02 MUNICIPAL PLANNING STRATEGY

04/05/2023
C109wellPt1

02.01 CONTEXT

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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.

02.02 VISION

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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.

02.03 STRATEGIC DIRECTIONS

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02.03-1 Settlement

04/05/2023
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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-Briaglong 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.

02.03-2 Environmental and landscape values

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

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

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

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

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

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

02.03-3 Environmental risks and amenity

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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.

02.03-4 Natural resource management

04/05/2023
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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.

02.03-5 Built environment and heritage

04/05/2023
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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.

02.03-6 Economic development

04/05/2023
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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.

02.03-7 Infrastructure

04/05/2023
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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:

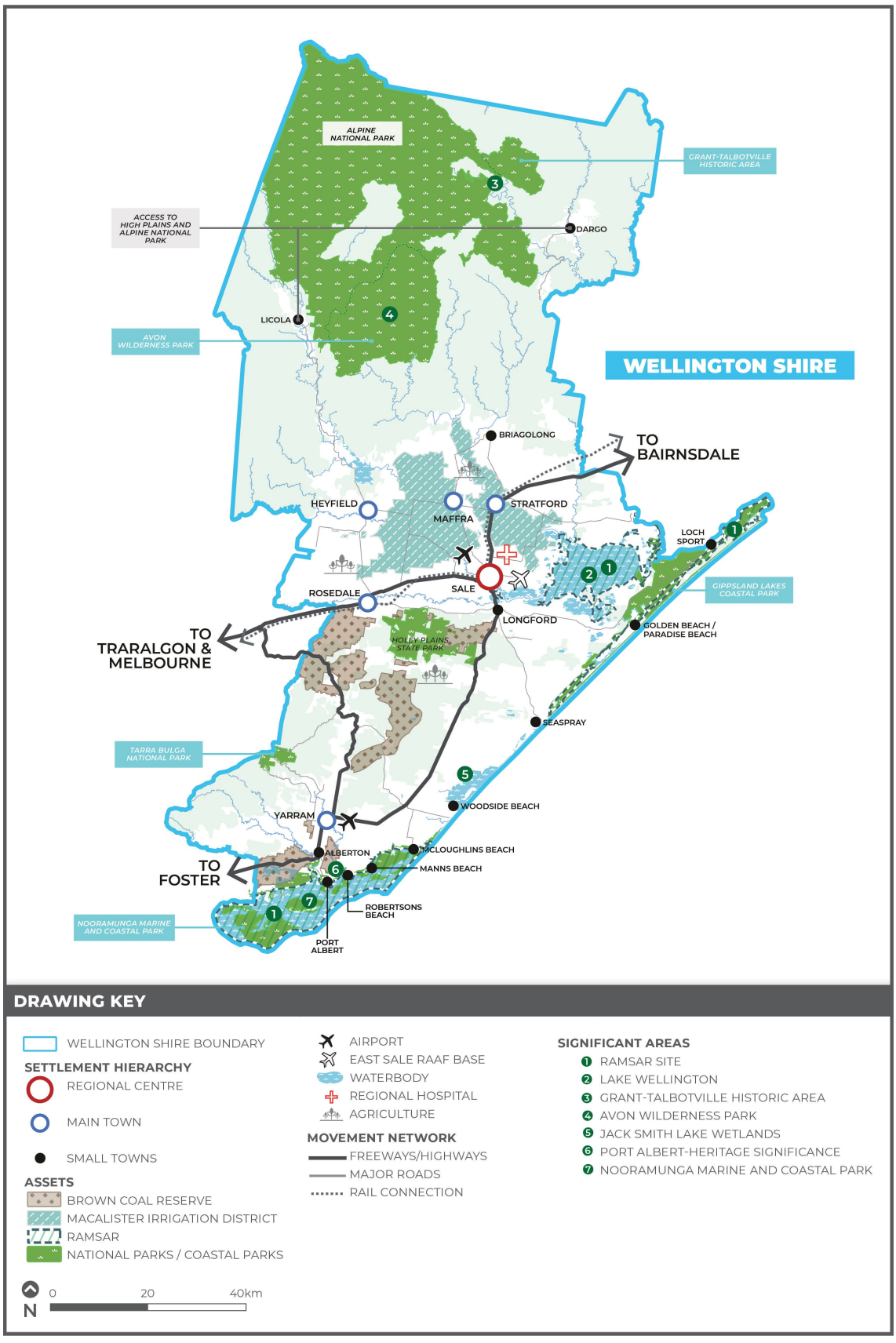
- Encourage a consistent approach to the design and construction of infrastructure.
- Protect the Basslink Electricity Interconnector, the EGP and other natural gas infrastructure from development that impacts their continued operation.

02.04 STRATEGIC FRAMEWORK PLANS

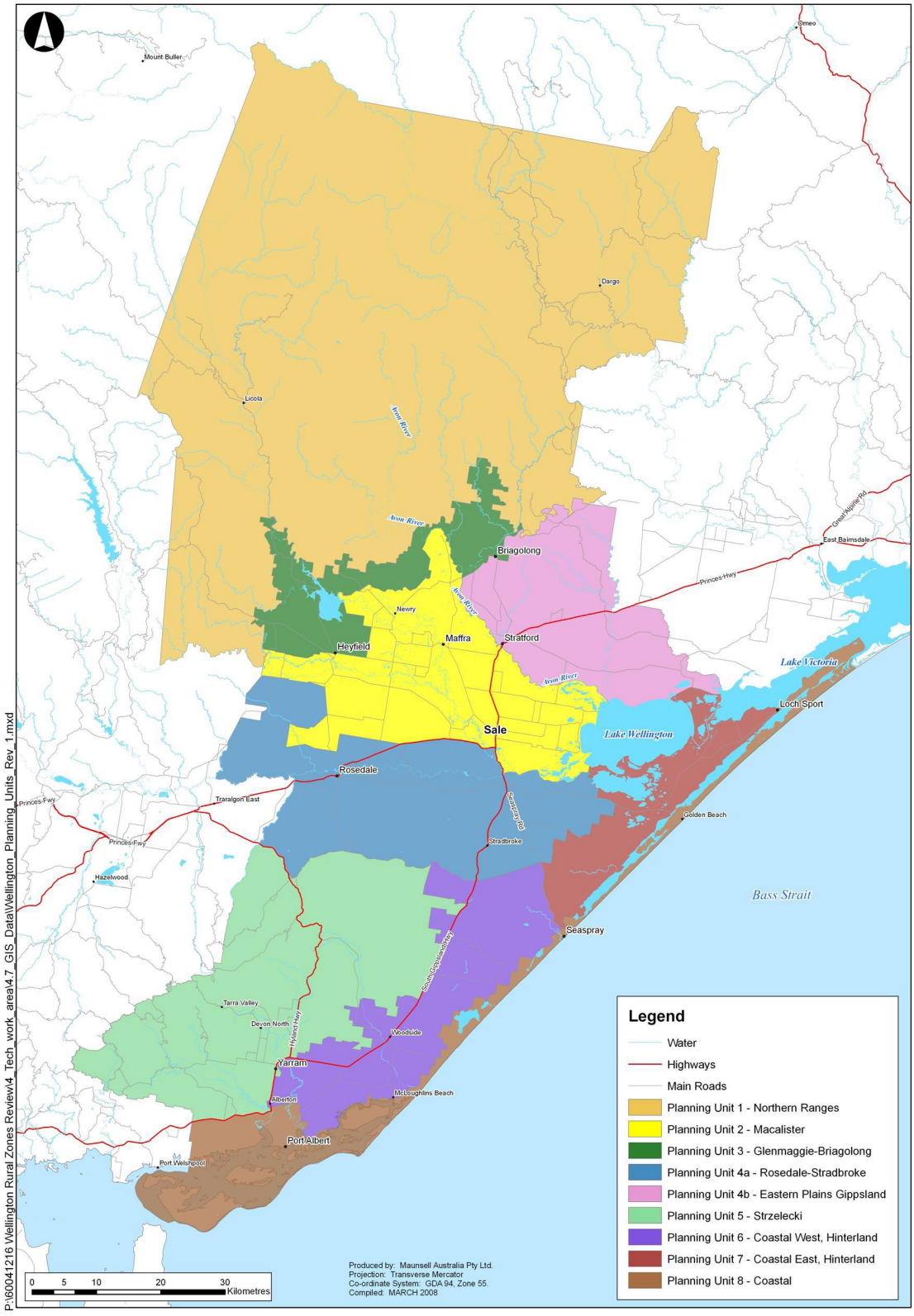
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The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

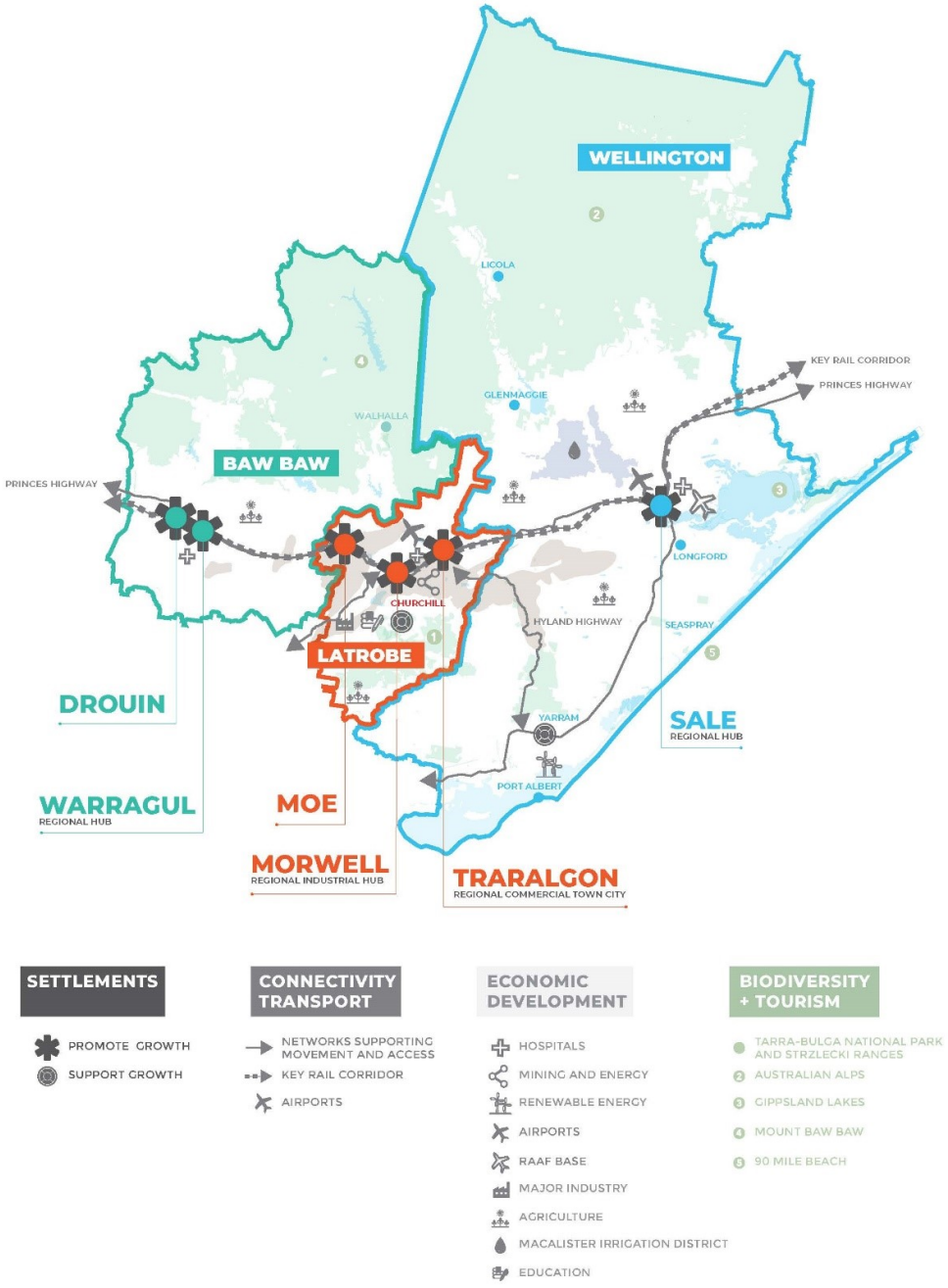
Wellington Shire Strategic Framework Plan



Wellington Shire Landscape Units



Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan



11.01 VICTORIA

31/07/2018
VC148

11.01-1S Settlement

10/06/2022
VC216

Objective

To facilitate the sustainable growth and development of Victoria and deliver choice and opportunity for all Victorians through a network of settlements.

Strategies

Develop sustainable communities through a settlement framework offering convenient access to jobs, services, infrastructure and community facilities.

Focus investment and growth in places of state significance in Metropolitan Melbourne and the major regional cities of Ballarat, Bendigo, Geelong, Horsham, Latrobe City, Mildura, Shepparton, Wangaratta, Warrnambool and Wodonga.

Support sustainable development of the regional centres of Ararat, Bacchus Marsh, Bairnsdale, Benalla, Castlemaine, Colac, Echuca, Gisborne, Hamilton, Kyneton, Leongatha, Maryborough, Portland, Sale, Swan Hill, Warragul/Drouin and Wonthaggi.

Ensure regions and their settlements are planned in accordance with their relevant regional growth plan.

Guide the structure, functioning and character of each settlement taking into account municipal and regional contexts and frameworks.

Create and reinforce settlement boundaries.

Provide for growth in population and development of facilities and services across a regional or sub-regional network.

Plan for development and investment opportunities along existing and planned transport infrastructure.

Promote transport, communications and economic linkages between settlements through the identification of servicing priorities in regional land use plans.

Strengthen transport links on national networks for the movement of commodities.

Deliver networks of high-quality integrated settlements that have a strong identity and sense of place, are prosperous and are sustainable by:

- Building on strengths and capabilities of each region across Victoria to respond sustainably to population growth and changing environments.
- Developing settlements that will support resilient communities and their ability to adapt and change.
- Balancing strategic objectives to achieve improved land use and development outcomes at a regional, catchment and local level.
- Preserving and protecting features of rural land and natural resources and features to enhance their contribution to settlements and landscapes.
- Encouraging an integrated planning response between settlements in regions and in adjoining regions and states in accordance with the relevant regional growth plan.
- Providing for appropriately located supplies of residential, commercial, and industrial land across a region, sufficient to meet community needs in accordance with the relevant regional growth plan.
- Improving transport network connections in and between regional cities, towns and Melbourne.
- Integrating the management of water resources into the urban environment in a way that supports water security, public health, environment and amenity outcomes.

- Minimising exposure to natural hazards, including increased risks due to climate change.
- Contributing to net zero greenhouse gas emissions through renewable energy infrastructure and energy efficient urban layout and urban design.

Encourage a form and density of settlements that supports healthy, active and sustainable transport.

Limit urban sprawl and direct growth into existing settlements.

Promote and capitalise on opportunities for urban renewal and infill redevelopment.

Develop compact urban areas that are based around existing or planned activity centres to maximise accessibility to facilities and services.

Ensure retail, office-based employment, community facilities and services are concentrated in central locations.

Ensure land that may be required for future urban expansion is not compromised.

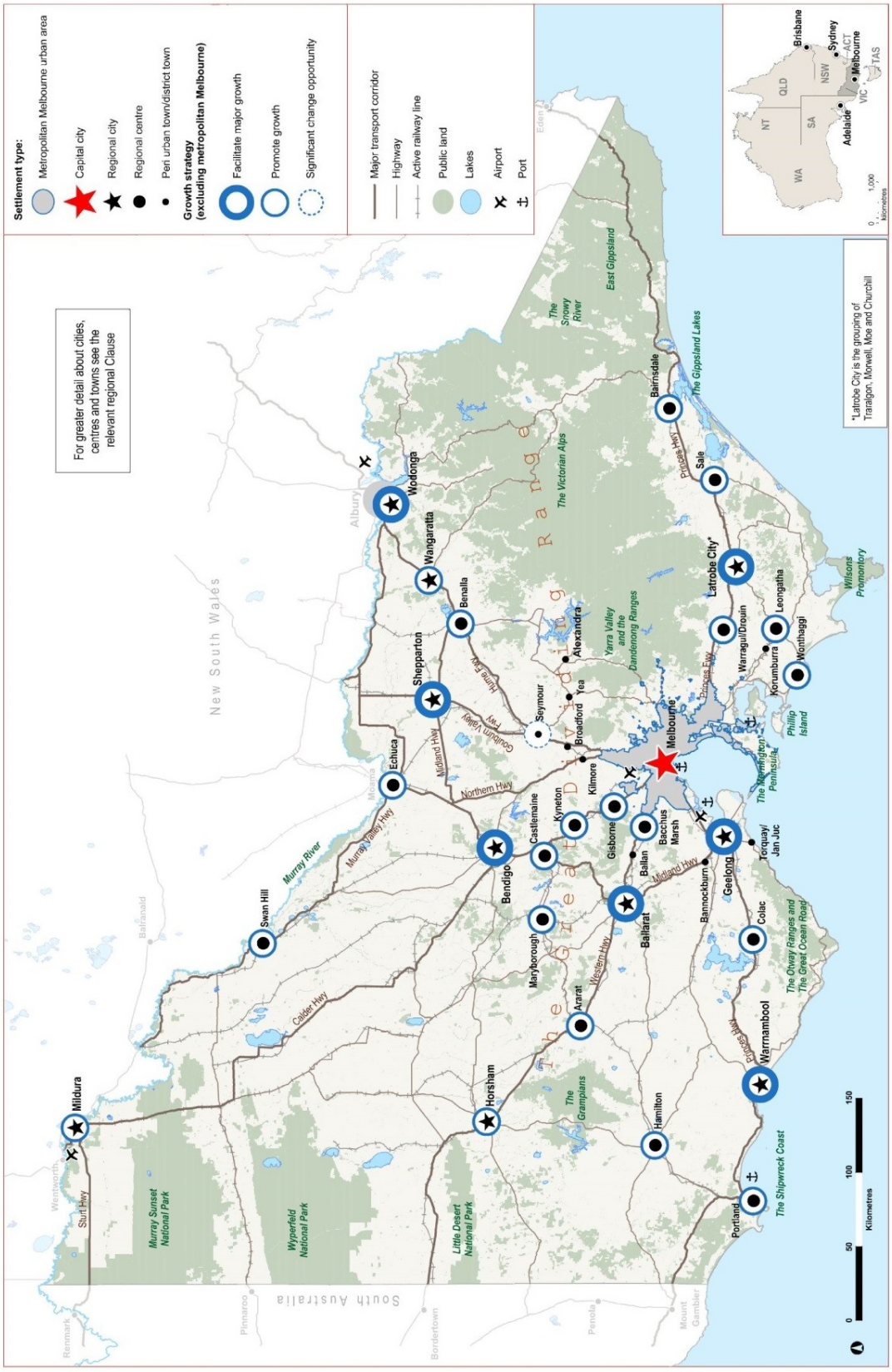
Support metropolitan and regional climate change adaption and mitigation measures.

Policy documents

Consider as relevant:

- *Central Highlands Regional Growth Plan* (Victorian Government, 2014)
- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Hume Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee North Regional Growth Plan* (Victorian Government, 2014)
- *Loddon Mallee South Regional Growth Plan* (Victorian Government, 2014)
- *Wimmera Southern Mallee Regional Growth Plan* (Victorian Government, 2014)
- *Plan Melbourne 2017-2050: Metropolitan Planning Strategy* (Department of Environment, Land, Water and Planning, 2017)
- *Plan Melbourne 2017-2050: Addendum 2019* (Department of Environment, Land, Water and Planning, 2019)

Victoria Settlement Framework



11.01-1R Settlement - Gippsland

31/07/2018
VC148

Strategies

Support urban growth in Latrobe City as Gippsland's regional city, at Bairnsdale, Leongatha, Sale, Warragul/Drouin and Wonthaggi as regional centres, and in sub-regional networks of towns.

Support new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed.

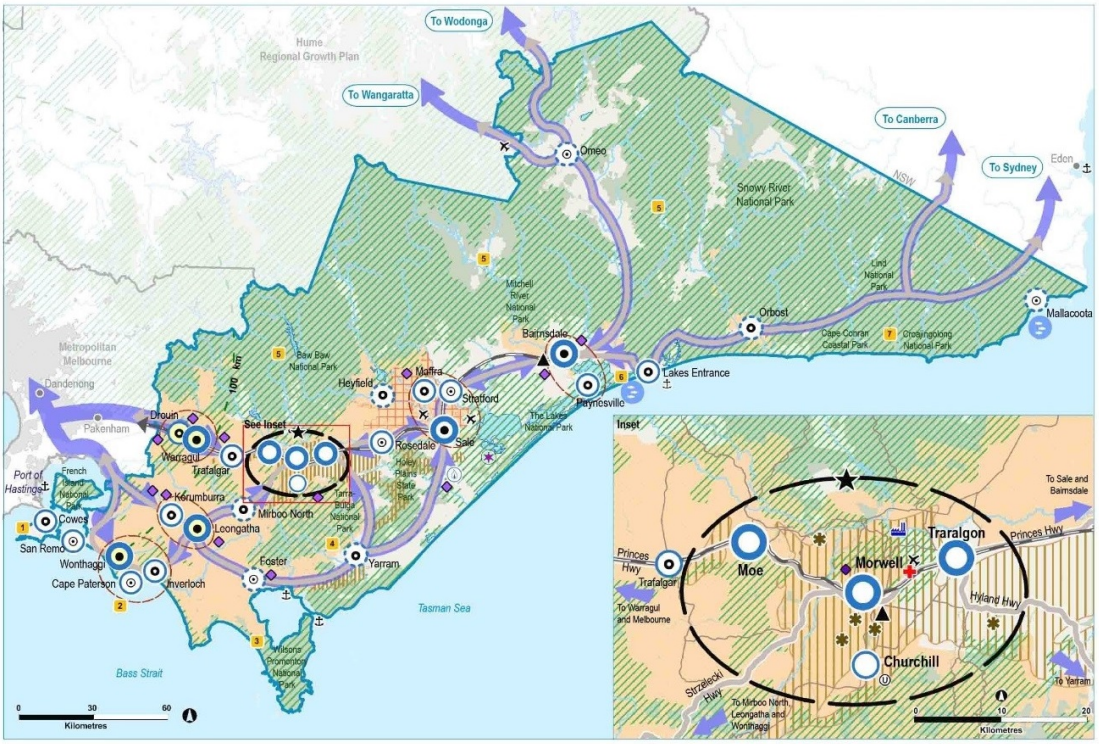
Support the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.

Create vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Provide regional social infrastructure in the regional city and regional centres.

Plan for increased seasonal demand on services and infrastructure in towns with high holiday home ownership.

Gippsland Regional Growth Plan



SETTLEMENTS

Regional city - Latrobe City* | Regional centre | Town | Small town

**Latrobe City is the grouping of Traralgon, Morwell, Moe and Churchill*

Promote growth | Support growth | Sustainable change | Designated identified growth centre in Plan Melbourne[1]

Sub regional network | Areas within 100 km of central Melbourne | Melbourne's urban area

(1) Plan Melbourne (Chapter 6 – State of Cities) identifies Warragul/Drouin, Wonthaggi and Leongatha as peri-urban towns with potential to attract housing and population growth out of Melbourne

CONNECTIVITY AND TRANSPORT

Networks supporting movement and access | Potential freight and logistics precincts

Key road corridor | Key rail corridor | Arterial road (insert map only) | Airport | Port

ECONOMIC DEVELOPMENT

Food manufacturing hubs | Key agriculture and forestry land | Macalister Irrigation District

Brown coal reserves | Power station | Longford gas plant | Australian Paper Maryvale

Organic recycling facility | University | Hospital | Fishing port

STRATEGIC TOURISM INVESTMENT AREAS

1 Phillip Island | 2 Bunurong Coast | 3 Wilsons Promontory National Park | 4 Tarra-Bulga National Park

5 Australian Alps | 6 Gippsland Lakes | 7 Croajingolong National Park

ENVIRONMENT

Areas containing high value terrestrial habitat | Public land | Lakes | Rivers

11.01-1L Sale, Wurruk and Longford

04/05/2023
C109wellPt1

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.

