##### Exemption from Notice and Review

An application for subdivision is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 2.0

C109well

#### Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- The difference between finished ground level and natural ground level as a result of excavation or filling must not exceed one metre and must be properly battered or retained.
- Buildings with frontage to Shoreline Drive are setback at least 10 metres from the frontage.
- Side boundary setbacks are a minimum of 1 metre.
- An outbuilding associated with a dwelling of 50 square metres or less.

A permit is required for a fence other than:

- A post and wire fence.
- Side fencing that is located behind the front building setback.
- Rear boundary fencing.

#### Design Standards

Any permit issued in respect of the construction of buildings or works or construction of a fence:

- Must respond to the design objectives in Clause 1.0.
- Must have regard to the following design standards:

#### Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

#### Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

### Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.
- Vehicular access on steep slopes should be minimised.
- Batters on steep slopes should be stabilised by vegetation.

### Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

### Fencing

- Fencing should be designed to maintain the open nature of development.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 3.0

C109well

### Subdivision

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- The design objectives and design standards of this schedule.
- The background document *The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.

- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- The effect of the proposed fencing on the movement of wildlife.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

#### **Background documents**

*The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)*

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### **1.0**

C109well

#### **Design objectives**

To protect and enhance the coastal township character of Seaspray.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### **2.0**

C109well

#### **Buildings and works**

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- Side boundary setbacks are a minimum of 1 metre.
- An outbuilding associated with a dwelling of 50 square metres or less.

#### **Design Standards**

##### **Requirements**

Any permit issued in respect of the construction of buildings or works or construction of a fence:

- Must respond to the design objectives in Clause 1.0.
- Must have regard to the following design standards:

##### **Building Height**

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.



### Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.
- New buildings within the Loch Sport Town Centre Business Zone should be sited to take advantage of access and proximity to Lake Street.

### Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.
- Vehicular access on steep slopes should be minimised.
- Batters on steep slopes should be stabilised by vegetation.

### Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Development on steep slopes should include indigenous plant revegetation to ensure that batters are stabilised.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

In relation to buildings and works:

- The design objectives and design standards of this schedule.
- The background document *Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.

- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

#### Background documents

*Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)*

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

#### 1.0

C109well

#### Design objectives

To protect and enhance the coastal township character of Woodside Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To ensure that fencing maintains the open nature of development.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

#### 1.0

C109well

#### Design objectives

To protect and enhance the coastal township character of McLoughlins Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

#### 1.0

C109well

#### Design objectives

To protect and enhance the coastal township character of Manns Beach.

To ensure that the height and visual bulk of new dwellings and extensions are acceptable in the neighbourhood setting.

To recognise where substantial vegetation cover is a dominant visual and environmental feature of the local area by ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 2.0

C109well

### Buildings and works

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- Side boundary setbacks are a minimum of 1 metre.
- An outbuilding associated with a dwelling of 50 square metres or less.

### Design standards

Any permit issued in respect of the construction of buildings or works:

- Must respond to the design objectives in Clause 1.0.
- Must have regard to the following design standards:

### Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

### Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

### Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

### Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

In relation to buildings and works:

- The design objectives and design standards of this schedule.

- The background document *Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

#### **Background documents**

*Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## **2.0**

C109well

### **Buildings and works**

A permit is not required to construct a building or construct or carry out works if the following requirements are met:

- The maximum building height does not exceed 7.5 metres above natural ground level.
- Side boundary setbacks are a minimum of 1 metre.
- An outbuilding associated with a dwelling of 50 square metres or less.

### **Design Standards**

Any permit issued in respect of the construction of buildings or works:

- Must respond to the design objectives in Clause 1.0.
- Must have regard to the following design standards:

### Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

### Setbacks

- Front setbacks should provide opportunities for landscaping and be consistent with existing residential development.
- Side setbacks should provide opportunities for landscaping.

### Site Coverage and Site Excavation

- New buildings should minimise their impact on the prevailing natural landscape from both visual and ecological perspectives. Buildings and works should be sited to minimise excavation and building footprint.