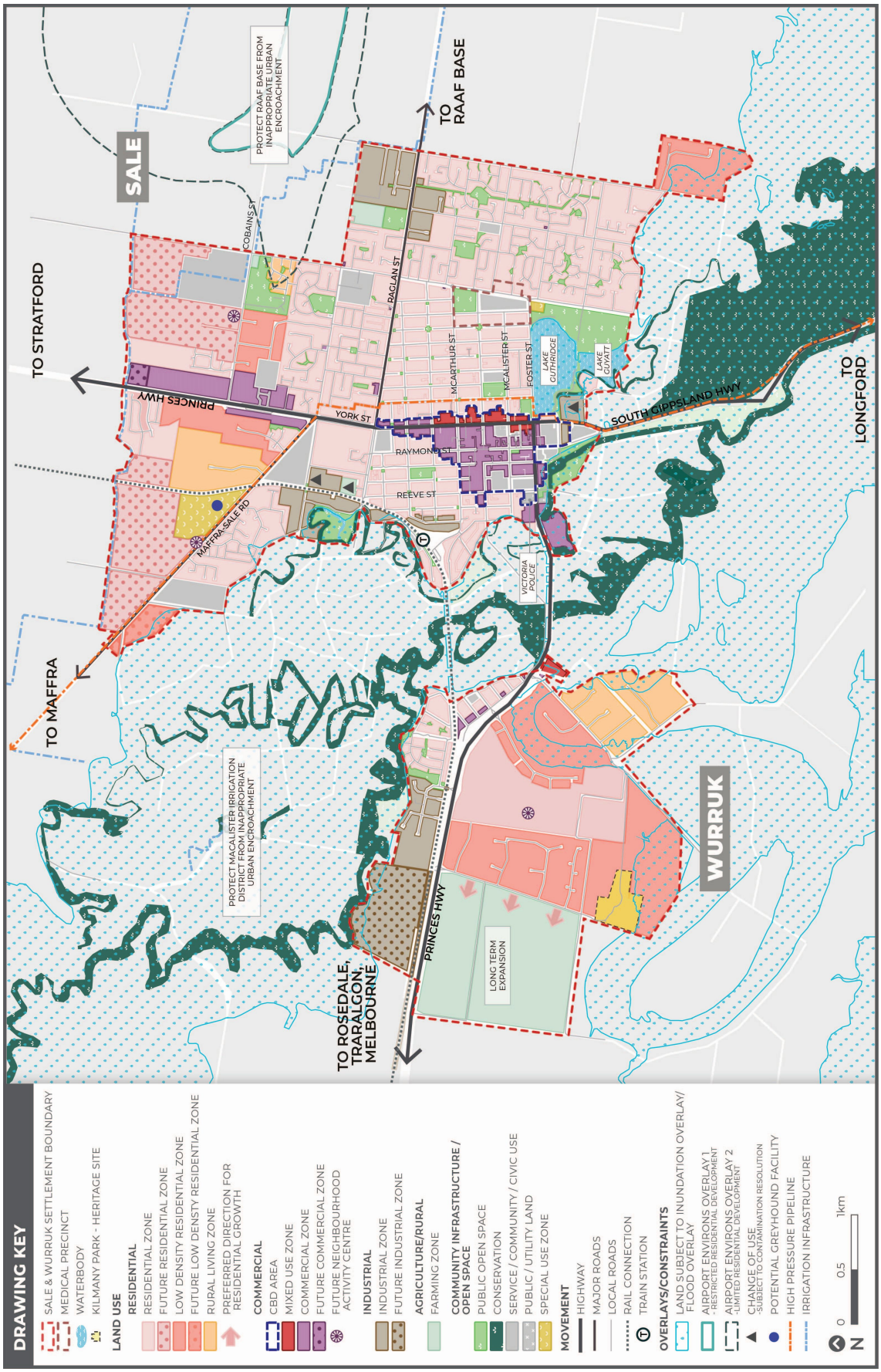
Support redevelopment of the Sale Golf Club, including provision of housing and tourist accommodation around the golf course, subject to appropriate infrastructure and environmental measures including reticulated water and sewerage infrastructure.

Policy guidelines

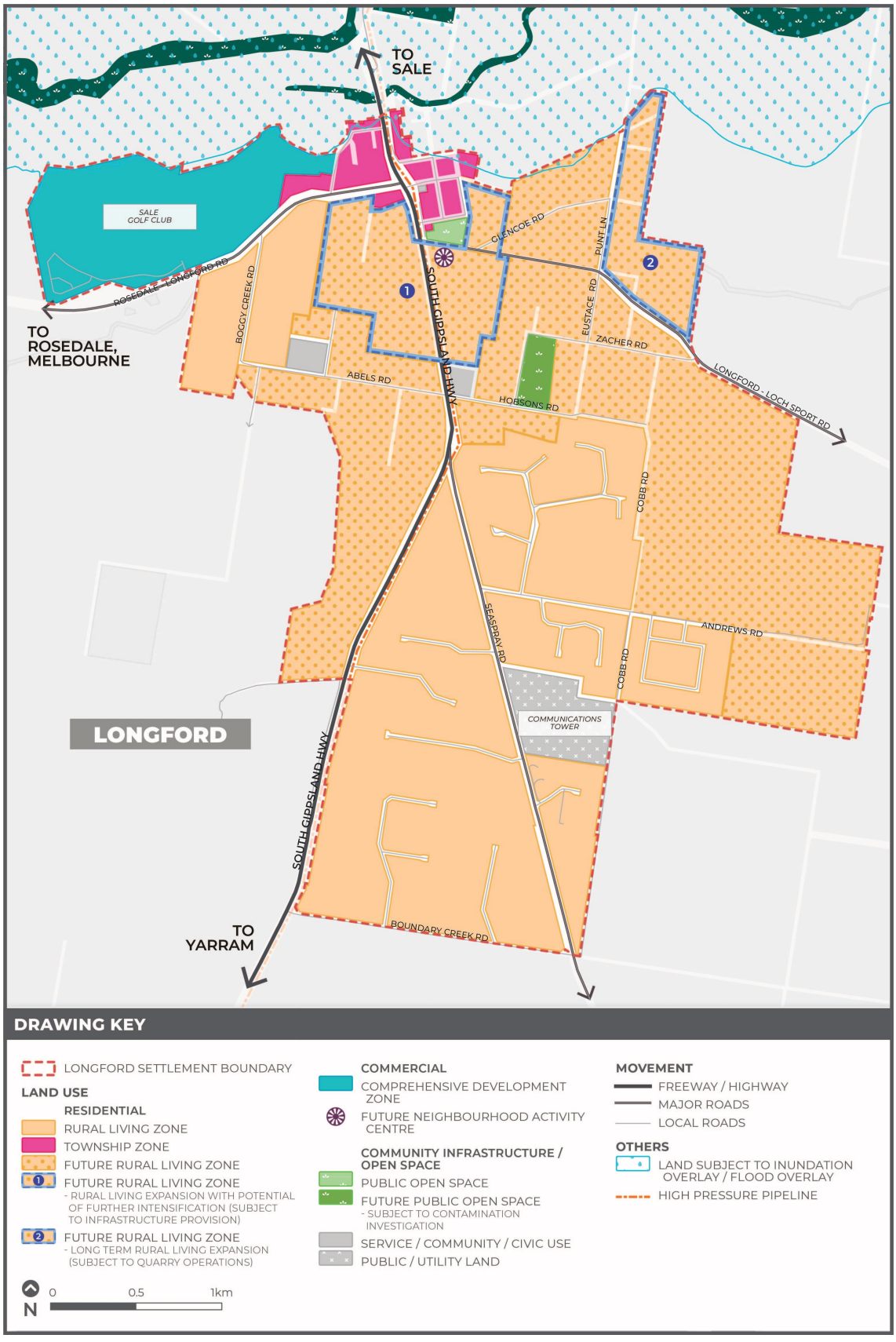
Consider as relevant:

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

Sale & Wurruk Strategy Plan



Longford Strategy Plan



11.01-1L Maffra

04/05/2023
C109wellPt1

Policy application

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

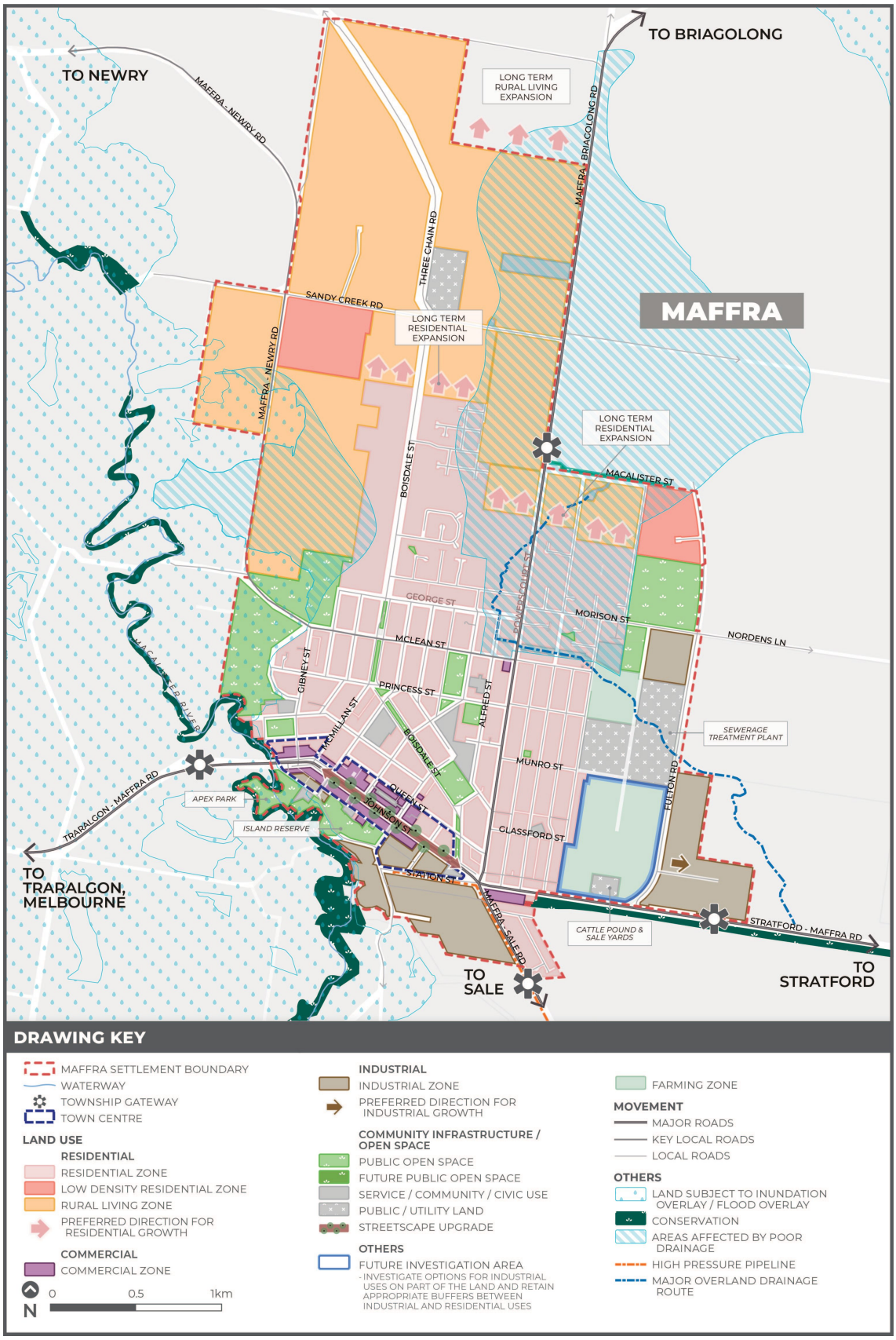
Strategies

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



11.01-1L Rosedale

04/05/2023
C109wellPt1

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.

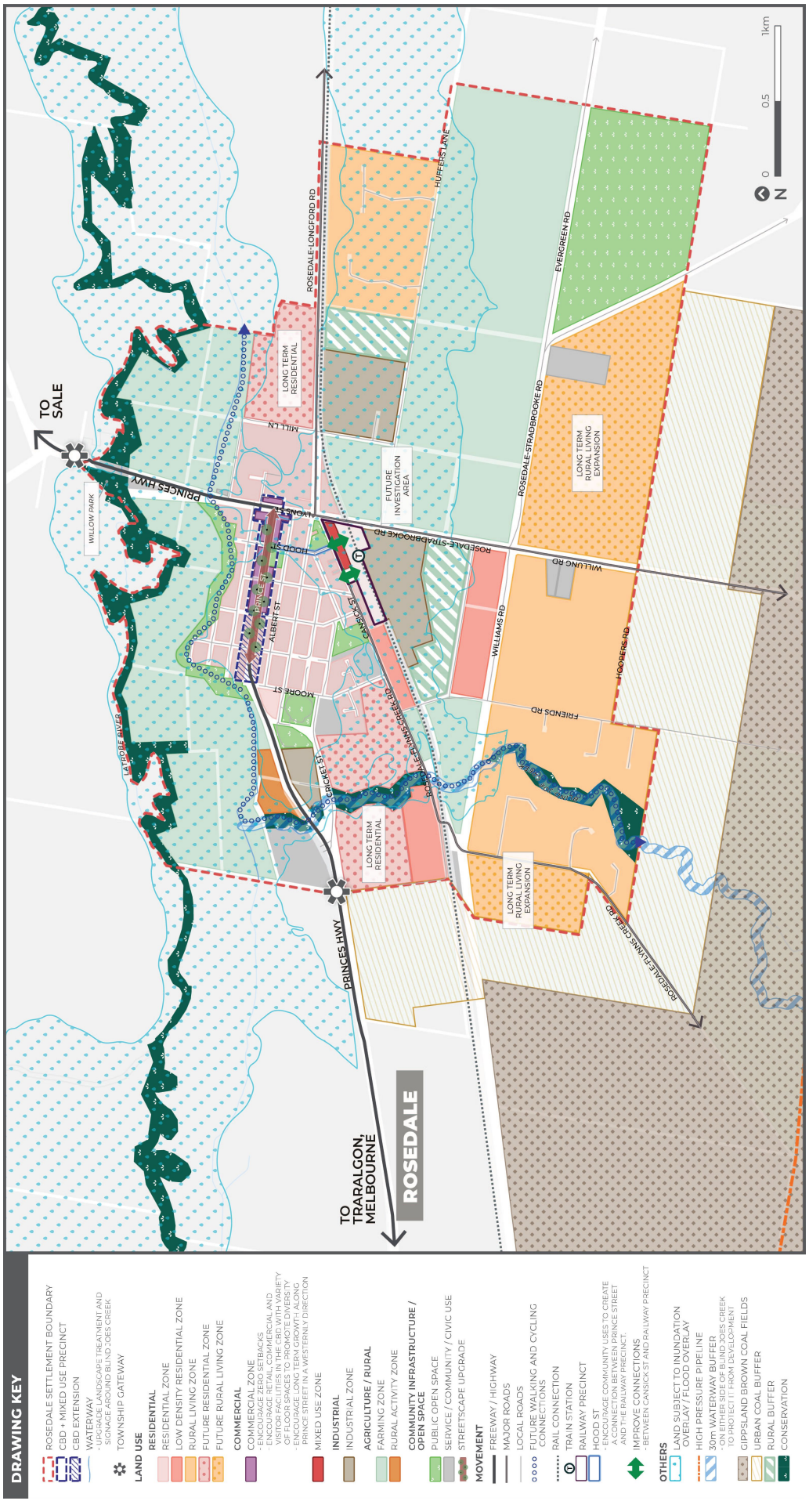
Encourage low density residential development on:

- 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.

Rosedale Strategy Plan


DRAWING KEY
ROSEDALE SETTLEMENT BOUNDARY
CBD + MIXED USE PRECINCT
CBD EXTENSION
WATERWAY
- UPGRADE LANDSCAPE TREATMENT AND SIGNAGE AROUND BLIND JOES CREEK
TOWNSHIP GATEWAY
LAND USE
RESIDENTIAL
RESIDENTIAL ZONE
LOW DENSITY RESIDENTIAL ZONE
RURAL LIVING ZONE
FUTURE RESIDENTIAL ZONE
FUTURE RURAL LIVING ZONE
COMMERCIAL
COMMERCIAL ZONE
- ENCOURAGE ZERO SETBACKS
- ENCOURAGE RETAIL/COMMERCIAL AND VISITOR FACILITIES IN THE CBD WITH VARIETY OF FLOOR SPACES TO PROMOTE DIVERSITY
- ENCOURAGE LONG TERM GROWTH ALONG PRINCE STREET IN A WESTERNLY DIRECTION
MIXED USE ZONE
INDUSTRIAL
INDUSTRIAL ZONE
AGRICULTURE / RURAL
FARMING ZONE
RURAL ACTIVITY ZONE
COMMUNITY INFRASTRUCTURE / OPEN SPACE
PUBLIC OPEN SPACE
SERVICE / COMMUNITY / CIVIC USE
STREETSCAPE UPGRADE
MOVEMENT
FREEWAY / HIGHWAY
MAJOR ROADS
LOCAL ROADS
FUTURE WALKING AND CYCLING CONNECTIONS
RAIL CONNECTION
TRAIN STATION
RAILWAY PRECINCT
HOOD ST
- ENCOURAGE COMMUNITY USES TO CREATE A CONNECTION BETWEEN PRINCE STREET AND THE RAILWAY PRECINCT.
IMPROVE CONNECTIONS
- BETWEEN CANSICK ST AND RAILWAY PRECINCT
OTHERS
LAND SUBJECT TO INUNDATION OVERLAY / FLOOD OVERLAY
HIGH PRESSURE PIPELINE
30m WATERWAY BUFFER
- ON EITHER SIDE OF BLIND JOES CREEK TO PROTECT IT FROM DEVELOPMENT
GIPPSLAND BROWN COAL FIELDS
URBAN COAL BUFFER
RURAL BUFFER
CONSERVATION
TO SALE
PRINCES HWY
WILLOW PARK
LATROBE RIVER
MILL LN
LONG TERM RESIDENTIAL
ROSEDALE-LONGFORD RD
HUFFERS LANE
EVERGREEN RD
ROSEDALE-STRADBROOKE RD
LONG TERM RURAL LIVING EXPANSION
FUTURE INVESTIGATION AREA
LYONS ST
HOOD ST
ALBERT ST
CANSICK ST
MOORE ST
CRICKET ST
WILLUNG RD
WILLIAMS RD
HOOPERS RD
FRIENDS RD
ROSEDALE-FLYNNS CREEK RD
TO TRARALGON, MELBOURNE
ROSEDALE
N
0
0.5
1km

11.01-1L Heyfield

04/05/2023
C109wellPt1

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.

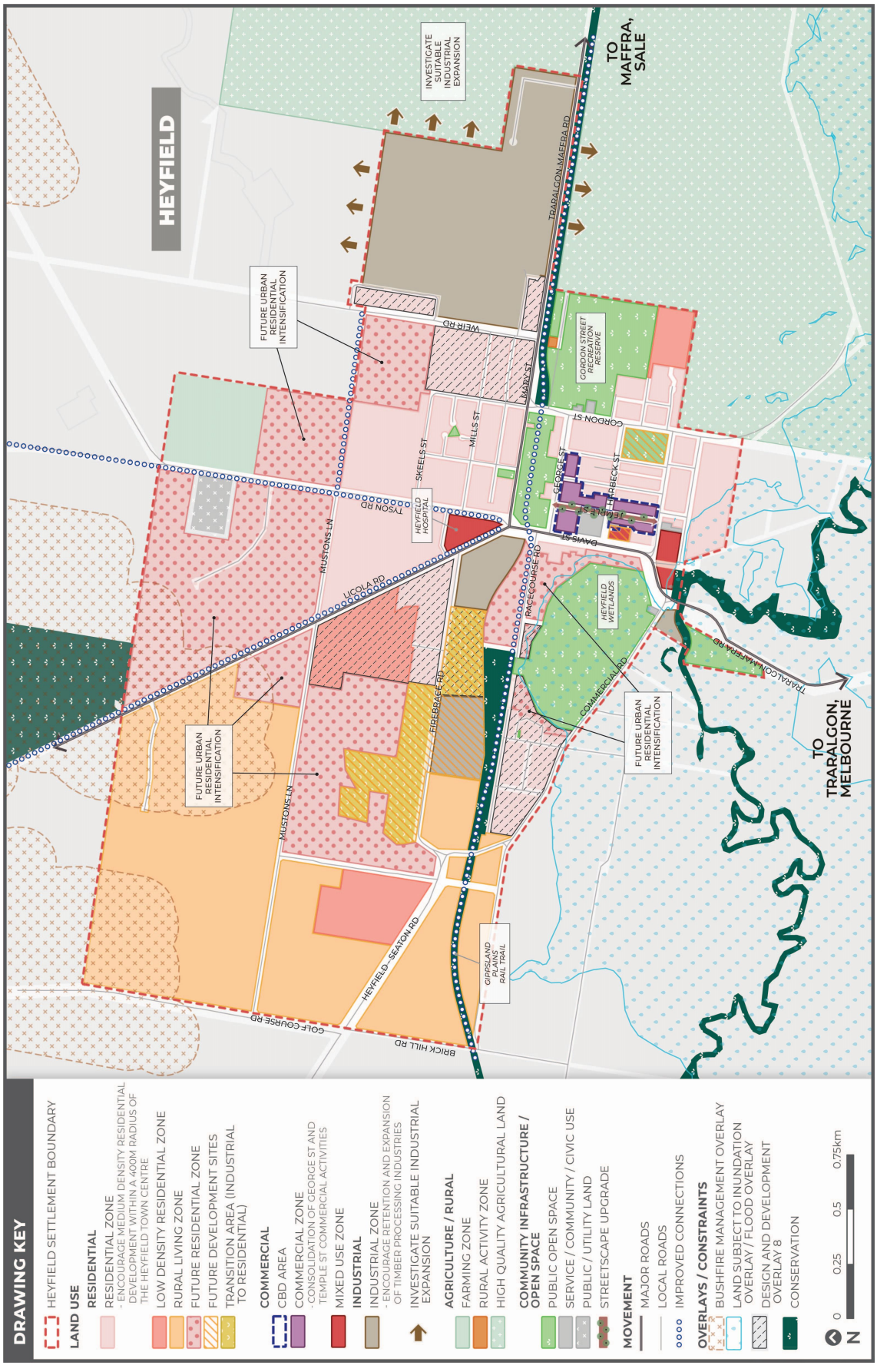
Encourage light industrial uses to remain on industrial land in Firebrace Road closest to the Heyfield town centre.

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



11.01-1L Yarram

04/05/2023
C109wellPt1

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.

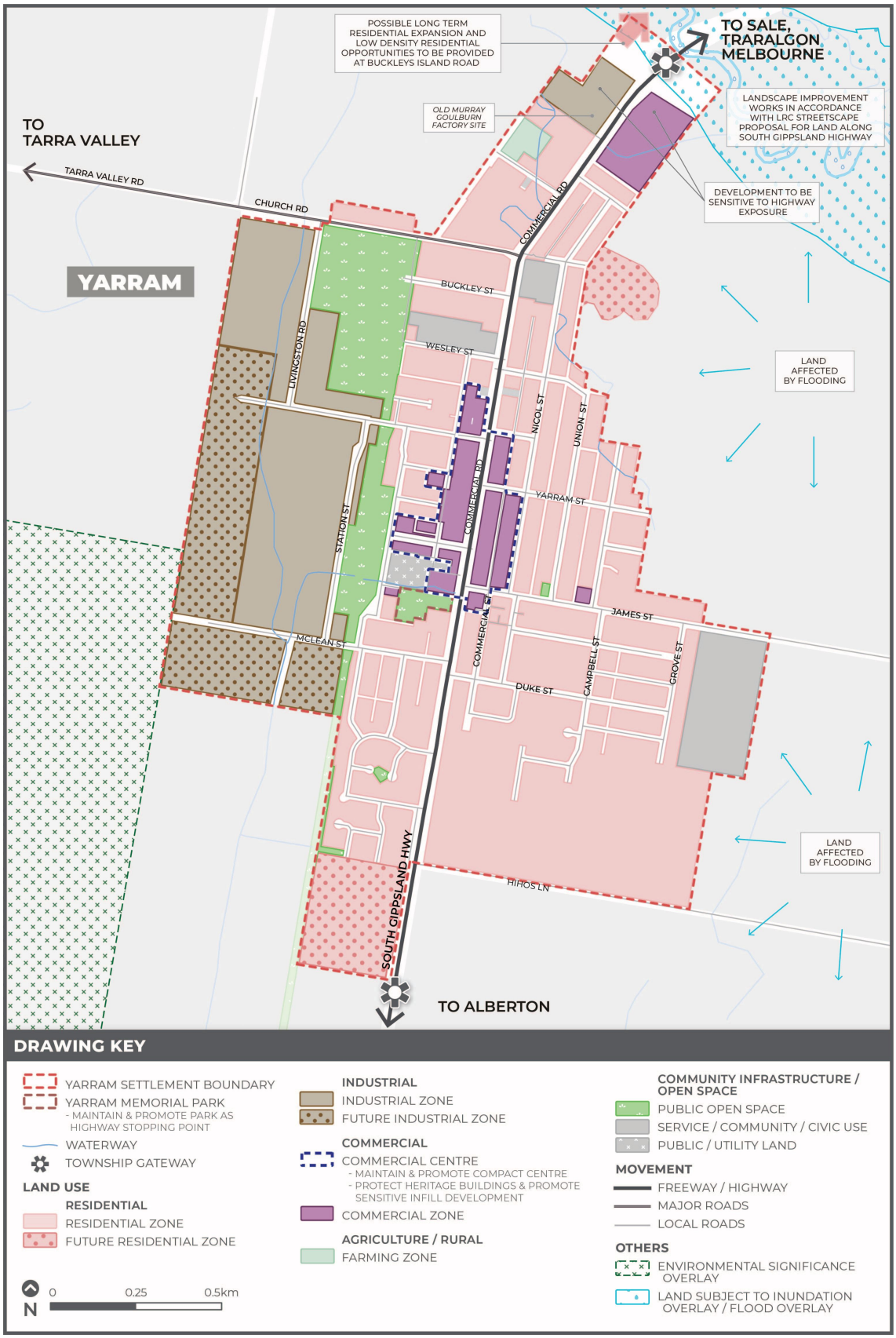
Encourage the retention of heritage buildings in the commercial centre.