### Landscaping

- Existing indigenous vegetation and in particular coastal banksias should be retained wherever possible. New buildings should be complementary and subservient within the landscape.
- Where trees or ground flora are removed, they should be replaced with new indigenous trees or ground flora planting.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 3.0

C109well

### Subdivision

A permit is not required for subdivision.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- In relation to buildings and works (including fences):
- The design objectives and design standards of this schedule.
- The background document *Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.

- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- The effect of the proposed fencing on the movement of wildlife.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

### **Background documents**

*Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)*

**System Note: The following ordinance will be modified in Sub-Clause:72.04  
DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME, Schedule:SCHEDULE  
TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME**

## **1.0**

C109well

### **Incorporated documents**

<b>Name of document</b>	<b>Introduced by:</b>
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015	VC107
Basslink – Land Use and Development Controls, 2002	C15
Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
<p>“Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012” comprising:</p> <ul style="list-style-type: none"> <li>▪ Stage R7, DRG No 3421019-00-001</li> <li>▪ Stage R8, DRG No 3421019-00-002</li> <li>▪ Stage R9, DRG No 3421019-00-003</li> <li>▪ Stage R10, DRG No 3421019-00-004</li> <li>▪ Stage R11, DRG No 3421019-00-005</li> <li>▪ Stage R12, DRG No 3421019-00-006</li> <li>▪ Stage R13, DRG No 3421019-00-007</li> <li>▪ Stage R14, DRG No 3421019-00-008</li> <li>▪ Stage R15, DRG No 3421019-00-009</li> <li>▪ Stage R16, DRG No 3421019-00-010A</li> <li>▪ Stage R17, DRG No 3421019-00-011</li> <li>▪ Stage R18, DRG No 3421019-00-012</li> <li>▪ Stage R19, DRG No 3421019-00-013A</li> <li>▪ Stage R20, DRG No 3421019-00-014A</li> </ul>	C71

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Name of document	Introduced by:
<ul style="list-style-type: none"> <li>Stage R21, DRG No 3421019-00-015A</li> <li>Stage R22, DRG No 3421019-00-016</li> <li>Index Sheet, DRG No 3421019-00-017</li> </ul>	
Ninety Mile Beach Restructure Plan Stage R1 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R2 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R3 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R4 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R5 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R6 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R23 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R24 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R25 & R26 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R27 & R28 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R29 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R30 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R31 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R32 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R33 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R34 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R35 & R36 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2 (15 June 2000)	NPS1
Princes Highway Duplication, Traralgon to Kilmany, Incorporated Document (November 2012)	C76
Sale Golf Club Re Development Concept Masterplan (March 2006)	C69
Sale Golf Club Re-Development Landscape Strategy Plan (June 2006)	C69
Wellington Shire Heritage Controls comprising:	
<ul style="list-style-type: none"> <li>Alberton Cemetery Heritage Permit Exemptions</li> </ul>	C26(Part 1)
<ul style="list-style-type: none"> <li>Individual Heritage Places (Rural areas) Permit Exemptions</li> </ul>	C26(Part 1)
<ul style="list-style-type: none"> <li>Individual Heritage Places (Township areas) Permit Exemptions</li> </ul>	C26(Part 1)
<ul style="list-style-type: none"> <li>Port Albert Heritage Precinct Permit Exemptions (amended August 2019)</li> </ul>	C109
<ul style="list-style-type: none"> <li>Sale &amp; District Agricultural Society Showgrounds Heritage Permit Exemptions</li> </ul>	C26(Part 2)
<ul style="list-style-type: none"> <li>Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)</li> </ul>	C93
<ul style="list-style-type: none"> <li>Sale Rural Heritage Precinct Permit Exemptions</li> </ul>	C26(Part 1)
<ul style="list-style-type: none"> <li>Sale Town Centre Heritage Precinct Permit Exemptions</li> </ul>	C26(Part 1)
Wellington Shire Heritage Place Citations 2007 (amended June 2018)	C100



Name of document	Introduced by:
Wellington Shire Stage 2 Heritage Study, Volume 2: Citations, September 2016 (amended August 2017)	C92(Part 2)

**System Note: The following ordinance will be modified in Sub-Clause:72.08 BACKGROUND DOCUMENTS, Schedule:SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**