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

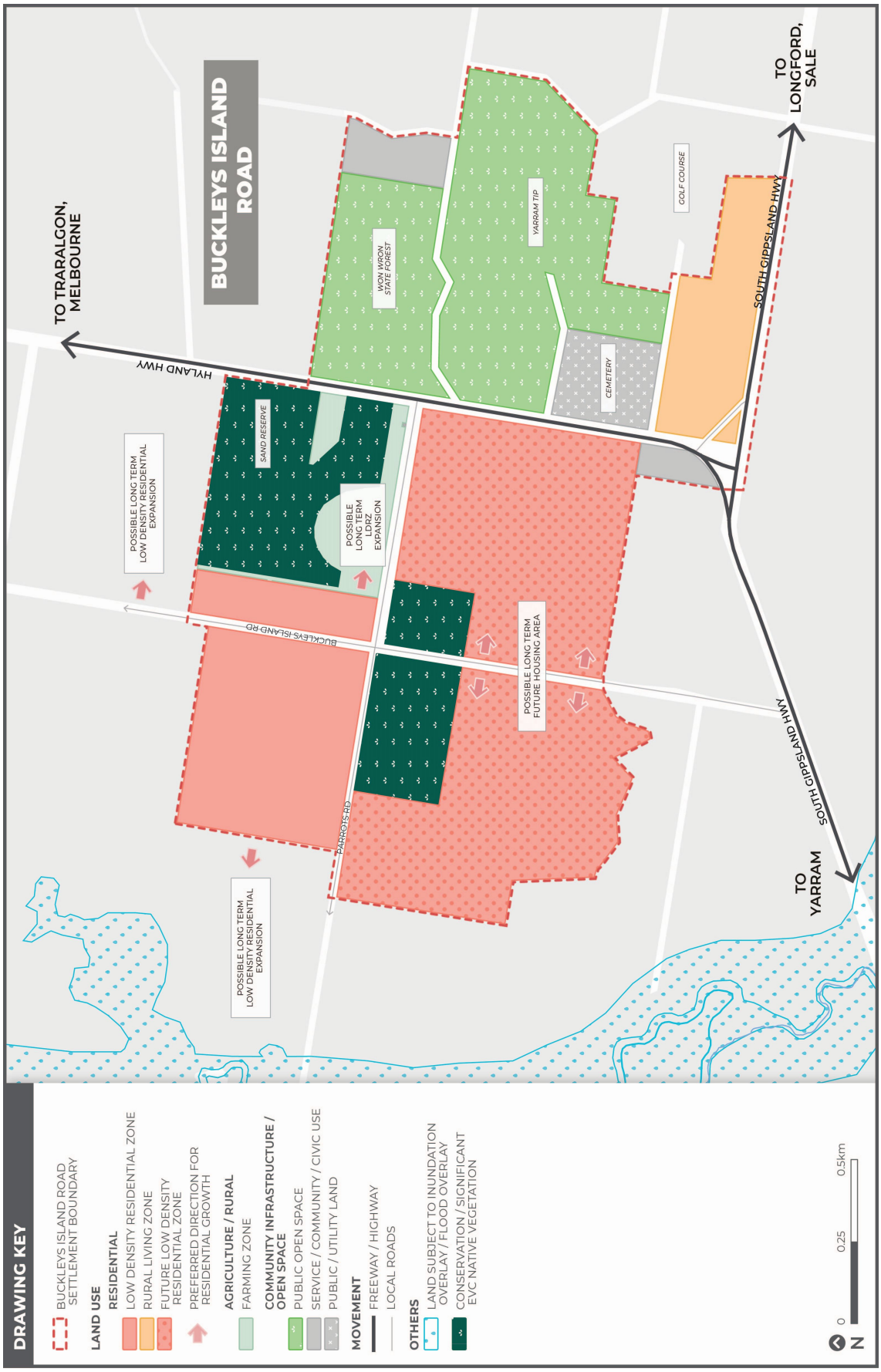
Encourage low density residential development at Buckleys Island Road.

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



11.01-1L Stratford

04/05/2023
C109wellPt1

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



11.01-1L Other settlements

04/05/2023
C109wellPt1

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.

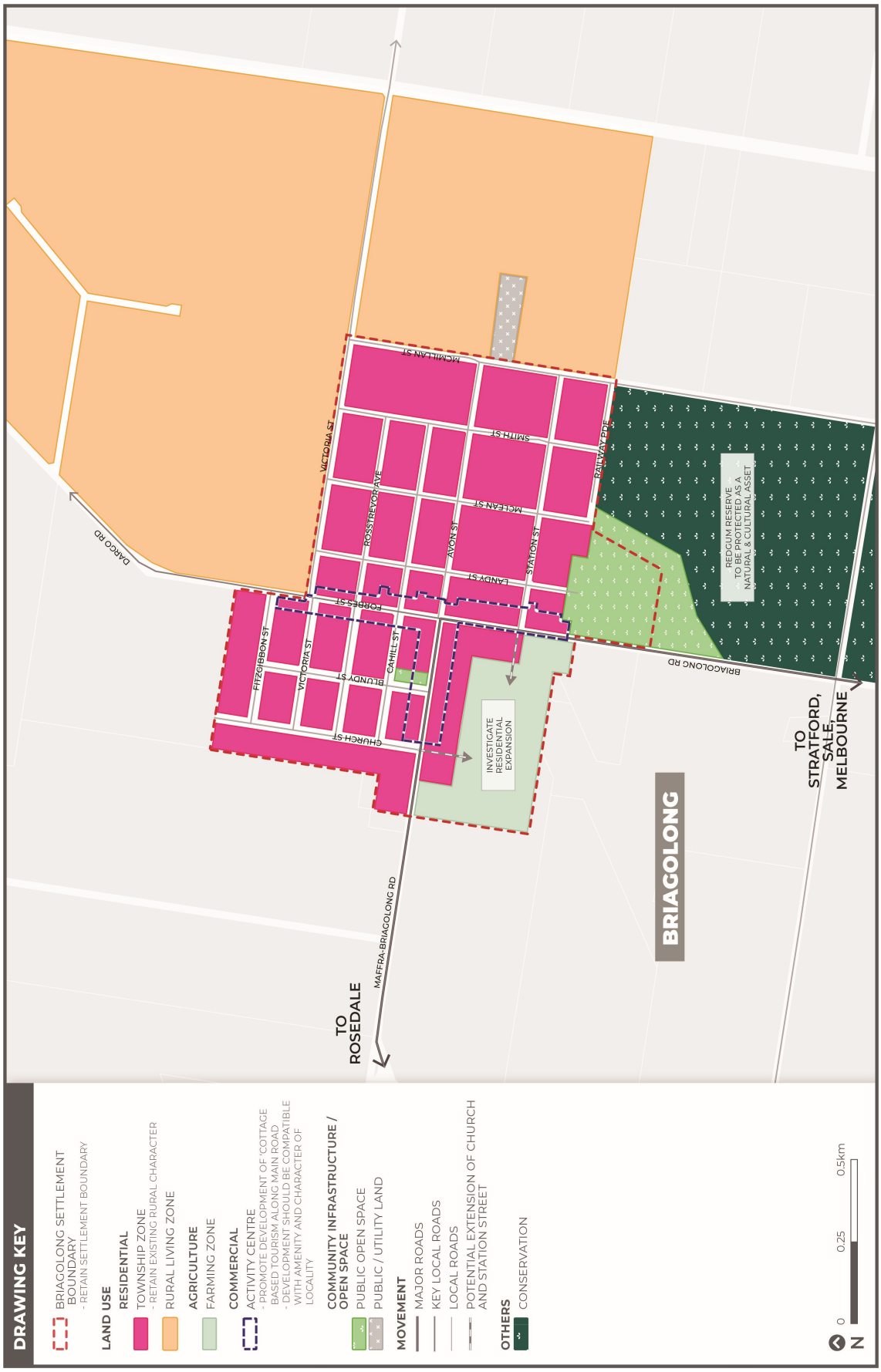
Briagolong strategies

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.

Briagolong Strategy Plan



Alberton, Dargo and Licola objective

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

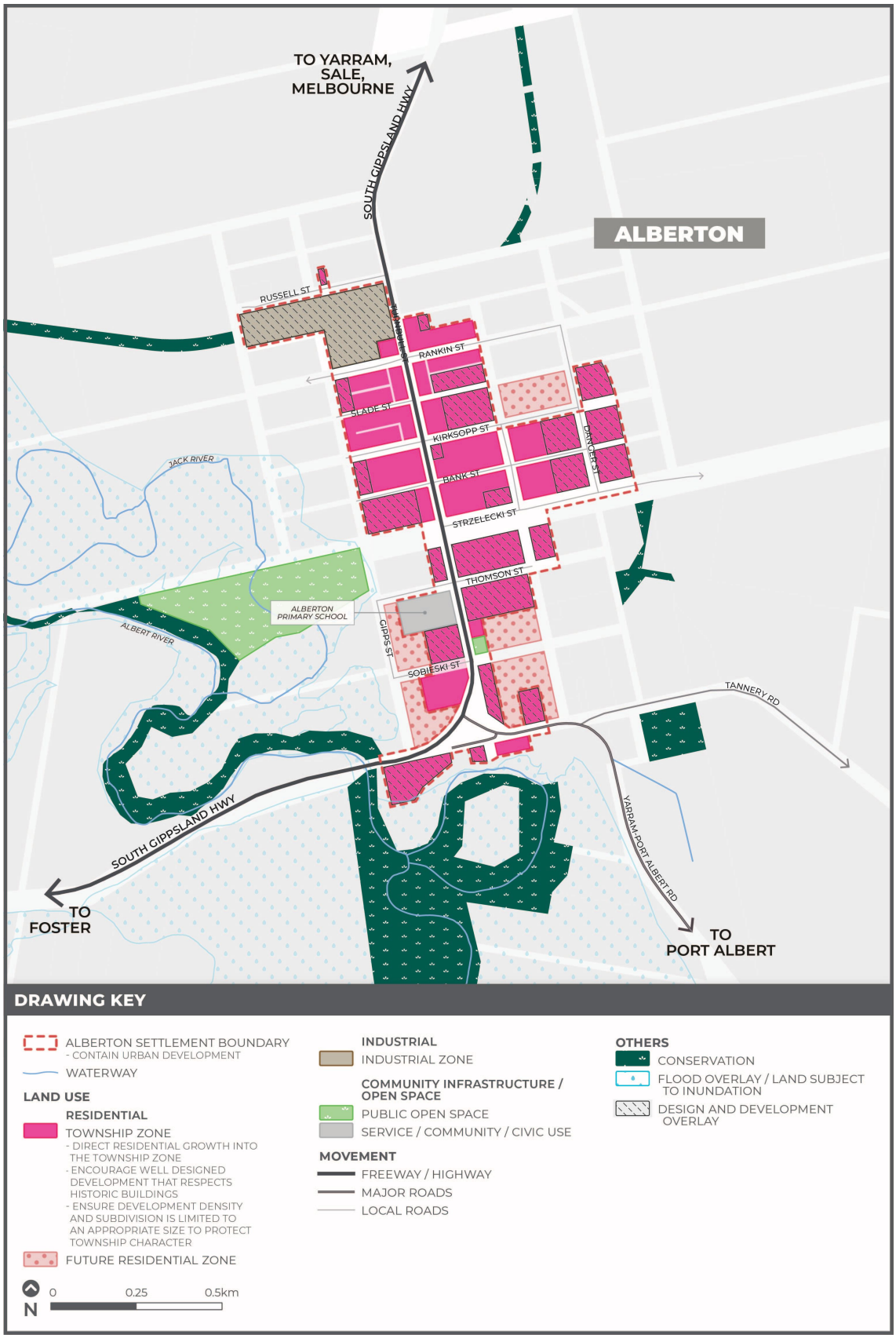
Alberton, Dargo and Licola strategies

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



11.02 MANAGING GROWTH

31/07/2018
VC148

11.02-1S Supply of urban land

03/03/2023
VC215

Objective

To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses.

Strategies

Ensure the ongoing provision of land and supporting infrastructure to support sustainable urban development.

Ensure that sufficient land is available to meet forecast demand.

Plan to accommodate projected population growth over at least a 15 year period and provide clear direction on locations where growth should occur. Residential land supply will be considered on a municipal basis, rather than a town-by-town basis.

Planning for urban growth should consider:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

Monitor development trends and land supply and demand for housing and industry.

Maintain access to productive natural resources and an adequate supply of well-located land for energy generation, infrastructure and industry.

Restrict rural residential development that would compromise future development at higher densities.

Policy guidelines

Consider as relevant:

- Victorian Government population projections and land supply estimates.

Policy documents

Consider as relevant:

- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)

11.02-2S Structure planning

10/06/2022
VC216

Objective

To facilitate the fair, orderly, economic and sustainable use and development of urban areas.

Strategies

Ensure effective planning and management of the land use and development of an area through the preparation of relevant plans.

Undertake comprehensive planning for new areas as sustainable communities that offer high-quality, frequent and safe local and regional public transport and a range of local activities for living, working and recreation.

Undertake the preparation of a hierarchy of structure plans or precinct structure plans that:

- Address the strategic and physical context of the location, including increased physical risks associated with climate change.
- Provide the broad planning framework for an area as well as the more detailed planning requirements for neighbourhoods and precincts, where appropriate.
- Provide for the development of sustainable and liveable urban areas in an integrated manner informed by the 17 United Nations Sustainable Development Goals as relevant.
- Protect and enhance areas of natural and cultural significance.
- Assist the development of walkable neighbourhoods.
- Facilitate the use of active and sustainable transport modes.
- Facilitate the logical and efficient provision of infrastructure.
- Facilitate the use of existing infrastructure and services.
- Encourage renewable energy generation, storage and distribution.
- Incorporate integrated water management and urban greening.

Policy document

Consider as relevant:

- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021).

11.02-3S Sequencing of development

04/05/2022
VC210

Objective

To manage the sequence of development in areas of growth so that services are available from early in the life of new communities.

Strategies

Define preferred development sequences in areas of growth to better coordinate infrastructure planning and funding.

Ensure that new land is released in areas of growth in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.

Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.

Improve the coordination and timing of infrastructure and service delivery in areas of growth.

Support opportunities to co-locate facilities.

Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for areas of growth.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.02-3L Sequencing of development - Wellington

04/05/2023
C109wellPt1

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.

11.03 PLANNING FOR PLACES

31/07/2018
VC148

11.03-1S Activity centres

03/02/2022
VC199

Objective

To encourage the concentration of major retail, residential, commercial, administrative, entertainment and cultural developments into activity centres that are highly accessible to the community.

Strategies

Build up activity centres as a focus for high-quality development, activity and living by developing a network of activity centres that:

- Comprises a range of centres that differ in size and function.
- Is a focus for business, shopping, working, leisure and community facilities.
- Provides different types of housing, including forms of higher density housing.
- Is connected by transport.
- Maximises choices in services, employment and social interaction.

Support the role and function of each centre in the context of its classification, the policies for housing intensification, and development of the public transport network.

Undertake strategic planning for the use and development of land in and around activity centres.

Give clear direction on preferred locations for investment.

Encourage a diversity of housing types at higher densities in and around activity centres.

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

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

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

Encourage economic activity and business synergies.

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

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)

11.03-1L Sale activity centre

04/05/2023
C109wellPt1

Policy application

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

Objective

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

Strategies

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

Concentrate retail activities in the Activity Centre precinct.

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

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

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

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

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

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

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

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

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

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

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

Encourage development within the CBD to:

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

Policy guideline

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

Objective

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

Strategies

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

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

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

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

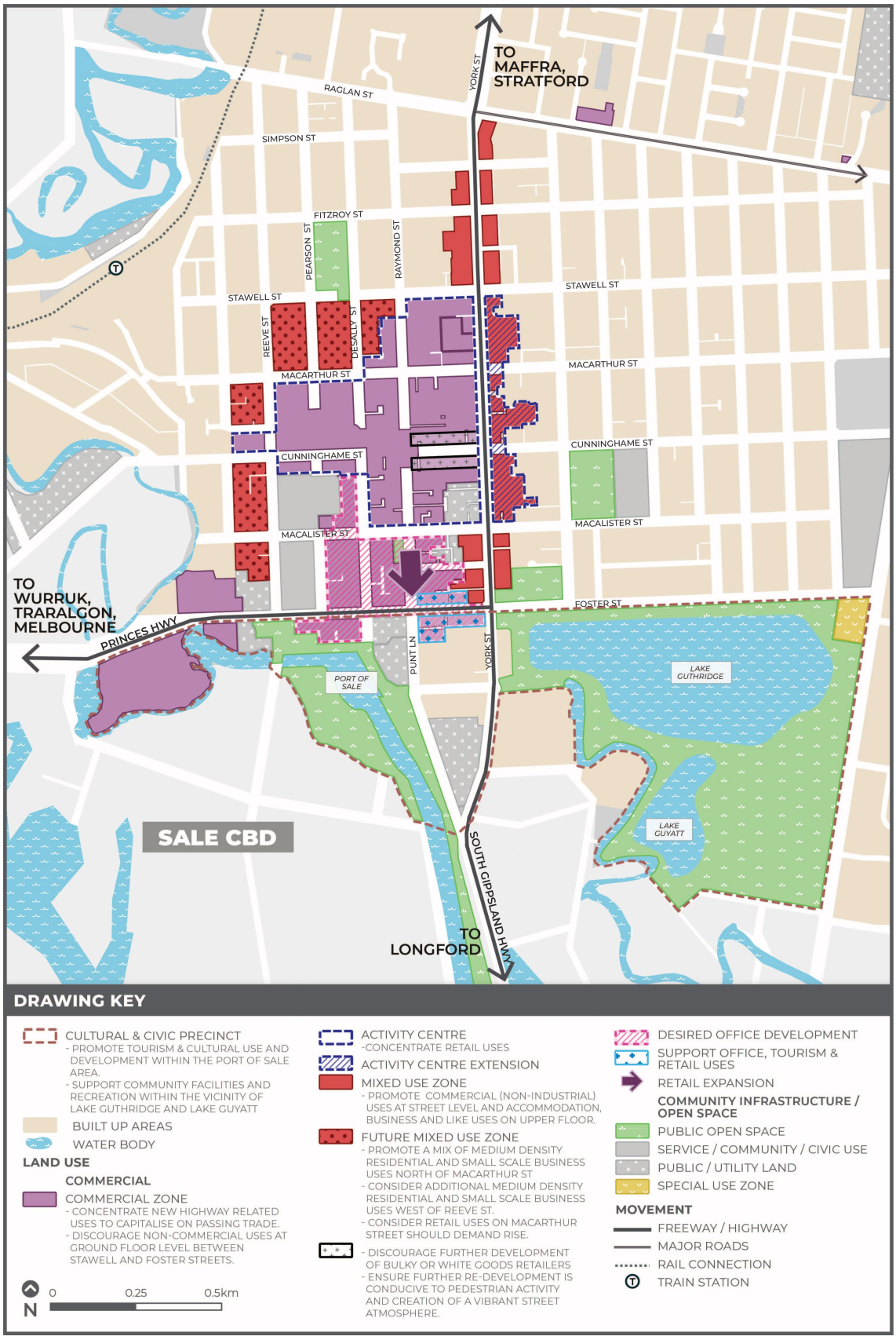
Discourage development of higher order retailing and commercial development outside the CBD, with the exception of the corner of Cobains Road and Princes Highway.

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

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

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

Sale CBD Strategy Plan



11.03-2S Growth areas

04/05/2022
VC210

Objective

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

Strategies

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

Implement the strategic directions in the Growth Area Framework Plans.

Encourage average overall residential densities in the growth areas of a minimum of 15 dwellings per net developable hectare, and over time, seek an overall increase in residential densities to more than 20 dwellings per net developable hectare.

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

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

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

Provide a diversity of housing type and distribution.

Retain unique characteristics of established areas impacted by growth.

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

Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

Develop Growth Area Framework Plans that will:

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

Develop precinct structure plans consistent with the *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021) approved by the Minister for Planning to:

- Establish a sense of place and community.
- Create greater housing choice, diversity and affordable places to live.
- Create highly accessible and vibrant activity centres.
- Provide for local employment and business activity.

- Provide better transport choices.
- Respond to climate change and increase environmental sustainability.
- Deliver accessible, integrated and adaptable community infrastructure.

Policy documents

Consider as relevant:

- Any applicable Growth Area Framework Plans (Department of Sustainability and Environment, 2006)
- *Precinct Structure Planning Guidelines* (Victorian Planning Authority, 2021)
- *Ministerial Direction No. 12 – Urban Growth Areas*

11.03-3S Peri-urban areas

31/07/2018
VC148

Objective

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

Strategies

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

Provide for development in established settlements that have capacity for growth having regard to complex ecosystems, landscapes, agricultural and recreational activities including in Warragul-Drouin, Bacchus Marsh, Torquay-Jan Juc, Gisborne, Kyneton, Wonthaggi, Kilmore, Broadford, Seymour and Ballan and other towns identified by Regional Growth Plans as having potential for growth.

Establish growth boundaries for peri-urban towns to avoid urban sprawl and protect agricultural land and environmental assets.

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

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

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

Improve connections to regional and metropolitan transport services.

11.03-4S Coastal settlement

20/03/2023
VC229

Objective

To plan for sustainable coastal development.

Strategies

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

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

Identify a clear settlement boundary around coastal settlements to ensure that growth in coastal areas is planned and coastal values are protected. Where no settlement boundary is identified, the extent of a settlement is defined by the extent of existing urban zoned land and any land identified on a plan in the planning scheme for future urban settlement.

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

Protect areas between settlements for non-urban use.

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

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

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

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

Prevent the development of new residential canal estates.

Policy documents

Consider as relevant:

- *G21 Regional Growth Plan* (Geelong Region Alliance, 2013)
- *Gippsland Regional Growth Plan* (Victorian Government, 2014)
- *Great South Coast Regional Growth Plan* (Victorian Government, 2014)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)

11.03-4L Coastal settlements - Wellington

04/05/2023
C109wellPt1

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.

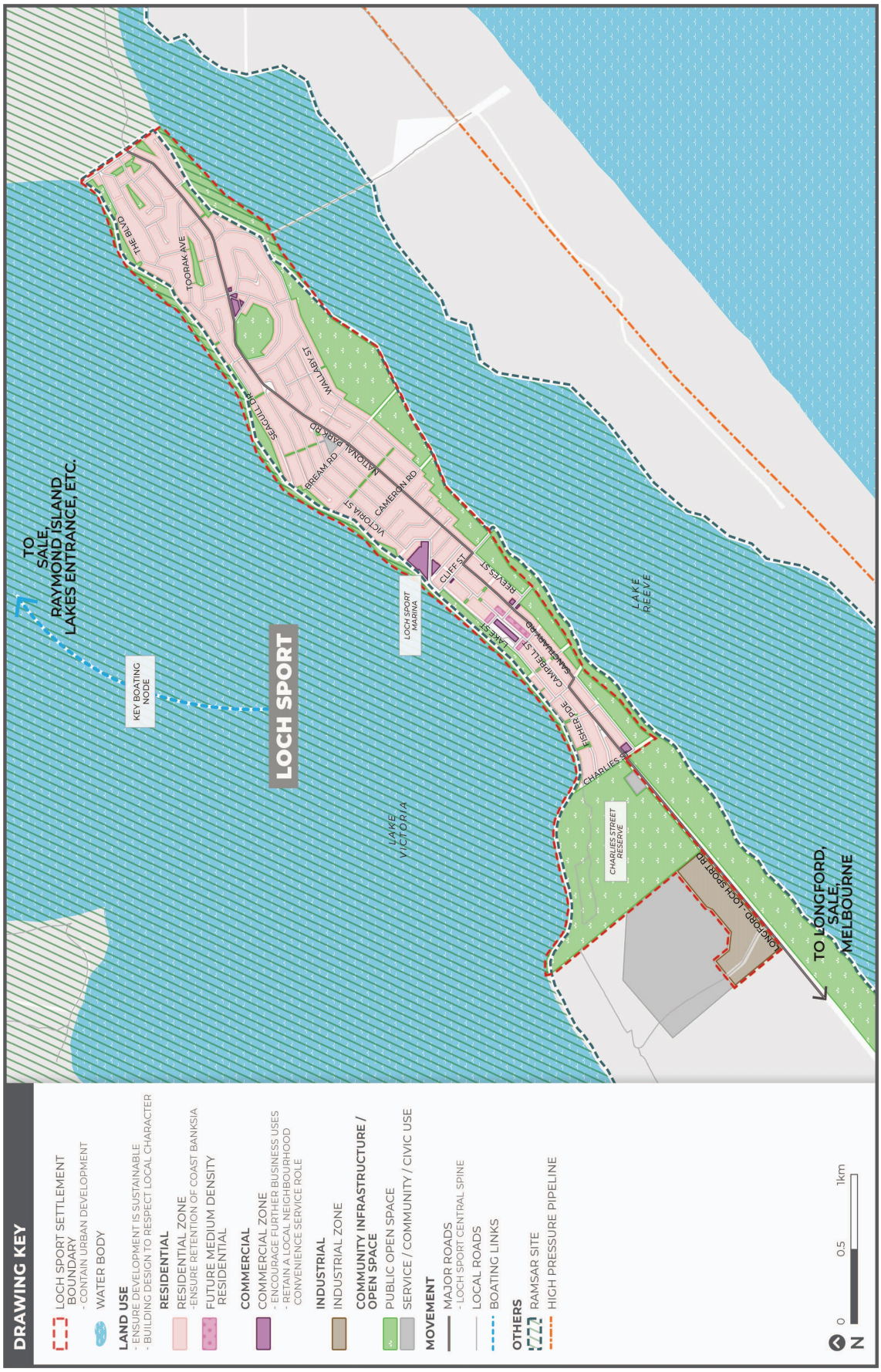
Minimise development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.