## 1.0

C109well

### Background documents

Name of background document	Amendment number - clause reference
<i>Assessment of Agricultural Quality of Land in Gippsland</i> (Swan and Volum, 1984)	C109
<i>Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans</i>	C84 - Clause 43.04s9
<i>City of Sale Heritage Study</i> (Context Pty Ltd, 1994)	C109 - Clause 02.03 Clause 15.03-1L Clause 43.01
<i>Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt1Clause - 43.02s13
<i>Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District</i> (Napier, 2002)	C109 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals</i>	C84 - Clause 43.04s9
<i>Healthy by Design: A planners' guide to environments for active living</i> (National Heart Foundation of Australia, 2004)	C38 - Clause 32.07s1 Clause 37.01s4 Clause 37.01s5 Clause 43.04s1 Clause 43.04s2 Clause 43.04s3 Clause 43.04s4 Clause 43.04s5 Clause 43.04s6 Clause 43.04s7 Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
<i>Heyfield Low Density Residential Land Supply Study</i> (Urban Enterprise, 2017)	C109
<i>Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road</i> (Meinhardt, 2013)	C109
<i>The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt1 - Clause 43.02s14

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Name of background document	Amendment number - clause reference
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2019)	GC112 - Clause 19.03-2L Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
<i>Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s20
<i>Longford Development Plan</i> (Mesh, 2015)	C109 - Clause 43.04s10
<i>Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s18
<i>McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s17
<i>North Sale Development Plan</i> (Mesh, 2018)	C109
<i>Port Albert and Palmerston Urban Design Guidelines</i> (2007)	C29 - Clause 43.02s9
<i>Port Albert Conservation Study</i> (Graeme Butler, 1982)	C109 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Port Albert Masterplan</i> (Chris Dance Land Design Pty Ltd, 2002)	C109
<i>Public open space plan 2014-2024</i> (Wellington Shire Council, 2014)	C109 - Clause 19.02-6L
<i>Revegetation Planting Standards</i> (Department of Sustainability)	C58 - Clause 43.04s4
<i>Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s19
<i>Rosedale Structure Plan</i> (SMEC 2012)	C109
<i>Sale Industrial Land and Retail Assessment</i> (Essential Economics Pty Ltd, April 2006)	C35 Pt2 - Clause 43.04s3
<i>Sale CBD Precinct Plan</i> (David Lock Associates, 2010)	C109
<i>Sale, Wurruk and Longford Structure Plan, 2010 and updates; Relocation of Sale Greyhound Racing Club Strategic Justification</i> (NBA Group, 2014)	C67 - Clause 32.07s1 Clause 43.04s7 Clause 43.04s7
<i>Strategic Assessment of Options for the Provision of Additional Industrial, Bulky Goods Retailing and CBD Retailing Land in Sale report</i> (Coomes Consulting Group, October 2007)	C35 Pt2 - Clause 43.04s3
<i>Stratford Townscape Study</i> (Green and Dale Associates, 1993)	C109 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s15

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Name of background document	Amendment number - clause reference
<i>Siting and Design Guidelines for Structures on the Victorian Coast</i> (Victorian Coastal Council, 1998)	C109 - Clause 42.03s1
<i>State Overview Report, Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	C71 - Clause 42.03s1
<i>The City of Sale Restoration and Conservation Guidelines</i> (Wilson Sayer Pty Ltd, 1983)	C109 - Clause 2.03 Clause 15.03-L Clause 43.01
<i>Victoria's Native Vegetation Management – A Framework for Action</i> (Department of Natural Resources and Environment, 2002)	C32 - Clause 42.03s1
<i>Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach</i> (GHD, 2007)	C109 - Clause 12.02-1L
<i>Wellington Heritage Study: Stage 1</i> (Context Pty Ltd, 2005)	C109 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Wellington Open Space Strategy</i>	C86 - Clause 43.04s8
<i>Wellington Shire Stage 2 Heritage Study</i> (amended August 2017) (Heritage Intelligence & Briggs, 2016)	C109 - Clause 2.03 Clause 15.03-1L Clause 43.01
<i>Wellington Shire Walking and Cycling Strategic Plan 2012-16</i>	C82 - Clause 43.04s6
<i>West Gippsland Native Vegetation Plan</i> (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)	C24 Pt1 - Clause 42.02s1
<i>West Sale Aerodrome Public Management Agreement</i> (June 2003)	C109 - Clause 37.01s1
<i>West Sale Airport Master Plan Update</i> (Wellington Shire Council, 2017)	C98 - Clause 37.01s1
<i>West Sale and Wurruk Industrial Land Supply Strategy</i> (Urban Enterprise, 2018)	C103 - Clause 43.04s12
<i>Wellington Economic Development Strategy 2016-2022</i> (Wellington Shire Council 2016)	C109 - Clause 2.03-6
<i>Wellington Shire Rural Zones Review, Volume 1 and 2</i> (Maunsell Australia, 2009)	C109 - Clause 2.03-4
<i>Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	C50 Pt2 - Clause 43.02s16

**System Note: The following ordinance will be modified in Sub-Clause:32.07 RESIDENTIAL GROWTH ZONE, Schedule:SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**

**5.0**

C109well

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 32.07, in addition to those specified in Clause 32.07 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the built form addresses the interface with the Lake Guthridge environs and provides active frontages to both McIntosh Drive and South Gippsland Highway (York Street South).
- The effect of the proposed use on the amenity of the area, in particular, whether the use or development will enhance or detract from the visual and landscape qualities of the adjoining public open space.
- The potential impact on the amenity of existing adjoining buildings.
- The desired outcomes for this area as specified in the background document *Sale, Wurruk & Longford Structure Plan (2010)* or any relevant superseding document.
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off-street car parking.
- Whether the built form responds appropriately to the local historic and aesthetic significance as described in the Heritage Citation for the *Sale Lake Guthridge Landscape Area Precinct*.
- Whether the design, height, setbacks and appearance of buildings appropriately respond to adjoining properties and surrounding context of the Lake Guthridge environs and South Gippsland Highway as a prominent entrance point to Sale.
- The effect of traffic likely to be generated on roads.
- Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).

**System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**

**5.0**

C109well

**Signs**

None specified.

**6.0**

**Decision guidelines**

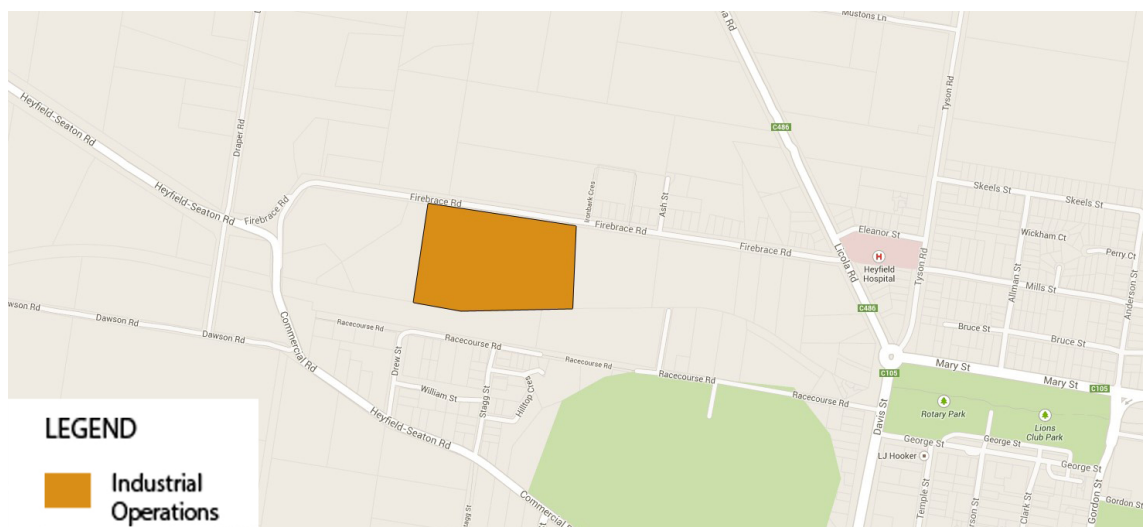
Before deciding on an application to use or subdivide land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must be satisfied that the plan has regard to the following information:

- Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.
- SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).
- The applicable State Protection Policy or relevant guidelines of the Environment Protection Authority.
- The purpose of the zone.