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

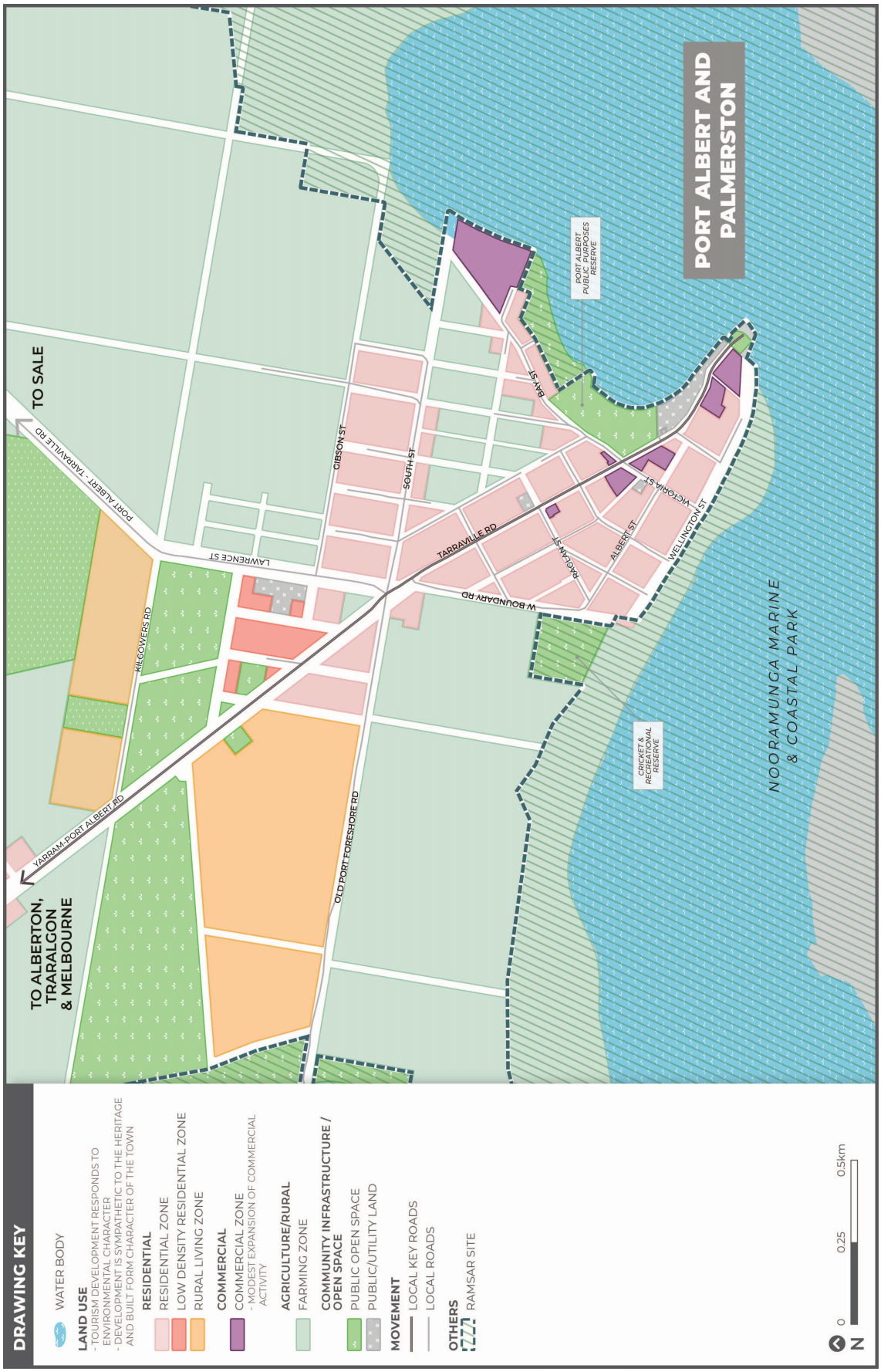
Develop effective public spaces within Loch Sport to provide for passive recreation.

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.

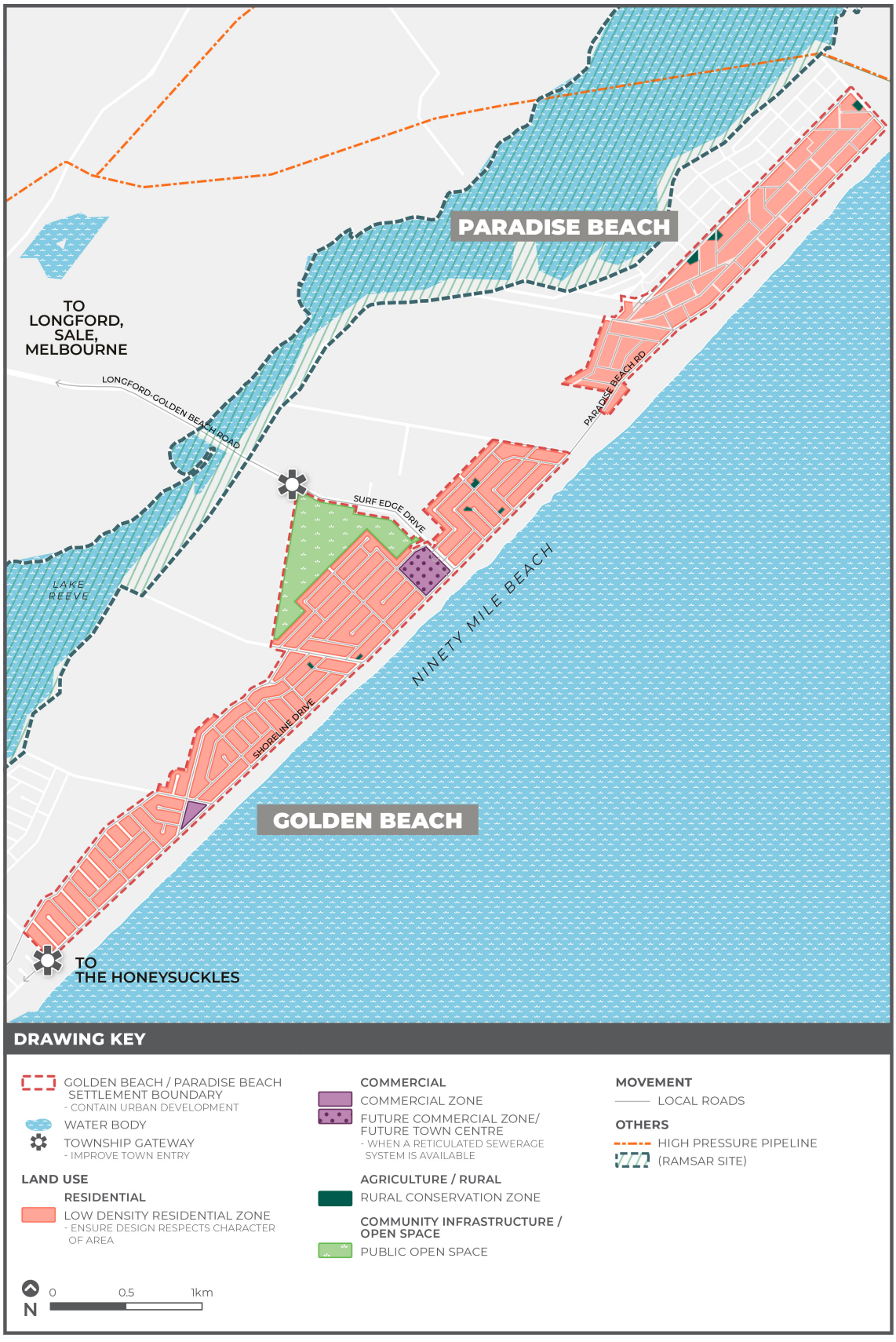
Loch Sport Strategy Plan



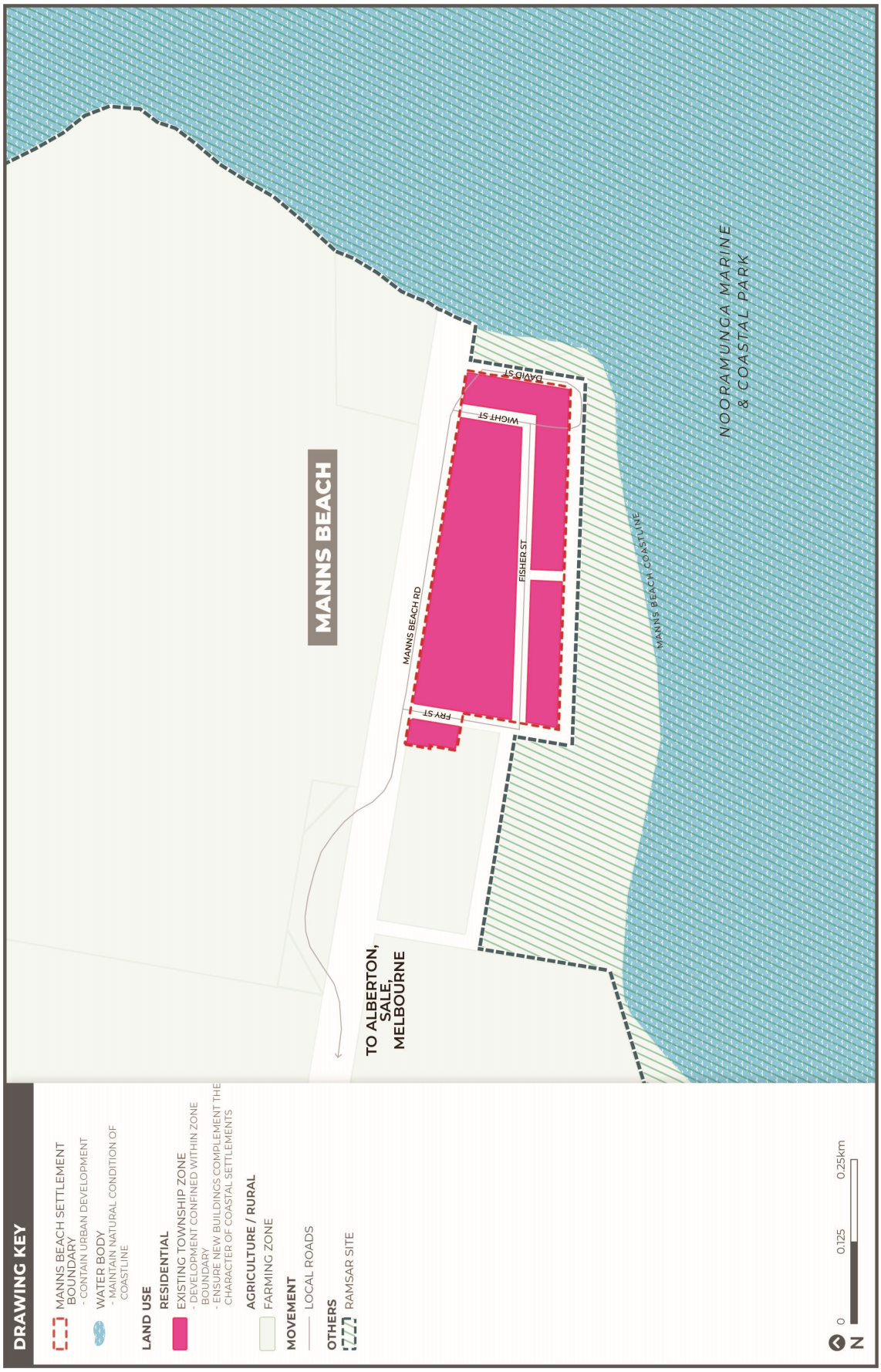
Port Albert and Palmerson Strategy Plan



Golden Beach/Paradise Beach Strategy Plan



Manns Beach Strategy Plan



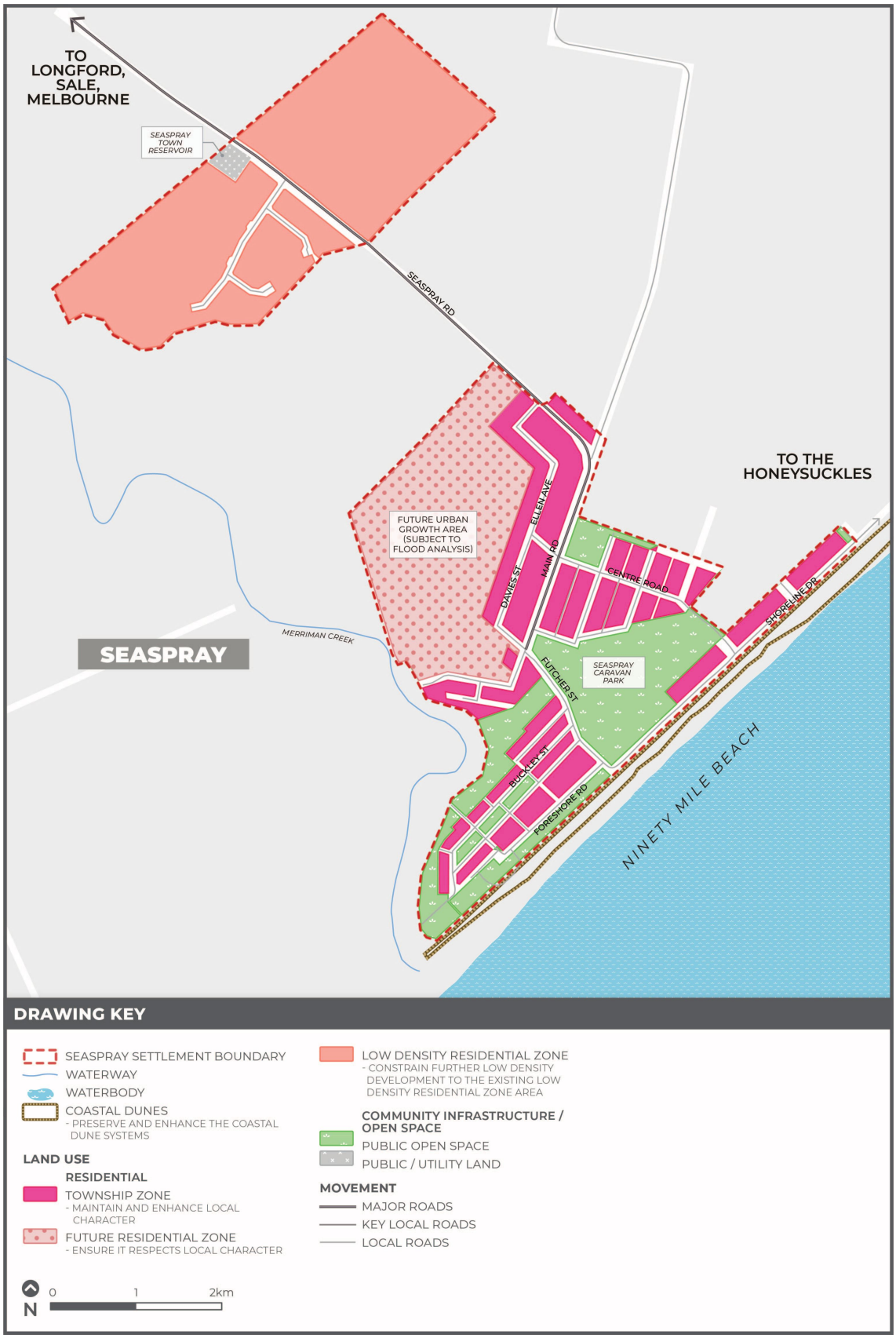
McLoughlins Beach Strategy Plan



Robertsons Beach Strategy Plan



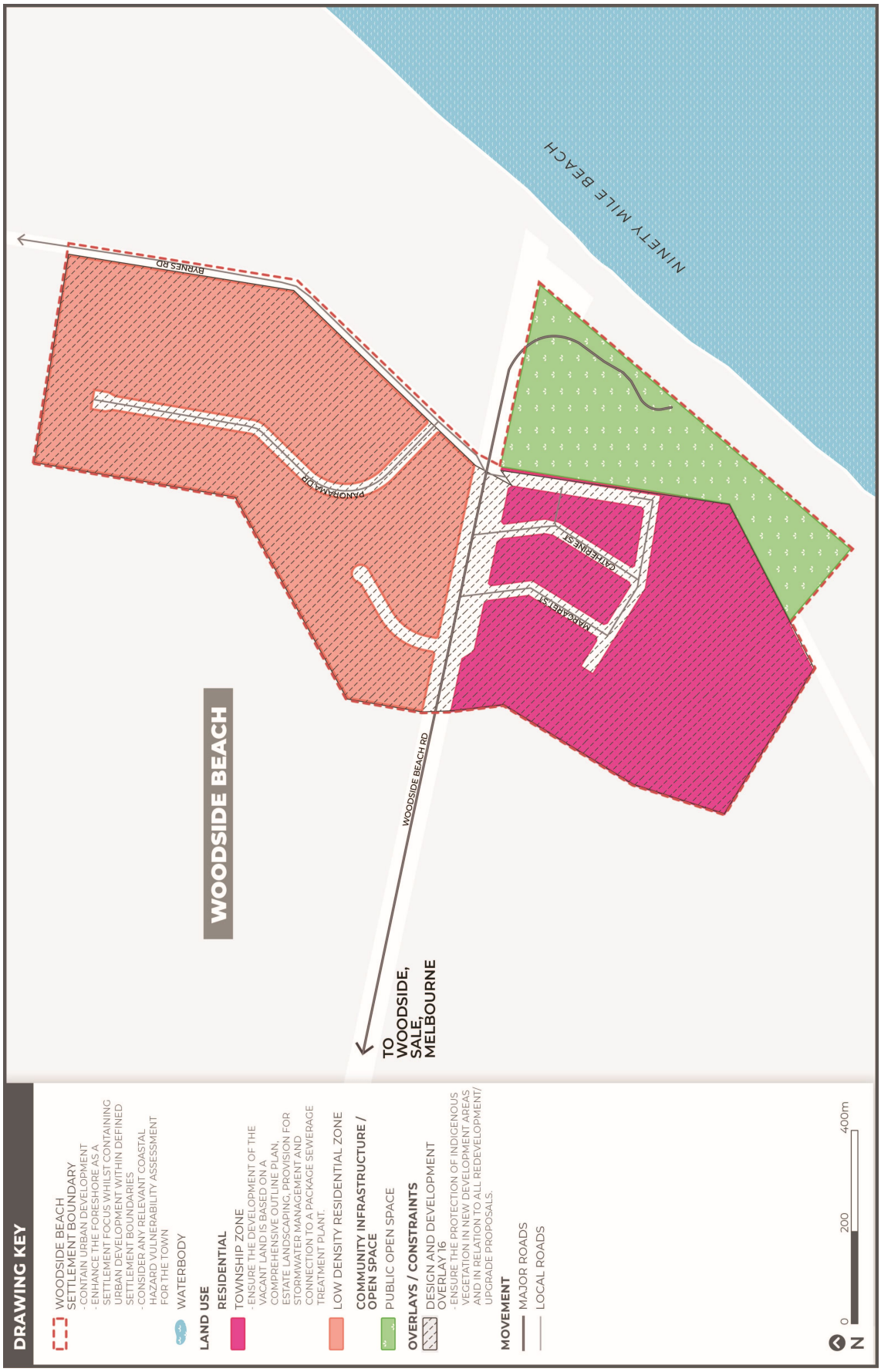
Seaspray Strategy Plan



The Honeysuckles Strategy Plan



Woodside Beach Strategy Plan



11.03-5S Distinctive areas and landscapes

30/04/2021
VC185

Objective

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

Strategies

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

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

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

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

Protect the identified key values and activities of these areas.

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

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

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

Protect areas that are important for food production.

Policy documents

Consider as relevant:

- *Bellarine Peninsula Localised Planning Statement* (Victorian Government, 2015)
- *Macedon Ranges Statement of Planning Policy* (Victorian Government, 2019)
- *Mornington Peninsula Localised Planning Statement* (Victorian Government, 2014)
- *Yarra Ranges Localised Planning Statement* (Victorian Government, 2017)

11.03-6S Regional and local places

31/07/2018
VC148

Objective

To facilitate integrated place-based planning.

Strategies

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

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

12.01 BIODIVERSITY

31/07/2018
VC148

12.01-1S Protection of biodiversity

20/03/2023
VC229

Objective

To protect and enhance Victoria's biodiversity.

Strategies

Use biodiversity information to identify important areas of biodiversity, including key habitat for rare or threatened species and communities, and strategically valuable biodiversity sites.

Strategically plan for the protection and conservation of Victoria's important areas of biodiversity.

Ensure that decision making takes into account the impacts of land use and development on Victoria's biodiversity, including consideration of:

- Cumulative impacts.
- Fragmentation of habitat.
- The spread of pest plants, animals and pathogens into natural ecosystems.

Avoid impacts of land use and development on important areas of biodiversity.

Consider impacts of any change in land use or development that may affect the biodiversity value of national parks and conservation reserves or nationally and internationally significant sites; including wetlands and wetland wildlife habitat designated under the Convention on Wetlands of International Importance (the Ramsar Convention) and sites utilised by species listed under the Japan-Australia Migratory Birds Agreement (JAMBA), the China-Australia Migratory Birds Agreement (CAMBA), or the Republic of Korea-Australia Migratory Bird Agreement (ROKAMBA).

Assist in the identification, protection and management of important areas of biodiversity.

Assist in the establishment, protection and re-establishment of links between important areas of biodiversity, including through a network of green spaces and large-scale native vegetation corridor projects.

Support land use and development that contributes to protecting and enhancing habitat for indigenous plants and animals in urban areas.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Any applicable biodiversity strategies, including the relevant Regional Catchment Strategy (prepared under Part 4 of the Catchment and Land Protection Act 1994)*
- *Biodiversity Conservation Strategy for Melbourne's Growth Corridors* (Department of Environment and Primary Industries, 2013)
- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Protecting Victoria's Environment – Biodiversity 2037* (Department of Environment, Land, Water and Planning, 2017)
- *Victorian Waterway Management Strategy* (Department of Environment and Primary Industries, 2013)

12.01-1L Protection of biodiversity - Wellington

04/05/2023
C109wellPt1

Strategies

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

Facilitate retention of native animal habitat areas.

12.01-2S Native vegetation management

20/03/2023
VC229

Objective

To ensure that there is no net loss to biodiversity as a result of the removal, destruction or lopping of native vegetation.

Strategies

Ensure decisions that involve, or will lead to, the removal, destruction or lopping of native vegetation, apply the three-step approach in accordance with the *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017):

- Avoid the removal, destruction or lopping of native vegetation.
- Minimise impacts from the removal, destruction or lopping of native vegetation that cannot be avoided.
- Provide an offset to compensate for the biodiversity impact from the removal, destruction or lopping of native vegetation.

Policy guidelines

Consider as relevant:

- State biodiversity information maintained by the Department of Energy, Environment and Climate Action.

Policy documents

Consider as relevant:

- *Guidelines for the removal, destruction or lopping of native vegetation* (Department of Environment, Land, Water and Planning, 2017)
- *Assessor's handbook – applications to remove, destroy or lop native vegetation* (Department of Environment, Land, Water and Planning, 2017)

12.01-2L Native vegetation management - Wellington

04/05/2023
C109wellPt1

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.

12.02 MARINE AND COASTAL ENVIRONMENT

06/09/2021
VC171

12.02-1S Protection of the marine and coastal environment

20/03/2023
VC229

Objective

To protect and enhance the marine and coastal environment.

Strategies

Manage privately-owned foreshore consistently with the adjoining public land.

Protect coastal and foreshore environments and improve public access and recreation facilities around Port Phillip Bay and Western Port by focusing development in areas already developed or in areas that can tolerate more intensive use.

Enhance the ecological values of the ecosystems in the marine and coastal environment.

Protect and enhance the overall extent and condition of native habitats and species diversity distributions across public and private land in the marine and coastal environment.

Encourage revegetation of cleared land abutting coastal reserves.

Minimise direct, cumulative and synergistic effects on ecosystems and habitats.

Maintain the natural drainage patterns, water quality and biodiversity in and adjacent to coastal estuaries, wetlands and waterways.

Maintain and enhance water and soil quality by minimising disturbance of sediments.

Avoid disturbance of coastal acid sulfate soils.

Protect and enhance natural features, landscapes, seascapes and public visual corridors.

Plan for marine development and infrastructure to be sensitive to marine national parks and environmental assets.

Protect the heritage values, the aesthetic quality of locations, cultural links with maritime activities, sea country and sense of place.

Policy guidelines

Consider as relevant:

- Any applicable Regional and Strategic Partnership Product, environmental management plan or coastal and marine management plan approved under the *Marine and Coastal Act 2018* or *National Parks Act 1975*

Policy documents

Consider as relevant:

- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)
- *Marine and Coastal Strategy* (Department of Environment, Land, Water and Planning, 2022)
- *Siting and Design Guidelines for Structures on the Victorian Coast* (Department of Environment, Land, Water and Planning, 2020)
- *Victorian Best Practice Guidelines for Assessing and Managing Coastal Acid Sulfate Soils* (Department of Environment, Land, Water and Planning, 2010)
- *Victorian Coastal Acid Sulfate Soils Strategy* (Department of Sustainability and Environment, 2009)

12.02-1L Protection of coastal areas - Wellington

04/05/2023
C109wellPt1

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.