## AMENDMENT C109WELL

- The longer term vision for Firebrace Road (as set out in 21.04 - Settlement) and whether the development supports the transition of this area, while protecting both all industrial operations operating from 63 – 97 Firebrace Road (see map 1) and the amenity of sensitive activities in the short to medium term.
- The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The provision of building setbacks and landscaping.
- The ability of the activity to be appropriately serviced.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The interface and connectivity with adjoining existing and future areas.
- The storage of rubbish and materials for recycling.

**Map 1 to Schedule 4 to Clause 37.01**



**System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE**

### 5.0

C109well

#### Signs

None specified.

### 6.0

#### Decision guidelines

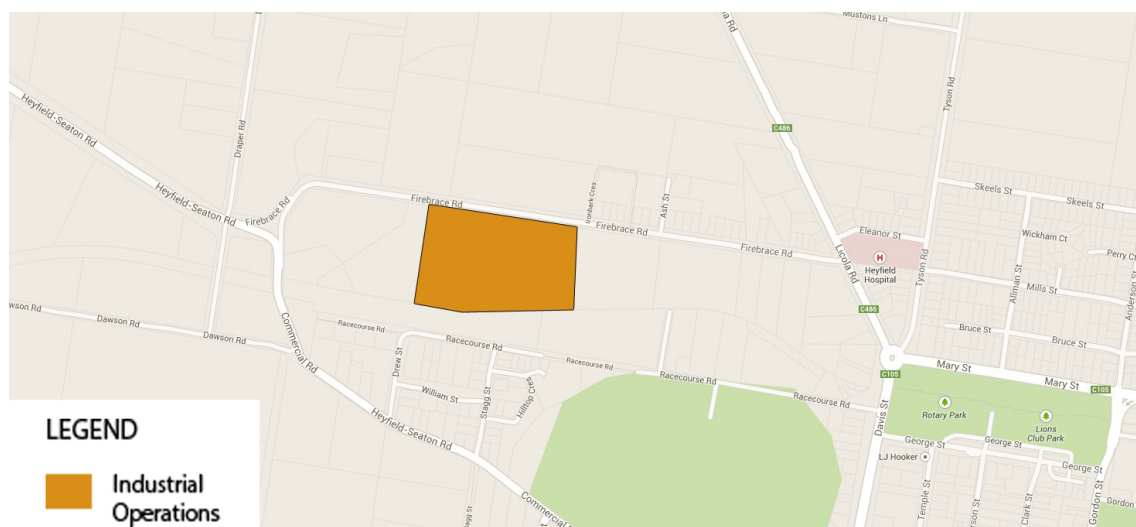
Before deciding on an application to use or subdivide land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must be satisfied that the plan has regard to the following information:

- Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.

## AMENDMENT C109WELL

- SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2010).
- The applicable State Protection Policy or relevant guidelines of the Environment Protection Authority.
- The purpose of the zone.
- The longer term vision for Firebrace Road (as set out in Clause 21.04 - Settlement) and whether the development supports the transition of this area, while protecting all industrial operations operating from 63–97 Firebrace Road (see map 1) and the amenity of sensitive activities in the short to medium term.
- The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.
- The provision of building setbacks and landscaping.
- The ability of the activity to be appropriately serviced.
- The effect of traffic likely to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The interface and connectivity with adjoining existing and future areas.
- The storage of rubbish and materials for recycling.

**Map 1 to Schedule 5 to Clause 37.01**



**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

### 4.0

C109well

### Signs

None specified.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

#### 4.0

C109well

#### Signs

None specified.

**System Note: The following ordinance will be added after 19.03-3S Integrated water management**

#### 19.03-3L

C109well

#### Integrated water management - Wellington

##### Strategies

Encourage the use of innovative water management infrastructure, including reed-beds and composting toilets.

Discourage development in coastal areas that generates and disposes of wastewater on-site within setback distances of waterways and wetlands as set out in *Guidelines for Environmental Management: Code of Practice – Onsite Wastewater Management* (Publication 891.4, Environment Protection Authority, 2016).

**System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**

#### 1.0

C109well

#### Table of uses

##### Section 1 - Permit not required

Use	Condition
Boat and caravan storage	
Convenience shop	
Domestic animal husbandry (other than Domestic animal boarding)	Must be no more than 2 animals
Home based business	
Informal outdoor recreation	
Minor utility installation	
Racing dog husbandry	Must be no more than 2 animals
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

##### Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Bed and breakfast	<p>No more than 10 persons may be accommodated away from their normal place of residence</p> <p>At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence</p> <p>Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)</p>



# AMENDMENT C109WELL

Use	Condition
Dependent person's unit	Must be the only dependent person's unit on the lot Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Domestic animal husbandry (other than Domestic animal boarding) - if the Section 1 condition is not met	Must be no more than 5 animals
Education centre	Must not be a primary or secondary school
Industry (other than Materials recycling and Transfer station) Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Office	The leasable floor area must not exceed 200 square metres
Place of Assembly (other than Amusement Parlour, Carnival, Circus and Nightclub)	
Racing dog husbandry	Must be no more than 5 animals
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than fuel depot and milk depot)	The leasable floor area must not exceed 200 square metres
Any other use not in Section 1 or 3	

## Section 3 - Prohibited

Use
Animal training
Amusement parlour
Brothel
Nightclub
Cinema based entertainment facility
Domestic animal boarding
Fuel depot
Hospital
Intensive animal production
Materials recycling and Transfer Station
Major sports and recreation facility
Milk depot
Motor racing track
Shop (other than Convenience shop)
Service station
Use in Section 2 when a condition is not met

**System Note: The following ordinance will be modified in Sub-Clause:37.01 SPECIAL USE ZONE, Schedule:SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE**

**1.0**

C109well

**Table of uses**

**Section 1 - Permit not required**

Use	Condition
Informal outdoor recreation	
Any use listed in Clause 62.01	Must meet the requirements of Clause 62.01

**Section 2 - Permit required**

Use	Condition
Accommodation (other than Dependent person's unit)	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1)
Caretaker's house	Must be within 50 metres measured from the eastern boundary of the zone, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1)
Convenience shop	
Dependent person's unit	Must be the only dependent person's unit on the lot  Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1)
Group accommodation	Must be used in conjunction with Timber Production, Timber Yard, Agriculture, Rural Industry, or Winery, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1).  Must be no more than 6 dwellings, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1)  Must be within 50 metres measured from the eastern boundary of the zone, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1).
Place of assembly (other than Amusement parlour, Carnival, Circus and Nightclub)	
Leisure and recreation (other than Informal outdoor recreation and Motor racing track)	
Utility installation (including Minor utility installation)	

Use	Condition
Any use in Section 1 when a condition is not met	
Any other use not in Section 1 or 3	

### Section 3 - Prohibited

Use
Agriculture
Amusement parlour
Brothel
Industry
Motor racing track
Nightclub
Warehouse
Any use in Section 2 when a condition is not met

**System Note: The following ordinance will be modified in Sub-Clause:42.03  
SIGNIFICANT LANDSCAPE OVERLAY, Schedule:SCHEDULE 1 TO CLAUSE 42.03  
SIGNIFICANT LANDSCAPE OVERLAY**

## 5.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 42.03, in addition to those specified in Clause 42.03 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposal includes the use of indigenous vegetation in favour of exotic for all landscaping works in this area.
- Whether the contrast between the landscape and the proposed development is minimised for any proposal within 500 metres of important scenic lookouts.
- The cumulative impact of developments visible from all key viewing corridors (e.g. touring routes, highways) and scenic lookouts on the natural landscape character of these views, and the availability of scenic views to the ocean, or lakes.
- Whether the visual intrusion of development is minimised by utilising low scale building forms, tucked into the landscape with colours and materials that reduce contrast and distant visibility.
- Whether buildings are sited within existing settlements wherever possible. Where buildings cannot be avoided outside settlements, whether the proposed development is inappropriately located too close to a main road or key touring route.
- Whether the visibility of proposed buildings or structures is minimised from the foreshore on the Bass Strait coast by setting new development back from the coast and natural coastal landforms. Where development within the coastal strip cannot be prevented, whether the proposal:
  - is sited on the inland slope of dunes (avoid buildings protruding above the dune ridgeline);
  - is set among existing vegetation, maximising the retention of coastal vegetation;
  - utilises appropriate indigenous vegetation to further integrate the development with the landscape;