12.02-2L Ninety Mile Beach and Gippsland Lakes

04/05/2023
C109wellPt1

Policy Application

This policy applies to land shown on the Ninety Mile Beach Policy Plan 01, 02 and 03 to Clause 12.02-2L 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:

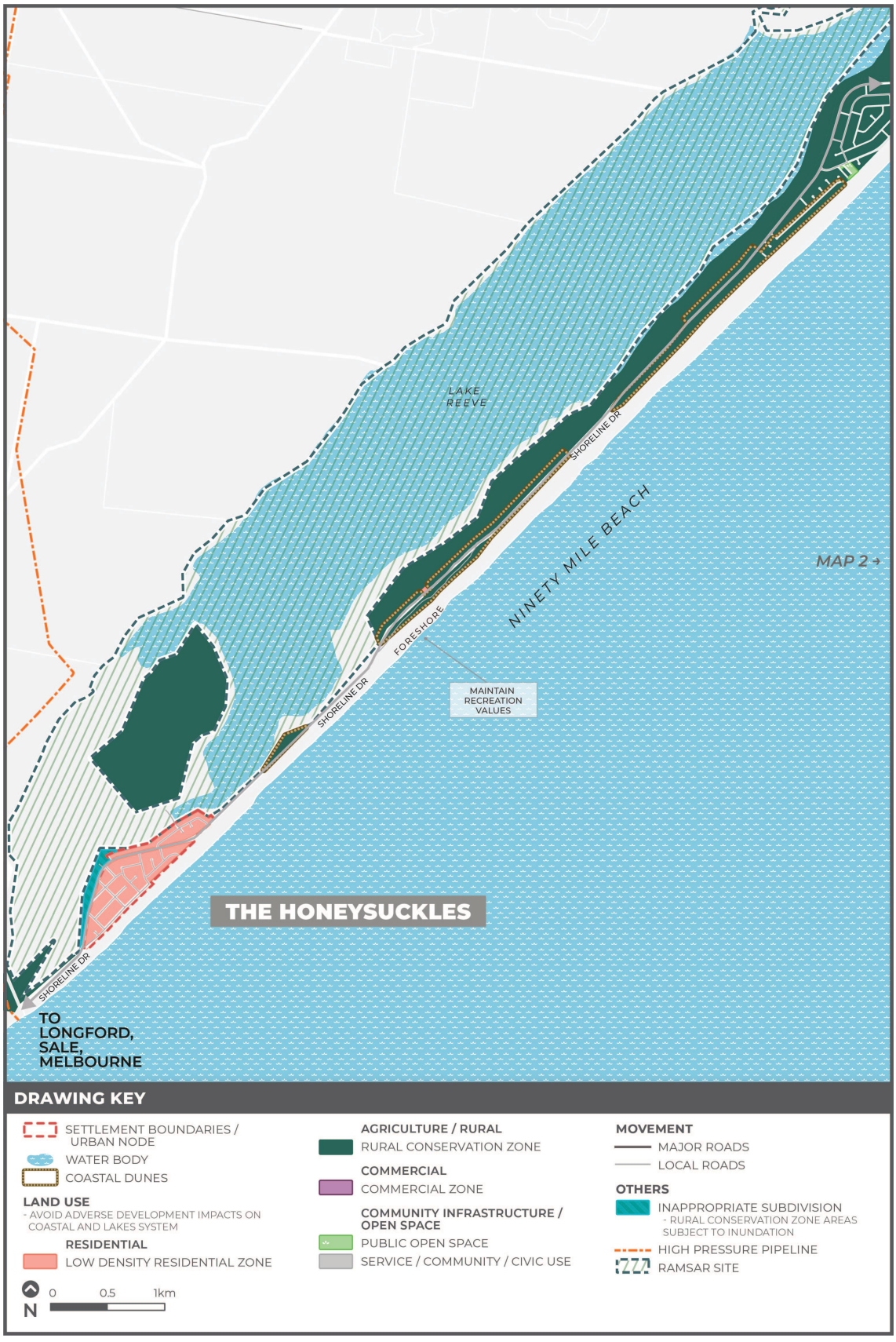
- Whether development is at least 100 metres from riparian vegetation to allow for their protection or rehabilitation.

Policy documents

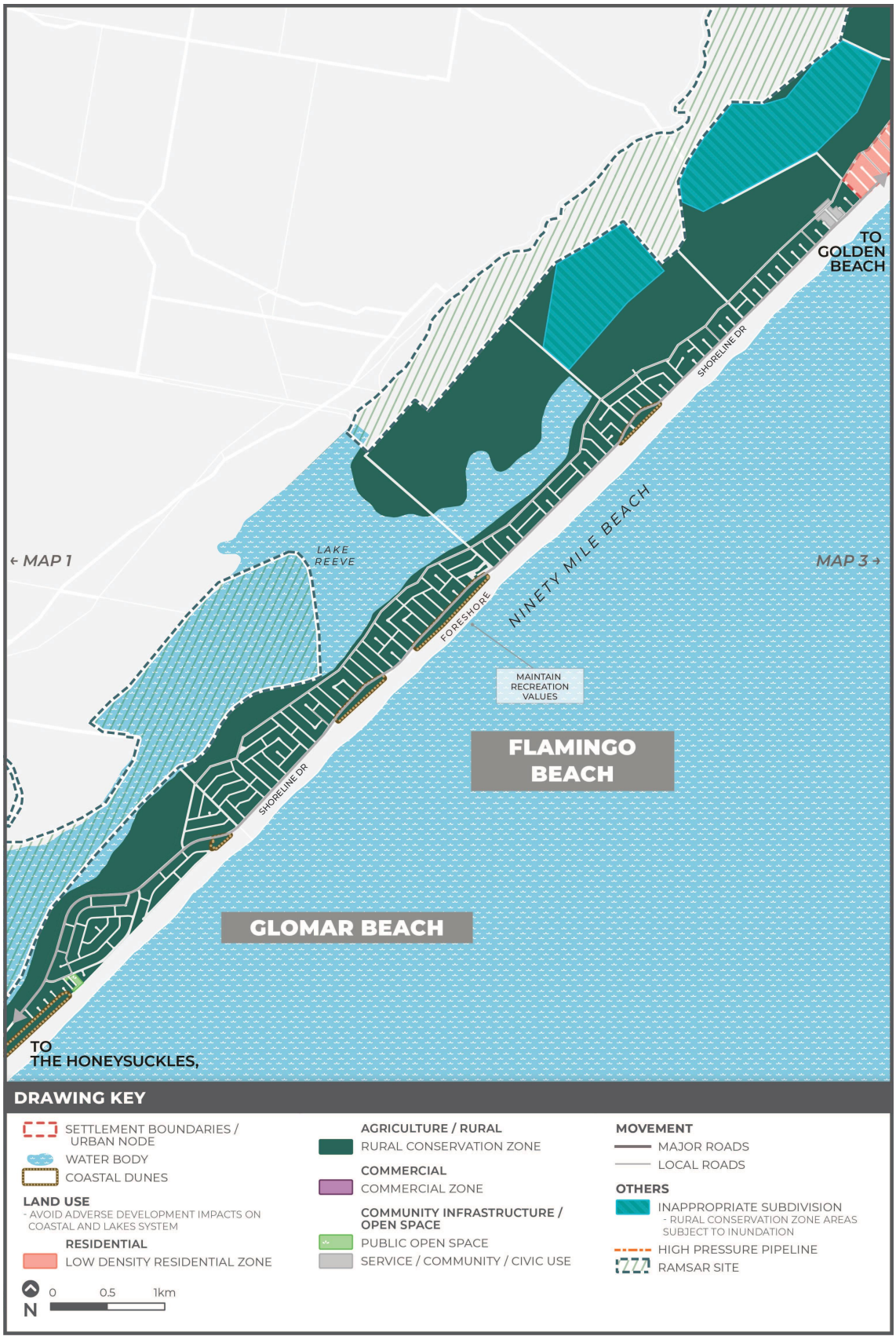
Consider as relevant:

- *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)

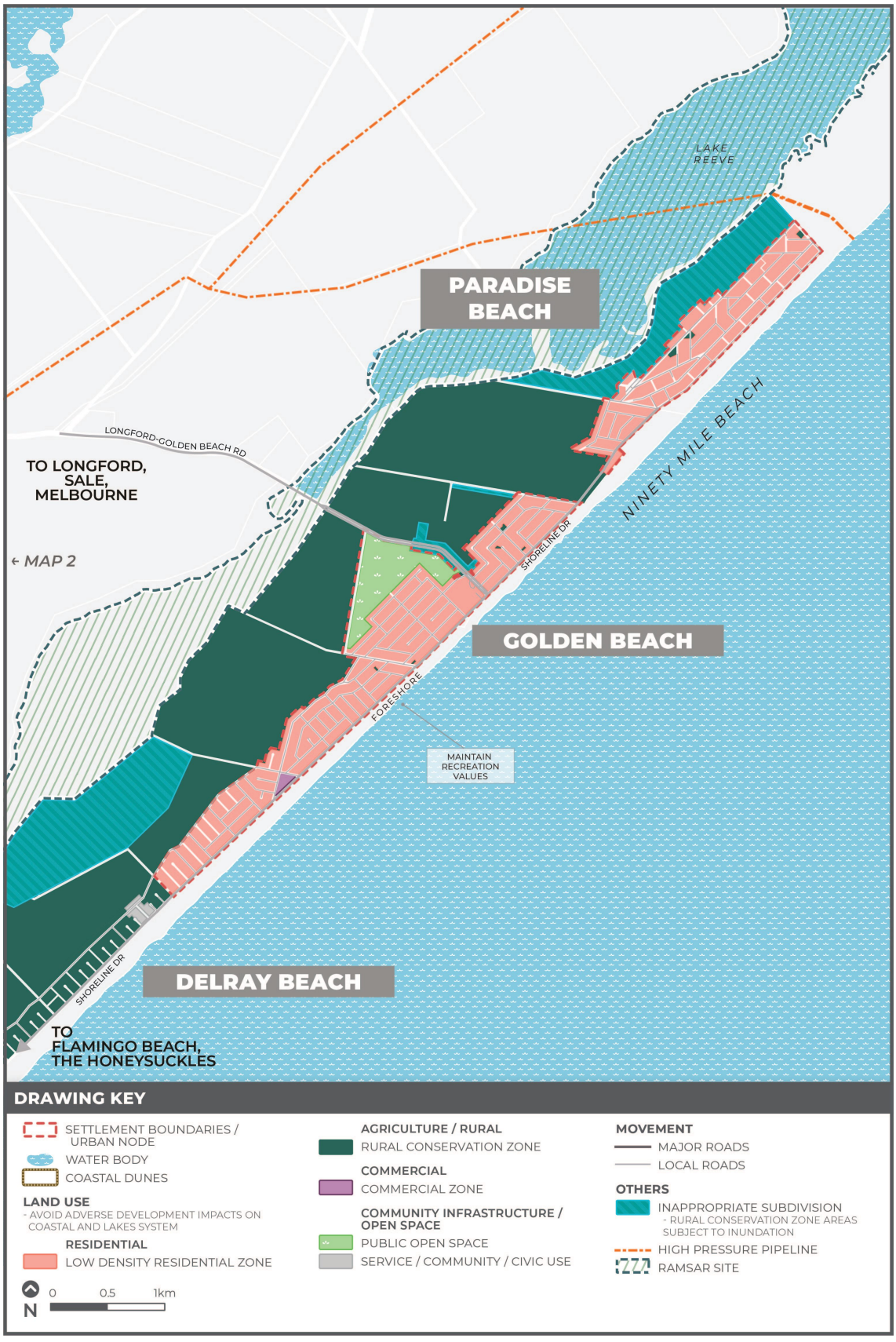
Ninety Mile Beach Policy Plan - 01



Ninety Mile Beach Policy Plan - 02



Ninety Mile Beach Policy Plan - 03



12.02-2S Marine and coastal Crown land

20/03/2023
VC229

Objective

To ensure the use and development of marine and coastal Crown land is ecologically sustainable, minimises impacts on cultural and environmental values, and improves public benefit for current and future generations.

Strategies

Design, locate and maintain buildings and structures to effectively manage:

- Any increase in exposure to coastal hazard risk, including rates of sea level rise, erosion, accretion or inundation.
- Exposure to public health and safety risks.
- Any detrimental impacts (in particular increased hazard risk) on neighbouring Crown or private land.
- Adverse effects on the environment and associated uses and values.
- Impact on marine and coastal functions and processes.

Ensure the siting and design of development on marine and coastal Crown land:

- Facilitates shared infrastructure and the use of land for more than one use.
- Uses materials and finishes that are sympathetic to the coastal environment.
- Is durable in the long term.
- Minimises the environmental footprint.

Ensures that use and development on or adjacent to marine and coastal Crown land:

- Maintains safe, equitable public access.
- Improves public benefit.
- Demonstrates need and has a coastal dependency.
- Minimises loss of public open space.

Policy guidelines

Consider as relevant:

- Any applicable Victorian Environmental Assessment Council recommendations
- The purpose for which land is reserved under the *Crown Land (Reserves) Act 1978*
- Any relevant environmental management plan or coastal and marine management plan approved under the *Marine and Coastal Act 2018* or *National Parks Act 1975*

Policy documents

Consider as relevant:

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

12.03 WATER BODIES AND WETLANDS

31/07/2018
VC148

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

16/12/2022
VC201

Objective

To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.

Strategies

Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.

Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.

Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.

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

Protect geomorphology, bank stability and flood management capacity to strengthen the environmental value and health of waterway systems by:

- Retaining, enhancing and re-establishing indigenous riparian vegetation along waterway systems, ensuring it responds to the bushfire risk of a location.
- Enhancing and re-establishing both terrestrial and aquatic habitats and their linkages along and surrounding waterway systems.
- Limiting earthworks in proximity to waterway systems to minimise alterations to geomorphology, natural drainage, natural flows and water quality.
- Facilitating the restoration of waterway systems through the removal of weeds, invasive species and pests.

Enhance a sense of place and landscape identity by:

- Conserving areas of identified Victorian Aboriginal cultural heritage significance relating to waterway systems.
- Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.
- Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.

Retain and enhance the recreation and amenity values along waterway systems by:

- Planning for surrounding green spaces as recreation and tourism resources without adversely impacting environmental values and flood management capacity.
- Protecting and enhancing parklands for their economic, social and environmental values.
- Protecting and enhancing public access to waterway systems and surrounding parklands.
- Enhancing existing and providing new green links, pedestrian and cycle connections and open space.
- Discouraging privatisation of spaces that interface with or provide access to waterway systems.
- Avoiding overshadowing of waterway systems, their banks and adjacent public open space.
- Promoting safety by maximising visibility and passive surveillance and providing good connections and access.

Design and site development to maintain and enhance the natural environment of waterway systems by:

- Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.
- Ensuring development is visually subordinate to the local landscape setting, including through the use of vegetation to filter views of development.
- Ensuring development adjacent to waterways adopts high quality materials and respectful design and siting.
- Avoiding impeding the natural flow of waterways and future flood events.
- Directing growth to established settlements where water and wastewater can be managed.

Policy guidelines

Consider as relevant:

- Locating earthworks, including dams, a minimum of 30 metres from waterway systems.
- Locating development a minimum of 30 metres from the banks of waterway systems.
- The views of floodplain and waterway managers.
- Any regional catchment strategy and related plans approved under the Catchment and Land Protection Act 1994.

Policy documents

Consider as relevant:

- *Melbourne Water's Guidelines for Approval of Jetties* (Melbourne Water, 2011)
- *Healthy Waterways Strategy* (Melbourne Water, 2018)

12.03-1R High value water body assets - Gippsland

31/07/2018
VC148

Strategy

Minimise the impact of urban growth on high value water body assets such as the Gippsland Lakes, Corner Inlet, Anderson Inlet, Mallacoota Inlet and their source rivers.

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

04/05/2023
C109wellPt1

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.

14.01 AGRICULTURE

31/07/2018
VC148

14.01-1S Protection of agricultural land

20/03/2023
VC229

Objective

To protect the state's agricultural base by preserving productive farmland.

Strategies

Identify areas of productive agricultural land, including land for primary production and intensive agriculture.

Consider state, regional and local, issues and characteristics when assessing agricultural quality and productivity.

Avoid permanent removal of productive agricultural land from the state's agricultural base without consideration of the economic importance of the land for the agricultural production and processing sectors.

Protect productive farmland that is of strategic significance in the local or regional context.

Protect productive agricultural land from unplanned loss due to permanent changes in land use.

Prevent inappropriately dispersed urban activities in rural areas.

Protect strategically important agricultural and primary production land from incompatible uses.

Limit new housing development in rural areas by:

- Directing housing growth into existing settlements.
- Discouraging development of isolated small lots in the rural zones from use for dwellings or other incompatible uses.
- Encouraging consolidation of existing isolated small lots in rural zones.

Identify areas of productive agricultural land by consulting with the Department of Energy, Environment and Climate Action and using available information.

In considering a proposal to use, subdivide or develop agricultural land, consider the:

- Desirability and impacts of removing the land from primary production, given its agricultural productivity.
- Impacts on the continuation of primary production on adjacent land, with particular regard to land values and the viability of infrastructure for such production.
- Compatibility between the proposed or likely development and the existing use of the surrounding land.
- The potential impacts of land use and development on the spread of plant and animal pests from areas of known infestation into agricultural areas.
- Land capability.

Avoid the subdivision of productive agricultural land from diminishing the long-term productive capacity of the land.

Give priority to the re-structure of inappropriate subdivisions where they exist on productive agricultural land.

Balance the potential off-site effects of a use or development proposal (such as degradation of soil or water quality and land salinisation) against the benefits of the proposal.

14.01-1R Protection of agricultural land - Gippsland

31/07/2018
VC148

Strategy

Protect productive land and irrigation assets, including the Macalister Irrigation District, that help grow the state as an important food bowl for Australia and Asia.

14.01-1L Protection of agricultural land - Wellington

04/05/2023
C109wellPt1

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.

14.01-2S Sustainable agricultural land use

21/09/2018
VC150

Objective

To encourage sustainable agricultural land use.

Strategies

Ensure agricultural and productive rural land use activities are managed to maintain the long-term sustainable use and management of existing natural resources.

Support the development of innovative and sustainable approaches to agricultural and associated rural land use practices.

Support adaptation of the agricultural sector to respond to the potential risks arising from climate change.

Encourage diversification and value-adding of agriculture through effective agricultural production and processing, rural industry and farm-related retailing.

Assist genuine farming enterprises to embrace opportunities and adjust flexibly to market changes.

Support agricultural investment through the protection and enhancement of appropriate infrastructure.

Facilitate ongoing productivity and investment in high value agriculture.

Facilitate the establishment and expansion of cattle feedlots, pig farms, poultry farms and other intensive animal industries in a manner consistent with orderly and proper planning and protection of the environment.

Ensure that the use and development of land for animal keeping or training is appropriately located and does not detrimentally impact the environment, the operation of surrounding land uses and the amenity of the surrounding area.

Policy documents

Consider as relevant:

- *Victorian Code for Cattle Feedlots* (Department of Agriculture, Energy and Minerals, 1995)
- *Victorian Code for Broiler Farms* (Department of Primary Industries, 2009, plus 2018 amendments)
- *Apiary Code of Practice* (Department of Planning and Community Development, 2011)
- *Planning Guidelines for Land Based Aquaculture in Victoria* (Department of Primary Industries, No. 21, 2005)
- *Victorian Low Density Mobile Outdoor Poultry Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)
- *Victorian Low Density Mobile Outdoor Pig Farm Planning Permit Guidelines* (Department of Economic Development, Jobs, Transport and Resources, June 2018)

14.01-2L Diversifying agriculture - Wellington

04/05/2023
C109wellPt1

Strategies

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

14.01-3S Forestry and timber production

20/03/2023
VC229

Objective

To facilitate the establishment, management and harvesting of plantations and the harvesting of timber from native forests.

Strategies

Identify areas that may be suitably used and developed for plantation timber production.

Promote the establishment of softwood and hardwood plantations on predominantly cleared land, as well as other areas that are subject to or contributing to land and water degradation.

Ensure protection of water quality and soil.

Ensure timber production in native forests is conducted in a sustainable manner.

Conduct timber production (except agroforestry, windbreaks and commercial plantations of 5 hectares or less) in accordance with the *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022).

Ensure Victoria's greenhouse sinks are protected and enhanced by controlling land clearing, containing the growth of urban areas and supporting revegetation programs.

Policy documents

Consider as relevant:

- *Code of Practice for Timber Production 2014 (as amended 2022)* (Department of Environment, Land, Water and Planning, 2022)

14.01-3L Forestry and timber production - Wellington

04/05/2023
C109wellPt1

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.

14.02 WATER

31/07/2018
VC148

14.02-1S Catchment planning and management

06/09/2021
VC171

Objective

To assist the protection and restoration of catchments, waterways, estuaries, bays, water bodies, groundwater, and the marine environment.

Strategies

Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.

Consider the impacts of catchment management on downstream water quality and freshwater, coastal and marine environments.

Retain natural drainage corridors with vegetated buffer zones at least 30 metres wide along each side of a waterway to:

- Maintain the natural drainage function, stream habitat and wildlife corridors and landscape values,
- Minimise erosion of stream banks and verges, and
- Reduce polluted surface runoff from adjacent land uses.

Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.

Require appropriate measures to filter sediment and wastes from stormwater prior to its discharge into waterways, including the preservation of floodplain or other land for wetlands and retention basins.

Ensure that development at or near waterways provide for the protection and enhancement of the environmental qualities of waterways and their instream uses.

Ensure land use and development minimises nutrient contributions to water bodies and the potential for the development of algal blooms.

Require appropriate measures to restrict sediment discharges from construction sites.

Ensure planning is coordinated with the activities of catchment management authorities.

Ensure that water quality infrastructure is designed to minimise risk of harm to surface waters and groundwater.

Policy guidelines

Consider as relevant:

- Any regional catchment strategy and related plans approved under the *Catchment and Land Protection Act 1994*.
- Any applicable implementation strategy approved by a catchment management authority or waterway management authority.
- Any special area or management plan under the *Heritage Rivers Act 1992*.
- Any action statement or management plan prepared under the *Flora and Fauna Guarantee Act 1988*.

Policy documents

Consider as relevant:

- *Murray River Regional Environmental Plan No 2 (REP2) of New South Wales*
- *Marine and Coastal Policy* (Department of Environment, Land, Water and Planning, 2020)

- *Planning Permit Applications in Open, Potable Water Supply Catchment Areas* (Department of Sustainability and Environment, 2012)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)

14.02-1L-01 Catchment planning and management - Wellington

04/05/2023
C109wellPt1

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.

14.02-1L-02 Special Water Supply Catchment Management Areas

04/05/2023
C109wellPt1

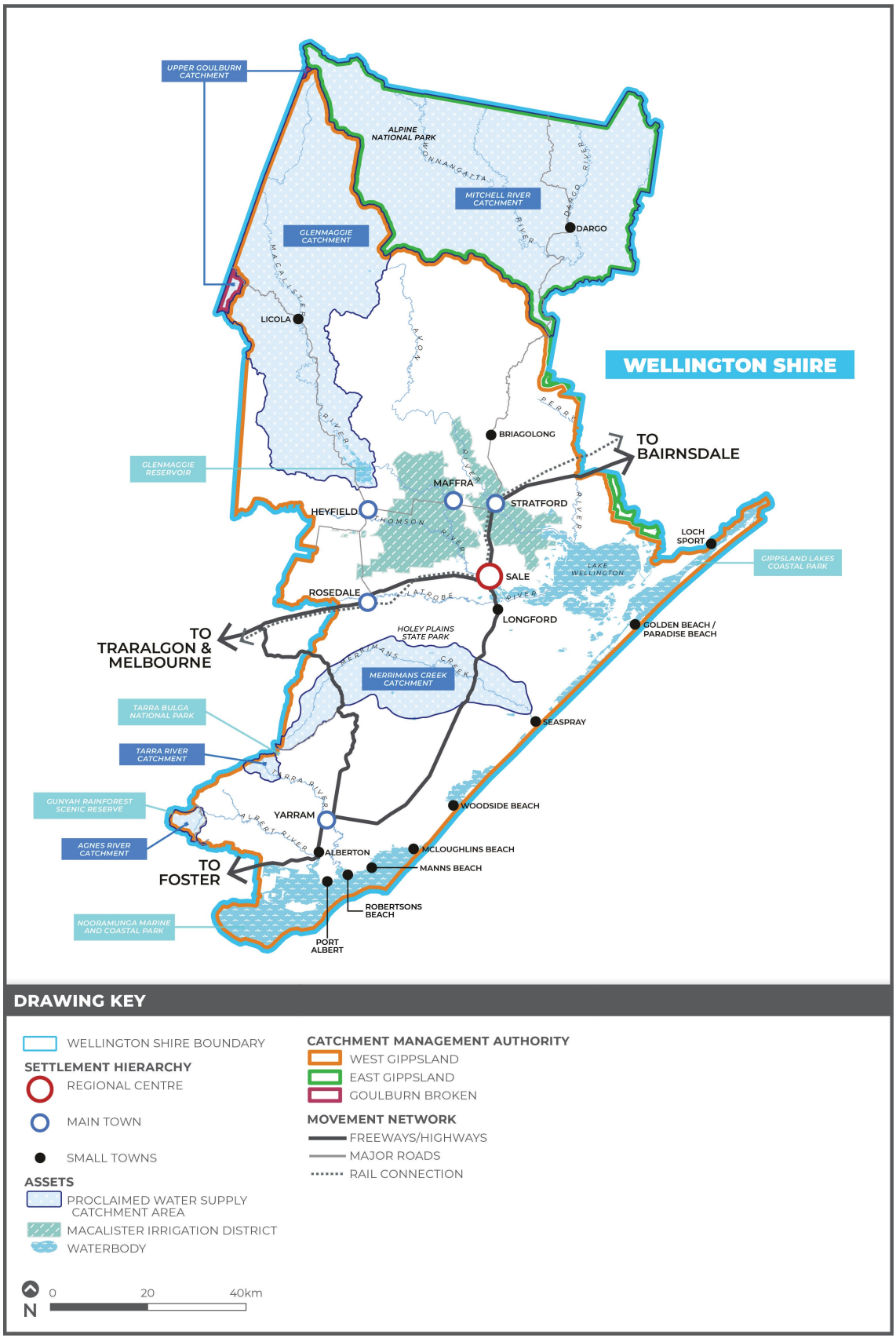
Policy application

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



14.02-2S Water quality

20/03/2023
VC229

Objective

To protect water quality.

Strategies

Protect reservoirs, water mains and local storage facilities from potential contamination.

Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.

Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.

Prevent the establishment of incompatible land uses in aquifer recharge or saline discharge areas and in potable water catchments.

Encourage the siting, design, operation and rehabilitation of landfills to reduce impact on groundwater and surface water.

Use the mapped information available from the Department of Energy, Environment and Climate Action to identify the beneficial uses of groundwater resources and have regard to potential impacts on these resources from proposed land use or development.

Policy documents

Consider as relevant:

- *Civil Construction, Building and Demolition Guide* (Publication 1834, Environment Protection Authority, November 2020)
- *Planning permit applications in open, potable water supply catchments* (Department of Sustainability and Environment, 2012)

14.02-2L Water quality - Wellington

04/05/2023
C109wellPt1

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.