- is designed to follow the contours or step down the site and avoid visually dominant elevations;
- minimises overlooking of the foreshore; and
- avoids access in highly visible or undisturbed areas.

### Background documents

State Overview Report, *Coastal Spaces Landscape Assessment Study* (Planisphere, 2006)

Wellington Shire Municipal Reference Document, *Coastal Spaces Landscape Assessment Study* (Planisphere, 2006)

*Siting and Design Guidelines for Structures on the Victorian Coast* (Victorian Coastal Council, 1998)

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the appearance of the building and its surrounds will make a positive contribution to the streetscape.
- The effect that the building may have on nearby land and uses.
- The need to provide for business display areas, in appropriate site locations.
- The need to ensure development or works are completed and maintained to a standard appropriate to the site's prominent location.
- To need to ensure the safety and efficiency of adjacent high volume roads.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 1.0

C109well

### Design objectives

To ensure existing and future development located within the Precincts shown on Map 1 (Precinct Boundary Map) below does not detract from the natural and built character of Port Albert.

To provide an opportunity to consider the effect of the design of buildings on their surrounds.

To enable the township of Port Albert/Palmerston to evolve in a manner generally consistent with the precinct objectives contained within the background document *Port Albert and Palmerston Urban Design Guidelines* (2007).

**Map 1 to Schedule 9 to Clause 43.02**

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

**5.0**

C109well

**Application requirements**

None specified.

**Referral of applications**

An application must be referred in accordance with Section 55 of the Act to the referral authority specified in Clause 66.04 or a schedule to that clause.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

**6.0**

C109well

**Decision guidelines**

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the height and design of any proposed buildings and works will have an impact on the flight paths associated with the Yarram Recreation Reserve helicopter landing site.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

In relation to buildings and works (including fences):

- The design objectives and design standards of this schedule.
- The background document *The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- The effect of the proposed fencing on the movement of wildlife.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

### Background documents

*Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 5.0

C109well

### Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location, type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

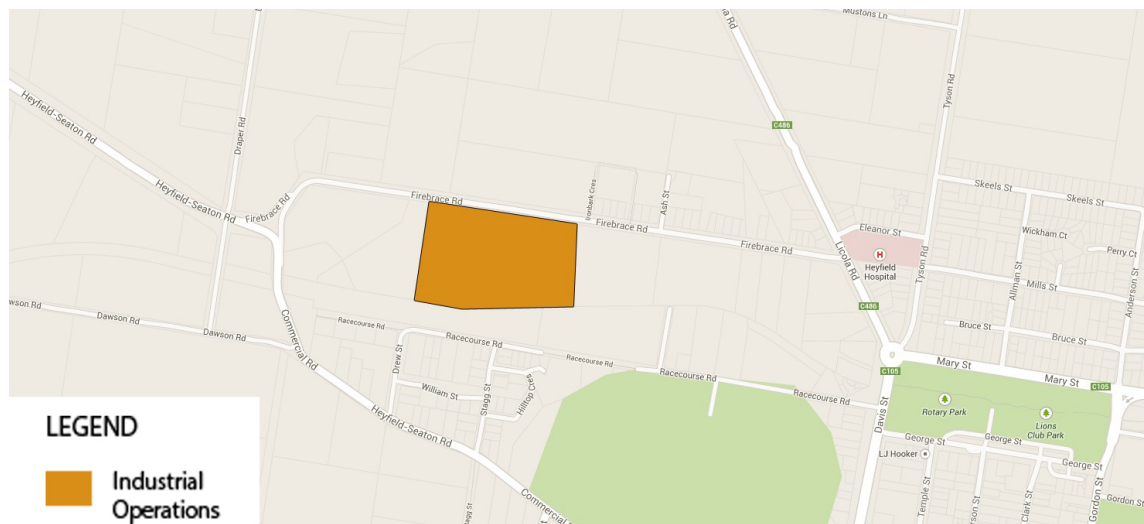
### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

The development has regard to:

- The design response to the potentially adverse off-site noise effects from the existing and new industrial operations on Firebrace Road and Weir Road as specified on map 1.
- Whether the development provides reasonable standards of amenity for future residents and occupants.

**Map 1 to Schedule 8 to Clause 43.02**



**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:



- Whether the height and design of any proposed buildings and works will have an impact on the flight paths associated with the Yarram Recreation Reserve helicopter landing site.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

In relation to buildings and works (including fences):

- The design objectives and design standards of this schedule.
- The background document *Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- The effect of the proposed fencing on the movement of wildlife.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

### Background documents

*Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 5.0

C109well

### Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- The location of any proposed building and works clearly dimensioned on a site plan drawn to scale.
- The height of any proposed building above natural ground level clearly dimensioned on each elevation drawn to scale.
- The location type and size of any indigenous trees or mature native vegetation to be removed.
- The location, dimensions and depth of any proposed excavations or fill.
- The location, height and form of any existing dwellings (on abutting and adjacent land).
- In areas where reticulated sewerage is not available, a report from a suitably qualified person to demonstrate whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

**System Note: The following ordinance will be modified in Sub-Clause:43.02 DESIGN AND DEVELOPMENT OVERLAY, Schedule:SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

## 6.0

C109well

### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

In relation to buildings and works:

- The design objectives and design standards of this schedule.
- The background document Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines, March 2007.
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.

- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

#### **Background documents**

*Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007)

#### **System Note: The following ordinance will be added after 18.02-7S Airports and airfields**

### **18.02-7L**

C109well

#### **Planning for airports and airfields - Wellington**

##### **Policy application**

This policy applies to applications to use and develop land within the Airport Environs Overlay (Schedules 1 and 2) and the Design and Development Overlay (Schedules 4, 5 and 6) within and around the RAAF Base East Sale, West Sale Airport and the Parkside Aerodrome at Yarram.

##### **Strategies**

Protect the operation of the RAAF Base East Sale, West Sale Airport and Parkside Aerodrome, Yarram and their ability to expand.

Facilitate a multimodal interchange/transport and logistics hub in the West Sale Airport area.

##### **RAAF Base East Sale - Policy guidelines**

Consider as relevant:

- Whether the application or amendment is consistent with the:
    - RAAF Base East Sale - Civ. 2035 Australian Noise Exposure Forecast (Department of Defence, 2018).
    - *Defence Aviation Areas Regulations - RAAF Base East Sale DAA Plan, 2018.*
- and the implications of associated controls/guidelines.

##### **West Sale Airport - Policy guidelines**

Consider as relevant:

- Whether the application or amendment is consistent with the:
  - West Sale Airport Master Plan Update 2017
  - West Sale Aerodrome Public Authority Management Agreement, June 2003.
- Whether the application will adversely impact sites specified as having significant flora and fauna values as outlined in the West Sale Airport Masterplan Update 2017 and the West Sale Aerodrome Public Authority Management Agreement, June 2003.

##### **Policy documents**

Consider as relevant:

- Australian Standard AS 2021-2015, Acoustics - Aircraft Noise Intrusion - Building Siting and Construction (Standards Australia, 2015)
- *RAAF Base East Sale – Vic. 2035 Australian Noise Exposure* (Department of Defence, 2018).

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- *Defence Regulations 2016 Part 11A – Defence aviation areas*
- *Defence (RAAF Base East Sale Defence Aviation Area) Declaration, 2018*
- *West Sale Airport Master Plan Update (To70 Aviation Pty Ltd, 2017)*
- *West Sale Aerodrome Public Authority Management Agreement (2003)*

**System Note: The following ordinance will be deleted from Clause:35 RURAL ZONES, Sub-Clause:35.03 RURAL LIVING ZONE**

C109well

**SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE**

This schedule and schedule sections will be deleted.