14.02-3S Protection of declared irrigation districts

28/10/2022
VC224

Objective

To plan and manage for sustainable change within irrigation districts declared under Part 6A of the *Water Act 1989*.

Strategies

Identify and plan for the future needs of communities to adapt and adjust to strategic land use change within an irrigation district.

Ensure the future viability of an irrigation district by preventing non-agricultural use of land in a declared irrigation district where the land is serviced, or was serviced as at 17 September 2019, by rural water corporation irrigation infrastructure, unless the rural water corporation infrastructure has been, or is planned to be, decommissioned.

Ensure non-agricultural land use does not undermine the integrity of irrigation infrastructure and complements existing and future agricultural production.

Ensure land use change within an irrigation district does not negate the potential opportunities for a rural water corporation to make adjustments to the footprint of an irrigation district that are identified under an approved plan or strategy.

Ensure land use change does not limit the ability of future investment in irrigation infrastructure that achieves the intended benefits of minimising water loss, and improved irrigation service efficiency to the farm gate and overall agricultural production.

Policy documents

Consider as relevant:

- *Water for Victoria* (Department of Environment, Land, Water and Planning, 2016)
- *Gippsland Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2011)
- *Western Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2011)
- *Northern Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2009)

- *Central Region Sustainable Water Strategy* (Department of Sustainability and Environment, 2006)
- *Victorian Government White Paper, Securing Our Water Future Together – Our Water, Our Future* (Department of Sustainability and Environment, 2004)

14.03 EARTH AND ENERGY RESOURCES

31/07/2018
VC148

14.03-1S Resource exploration and extraction

19/08/2021
VC196

Objective

To encourage exploration and extraction of natural resources in accordance with acceptable environmental standards.

Strategies

Provide for the long-term protection of natural resources in Victoria.

Protect the opportunity for exploration and extraction of natural resources where this is consistent with overall planning considerations and acceptable environmental practice.

Recognise the possible need to provide infrastructure, including transport networks, for the exploration and extraction of natural resources.

Ensure planning schemes do not impose conditions on the use or development of land that are inconsistent with the *Mineral Resources (Sustainable Development) Act 1990,* the *Greenhouse Gas Geological Sequestration Act 2008,* the *Geothermal Energy Resources Act 2005,* or the *Petroleum Act 1998*.

Develop and maintain buffers around mining and extractive industry activities.

Ensure planning permit applications clearly define buffer areas appropriate to the nature of the proposed extractive uses, which are to be owned or controlled by the proponent of an extractive industry.

Determine buffer areas between extractive activities and sensitive land uses on the following considerations:

- Appropriate limits on effects can be met at the sensitive locations using practical and available technology.
- Whether a change of land use in the vicinity of the extractive industry is proposed.
- Use of land within the buffer areas is not limited by adverse effects created by the extractive activities.
- Performance standards identified under the relevant legislation.
- Types of activities within land zoned for public use.

Identify and protect extractive industry resources within Strategic Extractive Resource Areas, based on their current or potential contribution to state supply, access to supporting transport networks and proximity to demand markets.

Facilitate the use and development of Strategic Extractive Resource Areas for extractive industries and other compatible land uses.

Protect the brown coal resource in Central Gippsland by ensuring that:

- Changes in use and development of land overlying coal resources, as generally defined in *Framework for the Future* (Minister for Industry, Technology and Resources and Minister for Planning and Environment, 1987) and the *Land Over Coal and Buffer Area Study* (Ministry for Planning and Environment, 1988), do not compromise the winning or processing of coal.
- Coal-related development is adequately separated from residential or other sensitive uses and main transport corridors by buffer areas to minimise adverse effects such as noise, dust, fire, earth subsidence and visual intrusion.
- Use and development within the buffer areas are compatible with use and development adjacent to these areas.
- Ensure that the use and development of land for extractive industry responds to potential environmental risks and maintains or improves the quality of the air, land, acoustic and water environments.

Policy documents

Consider as relevant:

- *Mineral Resources (Sustainable Development) Act 1990*
- *Greenhouse Gas Geological Sequestration Act 2008*
- *Geothermal Energy Resources Act 2005*
- *Petroleum Act 1998*
- *Melbourne Supply Area - Extractive Industry Interest Areas Review* (Geological Survey of Victoria Technical Record, 2003/2)
- *Ballarat Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1997/3)
- *Bendigo Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1998/6)
- *Geelong Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1999/2)
- *La Trobe Supply Area - Extractive Industry Interest Areas* (Geological Survey of Victoria Technical Record, 1999/4)
- *Strategic Extractive Resource Areas Pilot Project Report* (Victorian Government, 2020)

14.03-1R Resource exploration and extraction - Gippsland Coal Resource

17/02/2020
VC166

Policy application

This policy applies to the land identified as protected coal resource areas and coal buffers as shown on the Gippsland Coalfields Policy Area map. The protected coal resource areas are indicated in the planning scheme as either Special Use Zone or State Resource Overlay. The coal buffers are indicated in the planning scheme as an Environmental Significance Overlay.

Objective

To protect the Gippsland brown coal resource and associated buffer areas.

Coal resource strategies

Ensure the extraction and use of coal is the primary planning consideration in protected coal resource areas.

Minimise the social and environmental impact of coal development.

Encourage land uses that do not impede coal development in the protected coal resource areas.

Use the following categorisations to identify the location and staging of when the coal resource may be used:

- Category A coal fields – first stage for coal development.
- Category B coal fields – second stage for coal development.
- Category C coal fields – third stage for coal development.
- Uncategorised coal fields – allocated for development at any time.

Ensure coal excavations, overburden dumps and other associated developments are planned, managed and progressively rehabilitated to facilitate the highest practicable future use.

Provide for use and development in coal resource areas identified on the Gippsland Coalfields Policy Area map that does not compromise the existing and future use of the coal resource.

Manage land in the coal resource areas to mutually protect urban amenity and coal resource development.

Discourage non-coal related land use or development in coal resource areas that would be costly or difficult to remove.

Prevent established towns and urban areas from being subject to coal mining, and direct urban growth away from coal resource areas.

Protect and maintain main transport corridors.

Ensure coal resource development complements and integrates with water supply and river systems and underground waters.

Minimise fire risk to open cuts, coal related industries and storage of coal.

Ensure that timber production maximises effective fire protection for the coal resource.

Encourage grazing, animal production and other rural land uses.

Encourage existing uses on coal resource areas to continue until such time as the land is required for coal winning or processing.

Discourage the encroachment of incompatible use or development on coal resource areas.

Ensure that coal excavations, overburden dumps and other associated developments are planned, managed and progressively rehabilitated to facilitate the highest practicable future use.

Discourage uses that could prejudice the winning or processing of the protected coal resource, including:

- Urban uses.
- Non-coal related industrial uses.
- Major overburden dumps.
- Rural living and rural residential uses.
- Commercial uses.

Coal buffer strategies

Maintain adequate buffer widths, based on:

- Buffer areas that extend for 750(+ or -75) metres from any urban settlement boundary to the perimeter of a 250 metre wide coal operational area.
- The total separation area between an urban settlement boundary and the crest of any future open cut development should not be less than 1 kilometre in width.

Separate existing and future coal related development from urban settlement and main transport corridors within the buffer areas.

Maintain buffers that protect urban areas and main transport corridors from the adverse effects of existing and potential coal-related industry, energy generation and mining.

Maintain buffers that protect coal resource areas and associated development from encroachment by adjacent urban areas.

Provide buffers between existing and proposed urban zones and coal resource areas that reduce the likely effects of earth subsidence, noise emission, dust, fire hazard and visual intrusion.

Protect coal buffers from inappropriate use and development within the buffer.

Encourage high amenity and low intensity uses such as farming and broad scale recreation within buffer areas.

Discourage incompatible use and development within buffer areas, including:

- Residential including rural living.
- Commercial.
- Industrial unless ancillary to coal development and within 250 metres of the coalfield side of the buffer.

Design development in buffer areas to minimise the potential impact from coal mining activity such as earth subsidence, noise, dust, fire hazard and visual intrusion through, for example, landscaping, building design and orientation.

Ensure the management, use or development of land in buffer areas minimises the potential fire risk to open cut mining.

Coal resource policy guidelines

Consider as relevant:

- The broader social and economic context and the physical resources of the region when planning for the management of land overlying the coal resource, to maximise community wellbeing for the region.
- Places of recognised value for nature conservation, recreation, tourism and landscape quality in planning for coal resource development.

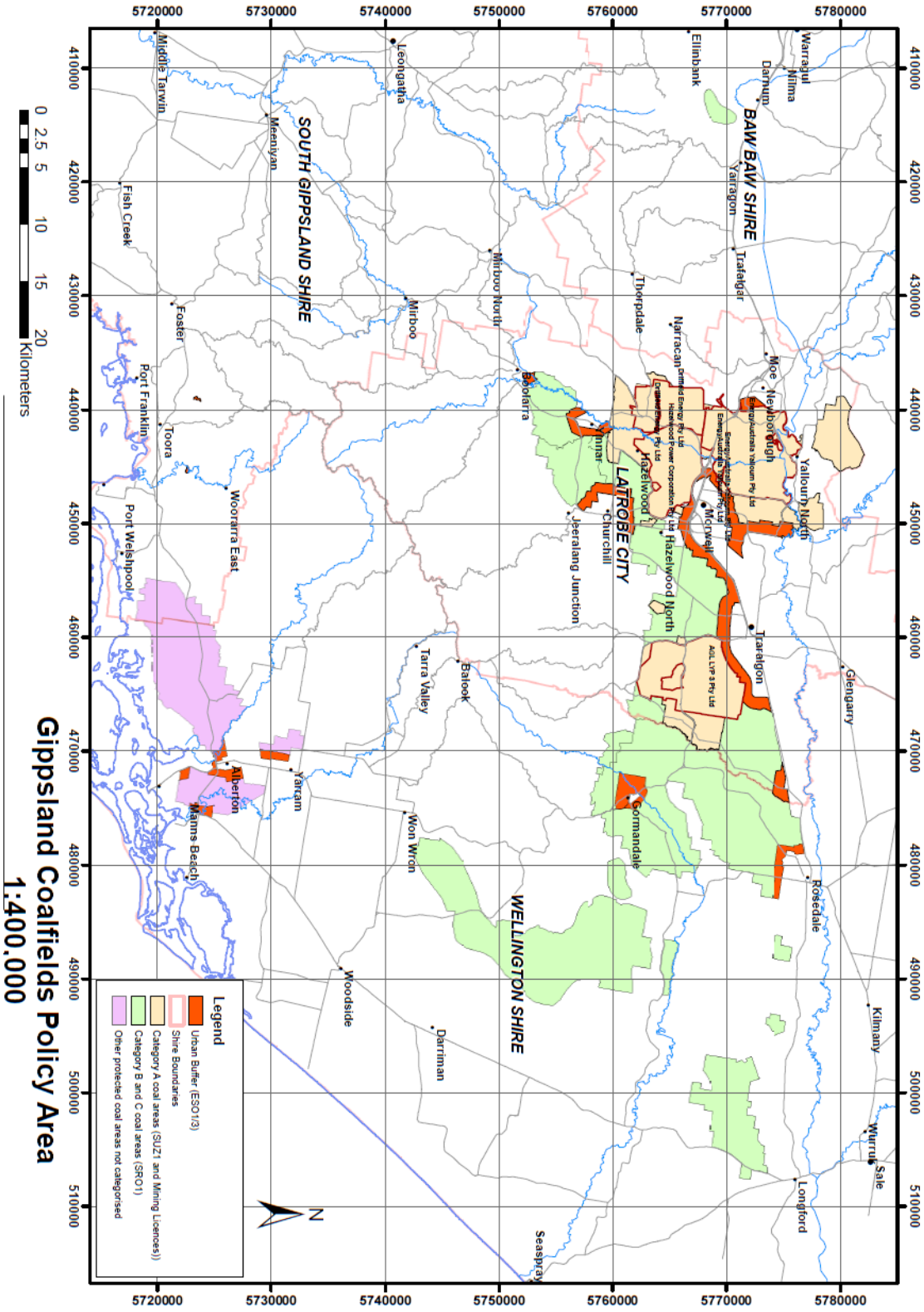
- Temporary use or development in the coal resource areas that will not compromise the development of the coal resource, having regard to the following factors:
  - When the land is expected to be required for development of the coal resource.
  - The nature and scale of the use or development.
  - The relationship between the proposed use or development and development of the coal resource.
  - Whether the proposed use or development can be located elsewhere.
  - Protection of the coal resource area from fire.
  - The financial or social cost of removal of the use or development.

Coal buffer policy guidelines

Consider as relevant:

- Discouraging the subdivision of land to create lots of less than one hectare.
- Discouraging the subdivision of land that would create average lot densities of more than one lot per 10 hectares.
- Discouraging the construction of a house on a lot of less than one hectare created prior to 13 April 1988.
- Ensuring that rural living within the buffer is within 200 metres of the nearest urban side of the buffer area boundary.
- Discouraging the construction of a house more than 200 metres from the nearest urban side of the urban buffer unless:
  - the land is vacant;
  - the land existed as a separate lot prior to 13 April 1988;
  - there are no suitable building sites within 200 metres of the nearest urban side of the urban buffer boundary.

Gippsland Coalfields Policy Area Map



14.03-1L Resource exploration and extraction - Wellington

04/05/2023
C109wellPt1

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.

15.01 BUILT ENVIRONMENT

31/07/2018
VC148

15.01-1S Urban design

31/07/2018
VC148

Objective

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-2S Building design

10/06/2022
VC216

Objective

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-2L Building design for older and special needs people

04/05/2023
C109wellPt1

Strategies

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

15.01-3S Subdivision design

10/06/2022
VC216

Objective

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
  - Convenient and safe public transport.
  - Safe and attractive spaces and networks for walking and cycling.
  - Subdivision layouts that allow easy movement within and between neighbourhoods.
  - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
  - Responds to climate related hazards.
  - Incorporates integrated water management, including sustainable irrigation of open space.
  - Minimises peak demand on the electricity network.

  - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
  - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S Healthy neighbourhoods

31/07/2018
VC148

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-5S Neighbourhood character

09/10/2020
VC169

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-6S Design for rural areas

31/07/2018
VC148

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

15.03 HERITAGE

31/07/2018
VC148

15.03-1S Heritage conservation

26/10/2018
VC155

Objective

To ensure the conservation of places of heritage significance.

Strategies

Identify, assess and document places of natural and cultural heritage significance as a basis for their inclusion in the planning scheme.

Provide for the protection of natural heritage sites and man-made resources.

Provide for the conservation and enhancement of those places that are of aesthetic, archaeological, architectural, cultural, scientific or social significance.

Encourage appropriate development that respects places with identified heritage values.

Retain those elements that contribute to the importance of the heritage place.

Encourage the conservation and restoration of contributory elements of a heritage place.

Ensure an appropriate setting and context for heritage places is maintained or enhanced.

Support adaptive reuse of heritage buildings where their use has become redundant.

Consider whether it is appropriate to require the restoration or reconstruction of a heritage building in a Heritage Overlay that has been unlawfully or unintentionally demolished in order to retain or interpret the cultural heritage significance of the building, streetscape or area.

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Victorian Heritage Council.
- The Burra Charter: The Australia ICOMOS Charter for Places of Cultural Significance, 2013.

15.03-1L Heritage conservation - Wellington

04/05/2023
C109wellPt1

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.

15.03-2S Aboriginal cultural heritage

31/07/2018
VC148

Objective

To ensure the protection and conservation of places of Aboriginal cultural heritage significance.

Strategies

Identify, assess and document places of Aboriginal cultural heritage significance, in consultation with relevant Registered Aboriginal Parties, as a basis for their inclusion in the planning scheme.

Provide for the protection and conservation of pre-contact and post-contact Aboriginal cultural heritage places.

Ensure that permit approvals align with the recommendations of any relevant Cultural Heritage Management Plan approved under the *Aboriginal Heritage Act 2006.*

Policy guidelines

Consider as relevant:

- The findings and recommendations of the Aboriginal Heritage Council.
- The findings and recommendations of the Victorian Heritage Council for post-contact Aboriginal heritage places.

Policy documents

Consider as relevant:

- *Aboriginal Heritage Act 2006*

17.01 EMPLOYMENT

31/07/2018
VC148

17.01-1S Diversified economy

31/07/2018
VC148

Objective

To strengthen and diversify the economy.

Strategies

Protect and strengthen existing and planned employment areas and plan for new employment areas.

Facilitate regional, cross-border and inter-regional relationships to harness emerging economic opportunities.

Facilitate growth in a range of employment sectors, including health, education, retail, tourism, knowledge industries and professional and technical services based on the emerging and existing strengths of each region.

Improve access to jobs closer to where people live.

Support rural economies to grow and diversify.

17.01-1R Diversified economy - Gippsland

31/07/2018
VC148

Strategies

Support production and processing facilities that add value to local agricultural, forestry and fisheries products.

Support the development of industry sectors focussed on growing Asian and other international markets.

Support development of coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.

Improve Gippsland's capacity in advanced manufacturing and engineering with particular reference to Latrobe Valley industries.

Support Gippsland's fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.

Facilitate opportunities within aviation-related industries.

17.01-1L Diversified economy - Wellington

04/05/2023
C109wellPt1

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.

17.01-2S Innovation and research

04/10/2018
VC149

Objective

To create opportunities for innovation and the knowledge economy within existing and emerging industries, research and education.

Strategies

Encourage the expansion and development of logistics and communications infrastructure.

Support the development of business clusters.

Support the development of enterprise precincts that build the critical mass of employment in an area, leverage the area's public and private sector economic competitive strengths and assets, and cater to a diversity of employment types and scales.

Promote an accessible, well-connected, high-amenity and collaborative physical environment that is conducive to innovation and to creative activities.

Encourage the provision of infrastructure that helps people to be innovative and creative, learn new skills and start new businesses in locations identified to accommodate employment and economic growth.

Support well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Improve access to community-based information and training through further developing libraries as community learning centres.

17.01-2R Innovation and Research - Gippsland

31/07/2018
VC148

Strategies

Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions.

Support development of the region's research and development capacity in places with an established presence including Churchill and Ellinbank.

17.03 INDUSTRY

31/07/2018
VC148

17.03-1S Industrial land supply

03/03/2023
VC215

Objective

To ensure availability of land for industry.

Strategies

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

Identify land for industrial development in urban growth areas where:

- Good access for employees, freight and road transport is available.
- Appropriate buffer areas can be provided between the proposed industrial land and nearby sensitive land uses.

Protect and carefully plan existing industrial areas to, where possible, facilitate further industrial development.

Preserve locally significant industrial land for industrial or employment generating uses, unless long-term demand for these uses can be demonstrably met elsewhere.

Avoid approving non-industrial land uses that will prejudice the availability of land in identified industrial areas for future industrial use.

Policy documents

Consider as relevant:

- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013)

17.03-1R Industrial land supply - Gippsland

31/07/2018
VC148

Strategy

Facilitate the release of additional industrial zoned land in towns including Warragul, Leongatha, Sale, Lakes Entrance, Paynesville and Mallacoota.

17.03-1L Industrial land supply - Wellington

04/05/2023
C109wellPt1

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.

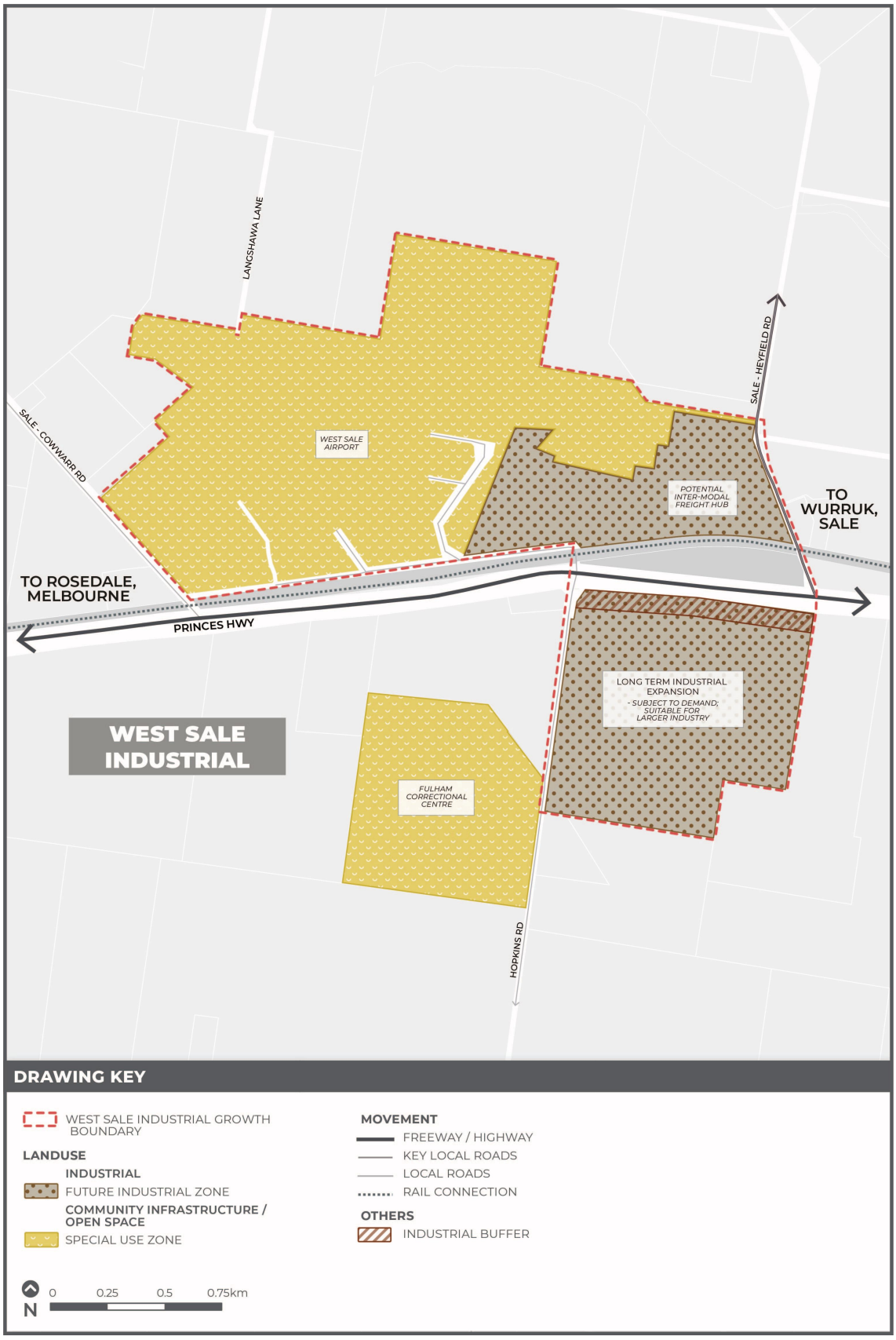
Provide suitable land for the development of future noxious or offensive industries such as food and animal processing industries, together with complementary value adding industries.

Policy documents

Consider as relevant:

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

West Sale Industrial Strategy Plan



17.03-2S Sustainable industry

03/03/2023
VC215

Objective

To facilitate the sustainable operation of industry.

Strategies

Ensure that industrial activities requiring substantial threshold distances are located in the core of industrial areas.

Encourage activities with minimal threshold requirements to locate towards the perimeter of the industrial area.

Minimise inter-industry conflict and encourage like industries to locate within the same area.

Protect industrial activity in industrial zones from the encroachment of commercial, residential and other sensitive uses that would adversely affect industry viability.

Encourage industrial uses that meet appropriate standards of safety and amenity to locate within activity centres.

Support the retention of small-scale industries servicing established urban areas through appropriate zoning.

Provide adequate separation and buffer areas between sensitive uses and offensive or dangerous industries and quarries to ensure that residents are not affected by adverse environmental effects, nuisance or exposure to hazards.

Encourage manufacturing and storage industries that generate significant volumes of freight to locate close to air, rail and road freight terminals.

Policy documents

Consider as relevant:

- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013)

17.03-3S State significant industrial land

03/03/2023
VC215

Objective

To protect industrial land of state significance.

Strategies

Protect state significant industrial precincts from incompatible land uses to allow for future growth. State significant industrial precincts include but are not limited to:

- Southern Industrial Precinct - Dandenong South.
- Northern Industrial Precinct - Campbellfield, Somerton and Thomastown.
- Western Industrial Precinct - Laverton North and Derrimut.
- Officer / Pakenham Industrial Precinct.
- Port of Hastings Industrial Precinct.

Ensure sufficient availability of strategically located land for major industrial development, particularly for industries and storage facilities that require significant threshold distances from sensitive or incompatible uses.

Protect heavy industrial areas from inappropriate development and maintain adequate buffer distances from sensitive or incompatible uses.

Policy documents

Consider as relevant:

- *Melbourne Industrial and Commercial Land Use Plan* (Department of Environment, Land, Water and Planning, 2020)

17.04 TOURISM

31/07/2018
VC148

17.04-1S Facilitating tourism

31/07/2018
VC148

Objective

To encourage tourism development to maximise the economic, social and cultural benefits of developing the state as a competitive domestic and international tourist destination.

Strategies

Encourage the development of a range of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farm, bed and breakfast and retail opportunities.

Seek to ensure that tourism facilities have access to suitable transport.

Promote tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.

Create innovative tourism experiences.

Encourage investment that meets demand and supports growth in tourism.

Policy guidelines

Consider as relevant:

- Any applicable regional tourism development strategy.

Policy documents

Consider as relevant:

- *Tourism Investment Guidelines – Your Guide to Tourism Investment in Victoria* (Tourism Victoria, 2008)

17.04-1R Tourism - Gippsland

31/07/2018
VC148

Strategies

Facilitate tourism in strategic tourism investment areas shown on the Gippsland Regional Growth Plan.

Facilitate tourism development in existing urban settlements to maximise access to infrastructure, services and labour and to minimise impacts on the environment and exposure to natural hazards.

Support nature-based tourism proposals that complement and are compatible with the region's environment and landscape attractions or are close to identified strategic tourism investment areas.

17.04-1L Facilitating tourism - Wellington

04/05/2023
C109wellPt1

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.

17.04-2S Coastal and maritime tourism and recreation

20/03/2023
VC229

Objective

To encourage a diverse range of strategically located and well-designed coastal and maritime tourism and recreational opportunities that strengthen people's connection with the marine and coastal environment.

Strategies

Support safe and sustainable recreation and tourism development including ecotourism, tourism and major maritime events that:

- Responds to identified demand.
- Minimises impact on environmental and cultural values.
- Minimises impact on other users.
- Minimises direct and cumulative impacts.
- Maintains public safety.
- Responds to the carrying capacity of the site.
- Minimises exposure to coastal hazard risks and risks posed by climate change.

Ensure a diverse range of accommodation options and coastal experiences are provided for and maintained.

Ensure sites and facilities are accessible to all.

Ensure tourism development, within non-urban areas, demonstrates a tourist accommodation need and supports a nature-based approach.

Ensure development is of an appropriate scale, use and intensity relative to its location and minimises impacts on the surrounding natural, visual, environmental and coastal character.

Develop a network of maritime precincts around Port Phillip and Western Port that serve both local communities and visitors.

Maintain and expand boating and recreational infrastructure around the bays in maritime precincts at Frankston, Geelong, Hastings, Hobsons Bay, Mordialloc, Mornington, Patterson River, Portarlington, Queenscliff, St Kilda, Stony Point/Cowes and Wyndham.

Support a sustainable network of facilities for recreational boating and water-based activities that respond to:

- Identified demand.
- Use and safety considerations.
- The carrying capacity of the location.
- Coastal processes.
- Environmental values.

Strategically plan and operate ports to complement each other in the context of the broader economy, transport networks and the maritime and coastal environments within which they are regulated.

Provide public access to recreational facilities and activities on land and water.

Policy guidelines

Consider as relevant:

- *Coastal Spaces Landscape Assessment Study* (Department of Sustainability and Environment, 2006)
- *Gippsland Boating Coastal Action Plan 2013 - Gippsland Coastal Board*
- *Recreational Boating Facilities Framework July 2014 - Central Coastal Board*
- *Western Boating Coastal Action Plan 2010 - Western Coastal Board*

Policy documents

Consider as relevant:

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

17.04-2L Coastal and maritime tourism and recreation - Wellington

04/05/2023
C109wellPt1

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.

18.01 LAND USE AND TRANSPORT

09/12/2021
VC204

18.01-1S Land use and transport integration

09/12/2021
VC204

Objective

To facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport.

Strategies

Plan and develop a transport system that facilitates:

- Social and economic inclusion for all people and builds community wellbeing.
- The best use of existing social and economic infrastructure.
- A reduction in the distances people have to travel to access jobs and services.
- Better access to, and greater mobility within, local communities.
- Network-wide efficiency and coordinated operation.

Plan land use and development to:

- Protect existing transport infrastructure from encroachment or detriment that would impact on the current or future function of the asset.
- Protect transport infrastructure that is in delivery from encroachment or detriment that would impact on the construction or future function of the asset.
- Protect planned transport infrastructure from encroachment or detriment that would impact deliverability or future operation.
- Protect identified potential transport infrastructure from being precluded by land use and development.

Plan land use and development to allow for the ongoing improvement and development of the State Transport System in the short and long term.

Plan movement networks and adjoining land uses to minimise disruption to residential communities and their amenity.

Plan the timely delivery of transport infrastructure and services to support changing land use and associated transport demands.

Plan improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.

Plan the use of land adjacent to the transport system having regard to the current and future development and operation of the transport system.

Reserve land for strategic transport infrastructure to ensure the transport system can be developed efficiently to meet changing transport demands.

Support urban development that makes jobs and services more accessible:

- In accordance with forecast demand.
- By taking advantage of all available modes of transport.

Protect existing and facilitate new walking and cycling access to public transport.

Locate major government and private sector investments in regional cities and centres on major transport corridors to maximise the access and mobility of communities.

Design neighbourhoods to:

- Better support active living.
- Increase the share of trips made using sustainable transport modes.
- Respond to the safety needs of all users.

Design the transport system and adjacent areas to achieve visual outcomes that are responsible to local context with particular reference to:

- Landscaping.
- The placement of signs.
- Providing buffer zones and resting places.

Policy documents

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

18.01-1L Land use and transport planning - Wellington

04/05/2023
C109wellPt1

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.

18.01-2S Transport system

09/12/2021
VC204

Objective

To facilitate the efficient, coordinated and reliable movement of people and goods by developing an integrated and efficient transport system.

Strategies

Plan and develop a transport system integrated across all movement networks that:

- Facilitates the efficient, coordinated and reliable movement of people and goods at all times.
- Optimises transport system capacity.
- Improves connectivity and facilitates the growth and development of regional Victoria.
- Improves connectivity between Victoria's regional cities and metropolitan Melbourne.
- Ensures sufficient capacity for the movement of passengers into and out of Victoria at Principal Transport Gateways.
- Improves how goods are moved to local, interstate and overseas markets.
- Maximises access to residential areas, employment, markets, services and recreation.
- Improves local transport options to support 20-minute neighbourhoods in Melbourne's suburbs and Victoria's regional cities and towns.
- Is legible and enables easy access and movement between modes.

Plan movement networks that share the same space to do so in a way that balances the needs of the different users of the transport system.

Plan and develop the State Transport System comprising the:

- Principal Bicycle Network: Existing and future high quality cycling routes that provide access to major destinations and facilitate cycling for transport, sport, recreation and fitness.
- Principal Public Transport Network: Existing and future high quality public transport routes in the Melbourne metropolitan area.
- Regional Rail Network: Existing and future passenger rail routes in regional Victoria.
- Principal Road Network: Declared arterial roads and freeways under the *Road Management Act 2004*.
- Principal Freight Network: Existing and future corridors and precincts where the movement of high volumes of freight are concentrated or of strategic value.
- Principal Transport Gateways: Existing and future ports, airports and interstate terminals that serve as key locations for moving passengers and freight into, out of and around Victoria.

Facilitate delivery of:

- Declared major transport projects and their ancillary projects that are of economic, social or environmental significance to the State of Victoria.
- Transport projects that improve the State Transport System.

Policy documents

Consider as relevant:

- *Movement and Place in Victoria* (Department of Transport, February 2019)

State Transport System – Metropolitan Melbourne Plan



State Transport System – Regional Victoria Plan



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18.01-2R Transport system - Gippsland

31/07/2018
VC148

Strategy

Support timely improvements to the road, rail and public transport networks within and beyond Gippsland as population and economic growth increases to improve access to services and employment.

18.01-3S Sustainable and safe transport

09/12/2021
VC204

Objective

To facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing.

Strategies

Plan and develop the transport system to:

- Maximise the efficient use of resources including infrastructure, land, services and energy.
- Prepare for and adapt to climate change impacts.
- Prioritise the use of sustainable personal transport.
- Protect, conserve and improve the natural environment by supporting forms of transport, energy use and transport technologies that have the least environmental impact.
- Avoid, minimise and offset harm to the environment by:
  - Protecting biodiversity.
  - Reducing transport-related greenhouse gas emissions.

Plan the transport system to be safe by:

- Developing safe transport infrastructure.
- Optimising accessibility, emergency access, service and amenity.
- Separating pedestrians, bicycles and motor vehicles, where practicable.
- Reducing the need for cyclists to mix with other road users.
- Supporting road users to make safe choices through design and wayfinding techniques.
- Prioritising transport safety when designing high-speed roads and intersections.

Support forms of transport and energy use that have the greatest benefit for, and least negative impact on, health and wellbeing.

Design the transport system to be accessible to all users.

Design new suburbs to respond to the safety, health and wellbeing needs of all road users.

Design development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)

18.02 MOVEMENT NETWORKS

31/07/2018
VC148

18.02-1S Walking

09/12/2021
VC204

Objective

To facilitate an efficient and safe walking network and increase the proportion of trips made by walking.

Strategies

Plan and develop walking networks to:

- Provide pedestrian routes that are safe, direct and comfortable to use.
- Enable walking as a part of everyday life.
- Enable people to meet more of their needs locally and rely less on their cars.
- Be accessible to vehicles that use footpaths, including wheelchairs, prams and scooters.
- Accommodate emerging forms of low-emission, low-speed personal transport.

Develop principal pedestrian networks for local areas that link with the transport system.

Provide walking infrastructure in all major transport projects.

Design walking routes to be comfortable by providing shelter from the sun through canopy trees, verandahs and other structures.

Design direct, comfortable and connected walking infrastructure to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Policy documents

Consider as relevant:

- *Guidelines for developing Principal Pedestrian Networks* (Department of Economic Development, Jobs, Transport and Resources, 2015)

18.02-2S Cycling

09/12/2021
VC204

Objective

To facilitate an efficient and safe bicycle network and increase the proportion of trips made by cycling.

Strategies

Plan and develop cycling networks to:

- Provide routes that are safe, comfortable, low-stress and well connected.
- Enable cycling as a part of everyday life.
- Enable people to meet more of their needs locally by cycling and to rely less on their cars.
- Accommodate emerging forms of low emission, low and moderate speed personal transport.

Protect and develop the Principal Bicycle Network to provide high-quality cycling routes that are direct and connected, to and between key destinations including activity centres, public transport interchanges, employment areas, urban renewal precincts and major attractions.

Develop Strategic Cycling Corridors by:

- Integrating them with stations and major interchanges on the public transport network that serve places of state significance.
- Integrating them with the central city, national employment and innovation clusters, major activity centres and other destinations of metropolitan or state significance.
- Facilitating safer, lower stress and more direct journeys using a combination of cycleways, cycle paths and shared streets.
- Providing the most direct route practical.
- Designing transport corridors to prioritise cycling links and cyclists.

Protect Strategic Cycling Corridors from encroachment by development and incompatible interface treatments such as cross overs.

Support increased cycling by providing:

- Cycling routes and cycling infrastructure early in new developments and in in all major transport projects.
- Cycle parking and related end of trip facilities to meet demand at education, recreation, transport, shopping, commercial, public transport interchanges and community facilities, significant trip generating developments and other major attractions.
- Facilities for cyclists, particularly storage, at public transport interchanges and rail stations.
- Vegetation to shade cycling routes.

Policy documents

Consider as relevant:

- *Principal Bicycle Network* (VicRoads, 2012)
- *Strategic Cycling Corridors* (Department of Transport, 2021)
- *Victorian Cycling Strategy 2018-28* (Transport for Victoria)

18.02-3S Public transport

09/12/2021
VC204

Objective

To facilitate an efficient and safe public transport network and increase the proportion of trips made by public transport.

Strategies

Plan and develop public transport to:

- Connect activity centres, job-rich areas and outer suburban areas.
- Enable people to not have to rely on cars for personal transport.
- Integrate bus and tram networks and stops and public transport interchanges in new development areas, including key urban renewal precincts and outer-suburban areas.
- Integrate with land use and development in outer suburban and growth areas.

Protect and develop the Principal Public Transport Network and Regional Rail Network to facilitate:

- High quality public transport services that support increased diversity and density of development, particularly at interchanges, activity centres and where Principal Public Transport Network routes intersect.
- Modern commuter-style public transport services that link Melbourne with the regional growth areas of Geelong, Bendigo, Ballarat, Seymour and Traralgon.
- Service improvements to other regional and rural areas.
- A metro-style rail system that provides a very high frequency of service in the Melbourne metropolitan area.
- A new high quality orbital rail (Suburban Rail Loop) through Melbourne's middle suburbs.
- A balance between the rail usage needs of public transport and freight.

Facilitate public transport infrastructure in all major transport projects.

Allocate adequate land and infrastructure to support public transport provision in activity centres, transport interchanges and major commercial, retail and community facilities.

Locate higher density and increased development on or close to the Principal Public Transport Network in a way that does not compromise the efficiency of the Principal Public Transport Network.

Support development that facilitates the delivery and operation of public transport services.

Policy documents

Consider as relevant:

- *Principal Public Transport Network* (State Government of Victoria, 2017)
- *VicTrack Rail Development Interface Guidelines* (VicTrack, 2019)
- *Public Transport Guidelines for Land Use Development* (Department of Transport, 2008)

18.02-4S Roads

20/03/2023
VC229

Objective

To facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

Strategies

Plan and develop the road network to:

- Ensure people are safe on and around roads.
- Improve people's perceptions of safety on and around roads.
- Improve road connections for all road users.
- Facilitate the use of public transport, cycling and walking.
- Integrate new and emerging technologies into road design, including the increasing connectivity and automation of vehicles.
- Accommodate the expansion of the High Productivity Freight Vehicle Network, and oversize and overmass vehicles.

Protect and develop the Principal Road Network to:

- Provide high mobility for through traffic and the efficient movement of freight by facilitating adequate movement capacity and speeds.
- Improve cross-town arterial links in outer suburbs and growth areas, including circumferential and radial movement to facilitate access to jobs and services.
- Limit access points to high-volume, high-speed roads by utilising urban design techniques such as service roads and internal connector roads.
- Improve high-capacity on-road public transport.

Develop declared freeways to:

- Link Melbourne with major regional cities, major interstate locations and other key locations important to the economy along major national and state transport corridors.
- Connect and provide access to Principal Transport Gateways and freight-generating areas.
- Improve connections to national employment and innovation clusters.
- Connect dispersed major residential areas with key destinations and lower density employment areas.
- Avoid private access, except for service centres.

Provide for grade separation at railway crossings, except with the approval of the Minister for Transport and Infrastructure.

Improve Melbourne's distinctive, established boulevards by developing a connected, contemporary network of boulevards within the urban growth boundary.

Design road space to complement land use and meet business and community needs through the provision of wider footpaths, bicycle lanes, transit lanes (for buses and commercial passenger vehicles) and freight routes, in line with the designated role of the road.

Design roads to facilitate the safe movement of people and goods while providing places for people to interact and gather in high pedestrian areas like activity centres, around schools and around community facilities.

Plan an adequate supply of car parking that is designed and located to:

- Protect the role and function of nearby roads.

- Enable the efficient movement and delivery of goods.
- Facilitate the use of public transport.
- Maintain journey times and the reliability of the on-road public transport network.
- Protect residential areas from the effects of road congestion created by on-street parking.
- Enable easy and efficient use.
- Achieve a high standard of urban design.
- Protect the amenity of the locality, including the amenity of pedestrians and other road users.
- Create a safe environment, particularly at night.

Allocate land for car parking considering:

- The existing and potential modes of access including public transport.
- The demand for off-street car parking.
- Road capacity.
- The potential for demand-management of car parking.

Consolidate car parking facilities to improve efficiency.

Design public car parks to incorporate electric charging facilities to support the use of low-emission vehicles.

Policy documents

Consider as relevant:

- *Victorian Road Safety Strategy 2021-2030* (Department of Transport, 2021)
- *Movement and Place in Victoria* (Department of Transport, February 2019)

18.02-5S Freight

09/12/2021
VC204

Objective

To facilitate an efficient, coordinated, safe and sustainable freight and logistics system that enhances Victoria's economic prosperity and liveability.

Strategies

Plan and develop Victoria's freight and logistics system to:

- Support the movement of freight within Victoria's freight and logistics system.
- Improve freight efficiency and capacity.
- Manage negative impacts of freight generating activities on urban amenity, the development of urban areas, and on the efficient operation of movement networks.
- Prioritise new technologies that enhance road and rail safety, optimise the metropolitan road network, better manage congestion and reduce supply chain costs.
- Accommodate High Productivity Freight Vehicles, and oversize and overmass vehicles.
- Increase the capacity of the rail network to carry larger volumes of freight.

Protect and develop the Principal Freight Network, including freight movement corridors and freight places, and Principal Transport Gateways, by:

- Facilitating the movement of high volumes of freight and freight of strategic value.
- Linking areas of production and manufacturing to national and international gateways and export markets.
- Increasing the capacity of Principal Transport Gateways and supporting their use and development as important locations for employment and economic activity.
- Designing the Principal Freight Network to adapt to commodity, market and operating changes.
- Managing encroachment from incompatible land use and development that would undermine its ability to operate.

Support the development of freight and logistics precincts in strategic locations within and adjacent to Principal Transport Gateways and along the Principal Freight Network movement corridors by:

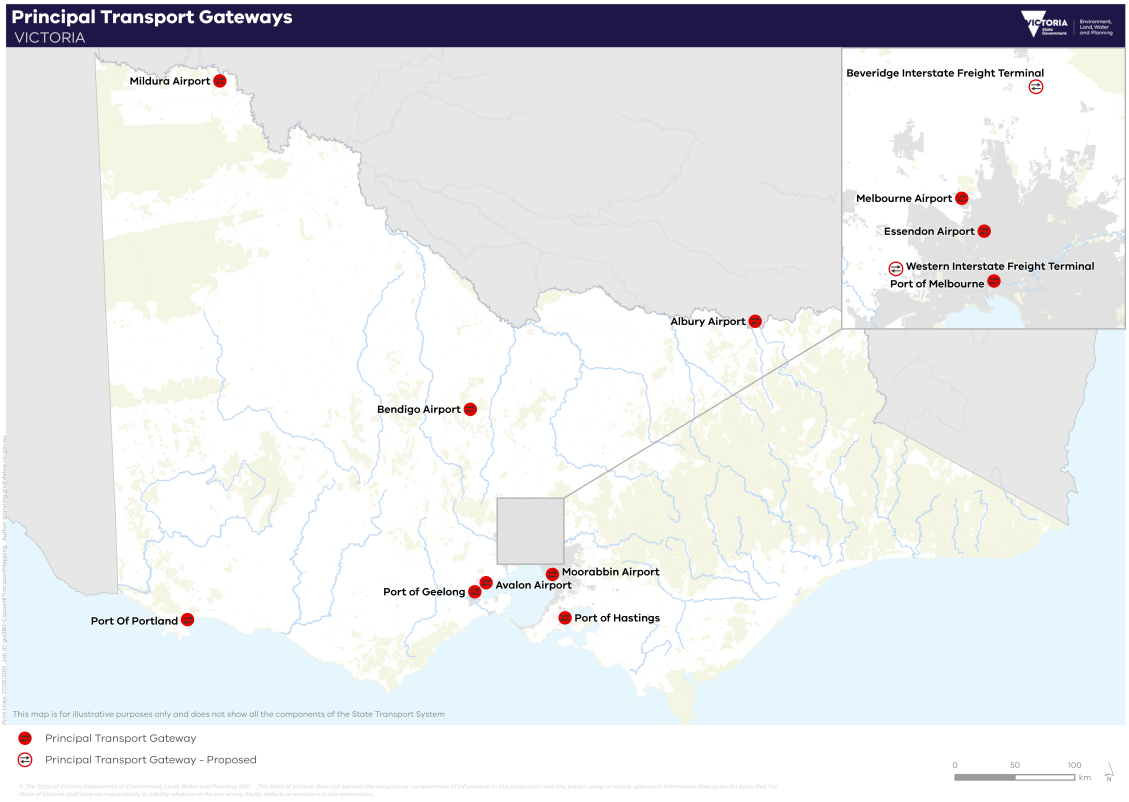
- Allocating land for complementary uses and employment-generating activities, such as distribution and warehousing.
- Reserving and appropriately zoning land for interstate freight terminals to support development that allows for the direct and immediate delivery of goods to market.
- Allocating land to allow high-volume freight customers to locate adjacent to interstate freight terminals, including the Western Interstate Freight Terminal and the Beveridge Interstate Freight Terminal.

Policy documents

Consider as relevant:

- *Principal Freight Network* (Department of Transport, 2021)
- *Principal Transport Gateways* (Department of Transport, 2021)
- *Delivering the Goods, Creating Victorian Jobs: Victorian Freight Plan* (Department of Economic Development, Jobs, Transport and Resources, July 2018)

Principal Transport Gateways



18.02-5R Freight links - Gippsland

09/12/2021
VC204

Strategies

Plan for improved rail and road connections to the Port of Hastings and other freight and logistic precincts.

Support development of freight and logistics precincts at Morwell and Bairnsdale and improve key transport links.

18.02-6S Ports

09/12/2021
VC204

Planning for ports objective

To support the effective and competitive operation of Victoria's commercial trading ports at local, national and international levels, and to facilitate their ongoing sustainable operation and development.

Planning for ports strategies

Provide for the ongoing development of ports at Melbourne, Geelong, Hastings and Portland in accordance with approved Port Development Strategies.

Identify and protect key transport corridors linking ports to the broader transport network.

Manage any impacts of a commercial trading port and any related industrial development on nearby sensitive uses to minimise the impact of vibration, light spill, noise and air emissions from port activities.

Planning for port environs objective

To plan for and manage land near commercial trading ports so that development and use are compatible with port operations and provide reasonable amenity expectations.

Planning for port environs strategies

Protect commercial trading ports from encroachment of sensitive and incompatible land uses in the port environs.

Plan for and manage land in the port environs to accommodate uses that depend upon, or gain significant economic advantage from, proximity to the port's operations.

Ensure that industrially zoned land within the environs of a commercial trading port is maintained and continues to support the role of the port as a critical freight and logistics precinct.

Identify and protect key transport corridors linking ports to the broader transport network.

Ensure any new use or development within the environs of a commercial trading port does not prejudice the efficient and curfew-free operations of the port.

Ensure that the use and intensity of development does not expose people to unacceptable health or safety risks and consequences associated with an existing major hazard facility.

Ensure that any use or development within port environs:

- Is consistent with policies for the protection of the environment.
- Takes into account planning for the port.

Policy documents

Consider as relevant:

- *Statement of Planning Policy No 1 - Western Port* (1970-varied 1976)
- *2018 Port Development Strategy* (Port of Hastings Development Authority, December 2018)
- *Port of Geelong Port Development Strategy 2018* (Victorian Regional Channels Authority, 2018)
- *2050 Port Development Strategy, 2020 edition* (Port of Melbourne, 2020)
- *Port of Portland – Port Development Strategy* (Port of Portland, 2019)

18.02-7S Airports and airfields

18/05/2022
VC218

Objective

To strengthen the role of Victoria's airports and airfields within the state's economic and transport infrastructure, guide their siting and expansion, and safeguard their ongoing, safe and efficient operation.

Strategies

Protect airports and airfields from incompatible land use and development.

Prevent land use or development that poses risks to the safety or efficiency of an airport or airfield, including any of the following risks:

- Building-generated windshear and turbulence.
- Increased risk of wildlife strike.
- Pilot distraction from lighting.
- Intrusion into protected airspace.
- Interference with communication, navigation and surveillance facilities.
- Increased risk to public safety at the end of runways.

Minimise the detrimental effects of aircraft noise when planning for areas around airports and airfields.

Limit the intensification of noise-sensitive land uses, and avoid zoning or overlay changes that allow noise-sensitive land use and development, where ultimate capacity or long-range noise modelling indicates an area is within a 20 Australian Noise Exposure Forecast (ANEF) contour or higher.

Avoid zoning or overlay changes that allow noise-sensitive land uses outside the Urban Growth Boundary, and encourage measures to reduce the impact of aircraft noise in planning for areas within the Urban Growth Boundary, where ultimate capacity or long-range noise modelling indicates an area is within 'number above' contours (N Contours) representing:

- 20 or more daily events greater than 70 dB(A).
- 50 or more daily events of greater than 65 dB(A).
- 100 or more daily events greater than 60 dB(A).
- 6 events or more between the hours of 11pm to 6am greater than 60 dB(A).

Ensure land use and development at airports and airfields contributes to the aviation needs of the state and the efficient and functional operation of the airport or airfield.

Ensure land use and development at airports complements the role of the airport including as listed below:

- Melbourne Airport – major domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Avalon Airport – domestic and international airport with no curfew, 24-hour access, freight capability and an adjoining employment precinct.
- Essendon Fields Airport – a general aviation airport that is an important regional and state aviation asset with specialised functions, including executive charter, emergency aviation services, freight, logistics and an adjoining employment precinct.

- Moorabbin Airport – a general aviation airport that is an important regional and state aviation asset supporting the state's aviation industry and access to regional Victoria.
- Point Cook Airfield – an operating airport complementary to Moorabbin Airport.

Plan for areas around airports and airfields so that land use or development does not prejudice future airport or airfield operations or expansions in accordance with an approved strategy or master plan for that airport or airfield.

Preserve long-term options for a new general aviation airport south-east of metropolitan Melbourne by ensuring urban land use and development does not infringe on possible sites, buffer zones or flight paths.

Avoid the location of new airports and airfields in areas that have greater long-term value to the community for other purposes.

Ensure that in the planning of airports and airfields, land use decisions are integrated, appropriate land use buffers are in place and provision is made for associated businesses that service airports.

Plan the location of airports and airfields, nearby existing and potential development, and the land-based transport system required to serve them, as an integrated operation.

Plan the visual amenity and impact of any land use or development on the approaches to an airport or airfield to be consistent with the status of the airport or airfield.

Policy documents

Consider as relevant:

- *National Airports Safeguarding Framework* (as agreed by Commonwealth, State and Territory Ministers at the meeting of the Standing Council on Transport and Infrastructure on 18 May 2012)
- *Avalon Airport Master Plan* (Avalon Airport Australia Pty Ltd, 2015)
- *Avalon Airport Strategy* (Department of Business and Employment/Aerospace Technologies of Australia, 1993) and its associated Aircraft Noise Exposure Concepts
- *Melbourne Airport Strategy* (Government of Victoria/Federal Airports Corporation, approved 1990) and its associated *Final Environmental Impact Statement*

18.02-7L Planning for airports and airfields - Wellington

04/05/2023
C109wellPt1

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).
- *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)

19.02 COMMUNITY INFRASTRUCTURE

31/07/2018
VC148

19.02-1S Health facilities

31/07/2018
VC148

Objective

To assist the integration of health facilities with local and regional communities.

Strategies

Facilitate the location of health and health-related facilities (including acute health, aged care, disability services and community care facilities) taking into account demographic trends, the existing and future demand requirements and the integration of services into communities.

Plan public and private developments together, where possible, including some degree of flexibility in use.

Locate hospitals and other large health facilities in designated health precincts and areas highly accessible to public and private transport.

Provide adequate car parking for staff and visitors of health facilities.

19.02-1L Health facilities - Wellington

04/05/2023
C109wellPt1

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.

19.02-2S Education facilities

29/09/2022
VC222

Objective

To assist the integration of education and early childhood facilities with local and regional communities.

Strategies

Consider demographic trends, existing and future demand requirements and the integration of facilities into communities in planning for the location of education and early childhood facilities.

Locate childcare, kindergarten and primary school facilities to maximise access by public transport and safe walking and cycling routes.

Ensure childcare, kindergarten and primary school and secondary school facilities provide safe vehicular drop-off zones.

Facilitate the establishment and expansion of primary and secondary education facilities to meet the existing and future education needs of communities.

Recognise that primary and secondary education facilities are different to dwellings in their purpose and function and can have different built form (including height, scale and mass).

Locate secondary school and tertiary education facilities in designated education precincts and areas that are highly accessible to public transport.

Locate tertiary education facilities within or adjacent to activity centres.

Ensure streets and accessways adjoining education and early childhood facilities are designed to encourage safe bicycle and pedestrian access.

Consider the existing and future transport network and transport connectivity.

Develop libraries as community based learning centres.

Co-locate a kindergarten facility with all new Victorian Government primary schools.

19.02-3S Cultural facilities

31/07/2018
VC148

Objective

To develop a strong cultural environment and increase access to arts, recreation and other cultural facilities.

Strategies

Encourage a wider range of arts, cultural and entertainment facilities including cinemas, restaurants, nightclubs and live theatres in the Central City and at Metropolitan Activity Centres.

Reinforce the existing major precincts for arts, sports and major events of state wide appeal.

Establish new facilities at locations well served by public transport.

19.02-3L Cultural facilities - Wellington

04/05/2023
C109wellPt1

Strategies

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

19.02-4S Social and cultural infrastructure

31/07/2018
VC148

Objective

To provide fairer distribution of and access to, social and cultural infrastructure.

Strategies

Identify and address gaps and deficiencies in social and cultural infrastructure, including additional regionally significant cultural and sporting facilities.

Encourage the location of social and cultural infrastructure in activity centres.

Ensure social infrastructure is designed to be accessible.

Ensure social infrastructure in growth areas, is delivered early in the development process and in the right locations.

Plan and design community places and buildings so they can adapt as the population changes and different patterns of work and social life emerge.

Support innovative ways to maintain equitable service delivery to settlements that have limited or no capacity for further growth, or that experience population decline.

Identify and protect land for cemeteries and crematoria.

19.02-5S Emergency services

31/07/2018
VC148

Objective

To ensure suitable locations for police, fire, ambulance and other emergency services.

Strategies

Ensure police, fire, ambulance and other emergency services are provided for in or near activity centres.

Locate emergency services together in newly developing areas.

19.02-6S Open space

31/07/2018
VC148

Objective

To establish, manage and improve a diverse and integrated network of public open space that meets the needs of the community.

Strategies

Plan for regional and local open space networks for both recreation and conservation of natural and cultural environments.

Ensure that open space networks:

- Are linked, including through the provision of walking and cycling trails.
- Are integrated with open space from abutting subdivisions.
- Incorporate, where possible, links between major parks and activity areas, along waterways and natural drainage corridors, connecting places of natural and cultural interest.
- Maintain public accessibility on public land immediately adjoining waterways and coasts.

Create opportunities to enhance open space networks within and between settlements.

Ensure that land is set aside and developed in residential areas for local recreational use and to create pedestrian and bicycle links to commercial and community facilities.

Ensure that land use and development adjoining regional open space networks, national parks and conservation reserves complements the open space in terms of visual and noise impacts, preservation of vegetation and treatment of waste water to reduce turbidity and pollution.

Improve the quality and distribution of open space and ensure long-term protection.

Protect large regional parks and significant conservation areas.

Ensure land identified as critical to the completion of open space links is transferred for open space purposes.

Ensure that where there is a reduction of open space due to a change in land use or occupation, additional or replacement parkland of equal or greater size and quality is provided.

Ensure that urban open space provides for nature conservation, recreation and play, formal and informal sport, social interaction, opportunities to connect with nature and peace and solitude.

Accommodate community sports facilities in a way that is not detrimental to other park activities.

Ensure open space provision is fair and equitable with the aim of providing access that meets the needs of all members of the community, regardless of age, gender, ability or a person's location.

Develop open space to maintain wildlife corridors and greenhouse sinks.

Provide new parkland in growth areas and in areas that have an undersupply of parkland.

Encourage the preparation of management plans or explicit statements of management objectives for urban parks.

Ensure exclusive occupation of parkland by community organisations is restricted to activities consistent with management objectives of the park to maximise broad community access to open space.

Ensure the provision of buildings and infrastructure is consistent with the management objectives of the park.

Ensure public access is not prevented by developments along stream banks and foreshores.

Ensure public land immediately adjoining waterways and coastlines remains in public ownership.

Plan open space areas for multiple uses, such as community gardens, sports and recreation, active transport routes, wildlife corridors and flood storage basins.

19.02-6L Open space - Wellington

04/05/2023
C109wellPt1

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)

19.03 DEVELOPMENT INFRASTRUCTURE

31/07/2018
VC148

19.03-1S Development and infrastructure contributions plans

24/01/2020
VC160

Objective

To facilitate the timely provision of planned infrastructure to communities through the preparation and implementation of development contributions plans and infrastructure contributions plans.

Strategies

Prepare development contributions plans and infrastructure contributions plans, under the *Planning and Environment Act 1987*, to manage contributions towards infrastructure.

Collect development contributions on the basis of approved development and infrastructure contributions plans.

Require annual reporting by collecting and development agencies to monitor the collection and expenditure of levies and the delivery of infrastructure.

Policy documents

Consider as relevant:

- *Development Contributions Guidelines* (Department of Sustainability and Environment, 2003 -as amended 2007)
- *Infrastructure Contributions Plan Guidelines* (Department of Environment, Land, Water and Planning, November 2019)
- *Ministerial Direction on the Preparation and Content of Development Contribution Plans and Reporting Requirements for Development Contributions Plans*
- *Ministerial Direction on the Preparation and Content of Infrastructure Contribution Plans and Reporting Requirements for Infrastructure Contributions Plans*

19.03-2S Infrastructure design and provision

09/10/2020
VC169

Objective

To provide timely, efficient and cost-effective development infrastructure that meets the needs of the community.

Strategies

Provide an integrated approach to the planning and engineering design of new subdivision and development.

Integrate developments with infrastructure and services, whether they are in existing suburbs, growth areas or regional towns.

19.03-2L Infrastructure design and provision - Wellington

04/05/2023
C109wellPt1

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)

19.03-3S Integrated water management

10/06/2022
VC216

Objective

To sustainably manage water supply and demand, water resources, wastewater, drainage and stormwater through an integrated water management approach.

Strategies

Plan and coordinate integrated water management, bringing together stormwater, wastewater, drainage, water supply, water treatment and re-use, to:

- Take into account the catchment context.
- Protect downstream environments, waterways and bays.
- Manage and use potable water efficiently.
- Reduce pressure on Victoria's drinking water supplies.
- Minimise drainage, water or wastewater infrastructure and operational costs.
- Minimise flood risks.
- Provide urban environments that are more resilient to the effects of climate change.

Integrate water into the landscape to facilitate cooling, local habitat improvements and provision of attractive and enjoyable spaces for community use.

Facilitate use of alternative water sources such as rainwater, stormwater, recycled water and run-off from irrigated farmland.

Ensure that development protects and improves the health of water bodies including creeks, rivers, wetlands, estuaries and bays by:

- Minimising stormwater quality and quantity related impacts.
- Filtering sediment and waste from stormwater prior to discharge from a site.
- Managing industrial and commercial toxicants in an appropriate way.
- Requiring appropriate measures to mitigate litter, sediment and other discharges from construction sites.

Manage stormwater quality and quantity through a mix of on-site measures and developer contributions at a scale that will provide greatest net community benefit.

Provide for sewerage at the time of subdivision or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.

Ensure land is set aside for water management infrastructure at the subdivision design stage.

Minimise the potential impacts of water, sewerage and drainage assets on the environment.

Protect significant water, sewerage and drainage assets from encroaching sensitive and incompatible uses.

Protect areas with potential to recycle water for forestry, agriculture or other uses that can use treated effluent of an appropriate quality.

Ensure that the use and development of land identifies and appropriately responds to potential environmental risks, and contributes to maintaining or improving the environmental quality of water and groundwater.

Policy guidelines

Consider as relevant:

- Any applicable Sustainable Water Strategy endorsed under Division 1B of Part 3 of the *Water Act 1989*.

Policy documents

Consider as relevant:

- *Water for Victoria - Water Plan* (Victorian Government, 2016)
- *Environment Reference Standard* (Gazette No. S 245, 26 May 2021)
- *Urban Stormwater - Best Practice Environmental Management Guidelines* (Victorian Stormwater Committee, 1999)
- *Planning Permit Applications in Open, Potable Water Supply Catchment Areas* (Department of Sustainability and Environment, 2012)
- *Victorian guideline for water recycling* (Publication 1910, Environment Protection Authority, March 2021)
- *Technical information for the Victorian guideline for water recycling* (Publication 1911, Environment Protection Authority, March 2021)

19.03-3L Integrated water management - Wellington

04/05/2023
C109wellPt1

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).

19.03-4S Telecommunications

04/11/2022
VC226

Objective

To facilitate the orderly development, extension and maintenance of telecommunications infrastructure.

Strategies

Facilitate the upgrading and maintenance of telecommunications facilities.

Ensure that modern telecommunications facilities are widely accessible and that the telecommunications needs of business, domestic, entertainment and community services are met.

Encourage the continued deployment of telecommunications facilities that are easily accessible by:

- Increasing and improving access for all sectors of the community to the telecommunications network.
- Supporting access to transport and other public corridors for the deployment of telecommunications networks in order to encourage infrastructure investment and reduce investor risk.

Ensure a balance between the provision of telecommunications facilities and the need to protect the environment from adverse impacts arising from telecommunications infrastructure.

Co-locate telecommunications facilities wherever practical.

Planning should have regard to national implications of a telecommunications network and the need for consistency in infrastructure design and placement.

19.03-5S Waste and resource recovery

14/11/2022
VC227

Objective

To reduce waste and maximise resource recovery to reduce reliance on landfills and minimise environmental, amenity and public health impacts.

Strategies

Ensure future waste and resource recovery infrastructure needs are identified and planned for to safely and sustainably manage all waste streams and maximise opportunities for resource recovery.

Ensure the long-term viability of waste and resource recovery infrastructure (including state and regional waste and resource recovery hubs) is secured through the use of defined buffer areas that protect against encroachment from incompatible land uses.

Ensure waste and resource recovery facilities are sited, designed, built and operated so as to minimise impacts on surrounding communities and the environment.

Enable waste and resource recovery facilities to be located in proximity to other related facilities and to materials' end-market destinations, to reduce the impacts of waste transportation and improve the economic viability of resource recovery.

Site, design, manage and rehabilitate waste disposal facilities to prevent or minimise contamination of groundwater and surface waters, litter, odour, dust and noise.

Integrate waste and resource recovery infrastructure planning with land use and transport planning.

Encourage technologies that increase recovery and treatment of resources to produce high value, marketable end products.

Encourage development that facilitates sustainable waste and resource recovery, including facilities for Victoria's container deposit scheme.

Policy guidelines

Consider as relevant:

- Any applicable Regional Waste and Resource Recovery Implementation Plan.

Policy documents

Consider as relevant:

- *Statewide Waste and Resource Recovery Infrastructure Plan* (Sustainability Victoria, 2018)
- *Management and storage of combustible recyclable and waste materials - guideline* (Publication 1667, Environment Protection Authority, October 2018)
- *Best Practice Environmental Management Guideline (Siting, Design, Operation and Rehabilitation of Landfills)* (Environment Protection Authority, 2015)
- *Designing, Constructing and Operating Composting Facilities* (Publication 1588, Environment Protection Authority, June 2015)
- *Recommended separation distances for industrial residual air emissions* (Publication 1518, Environment Protection Authority, March 2013)
- *Waste Management and Recycling in Multi-unit Developments. Better Practice Guide* (Sustainability Victoria, 2019)
- *Recycling Victoria A New Economy* (DELWP, February 2020*)*

25/07/2019
C106well

SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

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

WELLINGTON MIXED USE AREAS

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Clause 54 and Clause 55 requirements

25/07/2019
C106well

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

3.0 Maximum building height requirement

25/07/2019
C106well

None specified.

4.0 Exemption from notice and review

04/05/2023
C109wellPt1

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.

5.0 Application requirements

25/07/2019
C106well

None specified.

6.0 Decision guidelines

25/07/2019
C106well

None specified.

7.0 Signs

25/07/2019
C106well

None specified.

13/07/2017
C90

SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE

Shown on the planning scheme map as **RGZ1**.

LAKE GUTHRIDGE PRECINCT - MCINTOSH DRIVE

1.0 Design objectives

13/07/2017
C90

To create a visually prominent entrance to Sale from the South Gippsland Highway, through iconic built forms, high quality materials and the provision of main access points.

To contribute to the aesthetic, heritage and landscape qualities of Lake Guthridge and its environs through responsive built form utilising the views, and the use of high quality materials.

To support use and development which creates an active lake frontage along McIntosh Drive for pedestrians and recreational users.

2.0 Requirements of Clause 54 and Clause 55

13/07/2017
C90

	Standard	Requirement
Minimum street setback	A3 and B6	Setback from South Gippsland Highway must be at least 6 metres. Setback from McIntosh Drive must be at least 3 metres. Note: Both South Gippsland Highway (York Street South) and McIntosh Drive are frontages.
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	For the northern boundary of 62 York Street South (CA 4A SEC A) and the southern boundary of 48 York Street South (Lot 1 TP 2444623) - 3 metres, plus 0.3 metres for every metre of height over 3.6 metres, plus 1 metre for every metre of height over 6.9 metres. Standard A10 and B17 apply to all other side setbacks. Note: Site does not have a rear boundary.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1 metre and must have at least 50% transparency.

3.0 Maximum building height requirement for a dwelling or residential building

13/07/2017
C90

A building used as a dwelling or a residential building must not exceed a height of 15.53 metres Australian Height Datum (AHD).

4.0 Application requirements

04/05/2023
C109wellPt1

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 Gutheridge 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 acess/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.

5.0 Decision guidelines

04/05/2023
C109wellPt1

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).

25/07/2019
C106well

SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE

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

1.0 Subdivision and other requirements

04/05/2023
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	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: ▪ The Head, Transport for Victoria is the acquiring authority; and ▪ The purpose of the acquisition is for a road.	100 metres
	A Transport Zone 3 or land in a Public Acquisition Overlay if: ▪ The Head, Transport for Victoria is not the acquiring authority; and ▪ The purpose of the acquisition is for a road.	40 metres
	Any other road	20 metres

	Land	Area/dimensions/distance
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

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C109wellPt1

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).

1.0 Table of uses

04/05/2023
C109wellPt1

Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
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	No more than 10 persons may be accommodated away from their normal place of residence At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Dependent person's unit	Must be the only dependent person's unit on the lot

Use	Condition
	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 (other than Automated collection point)
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

2.0 Use of land

25/07/2019
C106well

Amenity of the neighbourhood

A non-residential use must not adversely affect the amenity of the surrounding sensitive land uses, including through the:

- Transport of materials, goods or commodities to or from the land.
- Appearance of any stored goods or materials.
- Emission of noise, artificial light, vibration, odour, fumes, smoke, vapour, steam, soot, ash, dust, waste water, waste products, grit or oil.

Application requirements

A residential use must not adversely affect the operations of the surrounding non-residential land uses and must consider:

- The siting and orientation of the activity relative to any non-residential activity.
- The design and materials of the building to assist in mitigating the effect of emissions from non-residential activities.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An application to use land for any use listed in Section 2 must be accompanied by the following information, as appropriate:

- The purpose of the use and the types of processes to be utilised.
- The type and quantity of goods to be stored, processed or produced.
- How land not required for immediate use is to be maintained.
- Whether a Works Approval or Waste Discharge Licence is required from the Environment Protection Authority.
- Whether a notification under the *Occupational Health and Safety (Major Hazard Facilities) Regulations 2000* is required, a licence under the *Dangerous Goods Act 1985* is required, or a fire protection quantity under the *Dangerous Goods (Storage and Handling) Regulations 2000* is exceeded.
- The likely effects, if any, on the neighbourhood, including:
  - Noise levels.
  - Air-borne emissions.
  - Emissions to land or water.
  - Traffic, including the hours of delivery and despatch.
  - Light spill or glare.

3.0 Subdivision

25/07/2019
C106well

The minimum lot size is 2000 square metres.

Each lot must be connected to reticulated supply of water, electricity, reticulated sewerage and a drainage system.

Each lot must have access to a road constructed to the requirements of the responsible authority.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

An application for subdivision must demonstrate that the lot size and configuration has had regard to the land use requirements and the purpose of the zone.

An application must include a drainage plan to the satisfaction of the Responsible Authority and relevant Catchment Management Authority.

4.0 Buildings and works

25/07/2019
C106well

A permit is required to construct a building or construct or carry out works.

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A Site Analysis, which must show the boundaries and dimensions of the site, relevant ground levels, the location and cross section of adjoining roads, the location of any existing vegetation, drainage lines, water features, retarding basins and flood ways, sites of biological, heritage or archaeological significance, sites that are potentially contaminated and any other relevant features;
- A plan, drawn to scale, showing;
  - Is responsive to the features indentified in the Site Analysis.
  - Has regard to the purpose of the zone and adjoining uses.
  - Contains details of required buffer treatment where mitigation measures are necessary to protect the amenity and surrounding properties and the safety of the public.
  - The location, height and purpose of existing and proposed buildings and works
  - Driveway, access, parking areas and any loading areas, including a Parking and Access management plan.
  - Elevations of all buildings indicating materials, finishes and colours;
  - Details of existing and proposed landscaping, along with a Vegetation Management Plan to explain how the existing and proposed landscaping will be maintained;
  - External storage
  - The drainage discharge plan
- A Sustainability Management Plan which outlines sustainable building and design techniques proposed. The plan must provide for but is not limited to energy use and efficiency, waste management, water conservation and reuse.
- Other details as required by the responsible authority.

5.0 Signs

04/05/2023
C109wellPt1

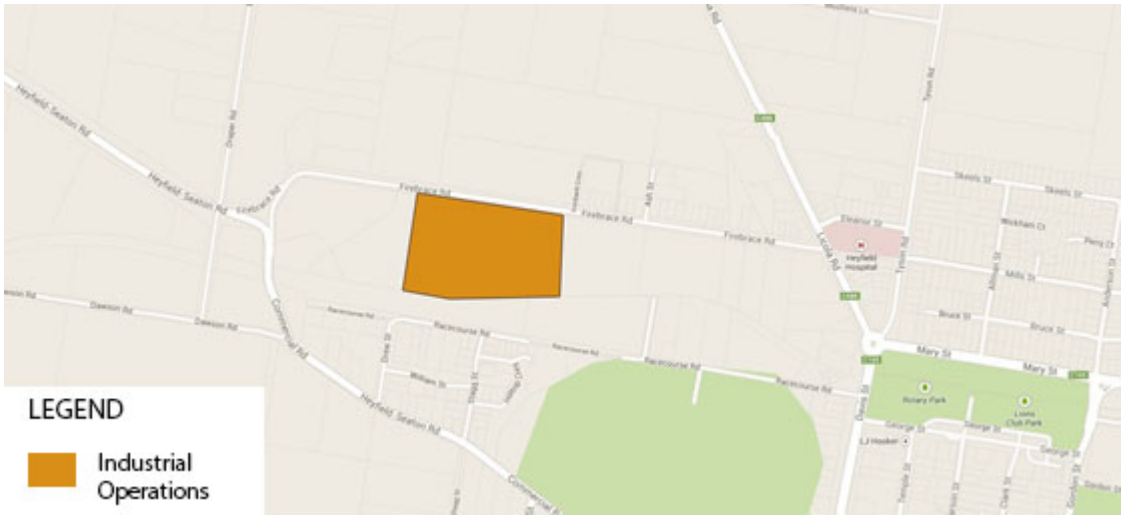
None specified.

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.
- 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



04/05/2023
C109wellPt1

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.

1.0 Table of uses

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Section 1 - Permit not required

Use	Condition
Automated collection point	Must meet the requirements of Clause 52.13-3 and 52.13-5. The gross floor area of all buildings must not exceed 50 square metres.
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)

Use	Condition
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)** **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 (other than Automated collection point)
Motor racing track
Nightclub
Warehouse
Any use in Section 2 when a condition is not met

2.0 Use of land

25/07/2019
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Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to use land for any use listed in Section 2 must be accompanied by the following information, as appropriate:
  - The purpose of the use.
  - How land not required for immediate use is to be maintained.
  - the likely effects, if any, on the neighbourhood, including:
    - Noise levels.
    - Traffic, including the hours of delivery and dispatch.

3.0 Subdivision

25/07/2019
C106well

Each lot must be connected to reticulated supply of water, electricity, reticulated sewerage and a drainage system.

Each lot must have access to a road constructed to the requirements of the Responsible Authority.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application for subdivision must demonstrate that that the lot size and configuration has regard to the land use requirements and the purpose of the zone.
- An application must include a drainage plan to the satisfaction of the Responsible Authority and relevant Catchment Management Authority.

4.0 Buildings and works

25/07/2019
C106well

A permit is required to construct a building or construct or carry out works.

Application requirements

The following application requirements apply to an application for a permit under Clause 37.01, in addition to those specified in Clause 37.01 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- An application to construct a building or construct or carry out works must include:
  - A Site Analysis, which must show the boundaries and dimensions of the site, relevant ground levels, the location and cross section of adjoining roads, the location of any existing vegetation, drainage lines, water features, retarding basins and flood ways, sites of biological, heritage or archaeological significance, sites that are potentially contaminated and any other relevant features.
  - A plan, drawn to scale, which:
    - Is responsive to the features indentified in the Site Analysis.
    - Has regard to the purpose of the zone and adjoining uses.
    - Contains details of required buffer treatment where measures are necessary to protect the amenity and surrounding properties and the safety of the public.
    - Includes the location, height and purpose of existing and proposed buildings and works.
    - Shows driveway, access, parking areas and any loading areas, including a Parking and Access management plan.
    - Includes elevations of all buildings indicating materials, finishes and colours;
    - Details of the existing and proposed landscaping, along with a Vegetation Management Plan to explain how the existing and proposed landscaping will be maintained.
    - Shows the external storage.
    - Includes the drainage discharge plan.
  - A Sustainability Management Plan which outlines the sustainable building and design techniques proposed. The plan must provide for but is not limited to energy use and efficiency, waste management, water conservation and reuse.
  - Other details as required by the Responsible Authority.

5.0 Signs

04/05/2023
C109wellPt1

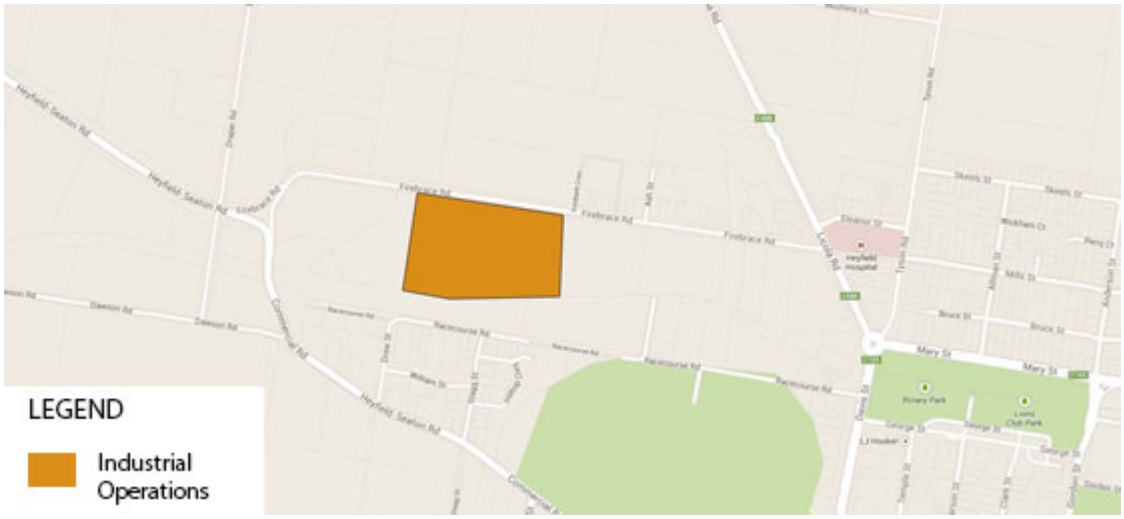
None specified.

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, 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



04/05/2023
C109wellPt1

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

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

NINETY MILE BEACH RURAL CONSERVATION AREAS

1.0 Statement of nature and key elements of landscape

25/07/2019
C106well

Ninety Mile Beach is the longest stretch of uninterrupted beach in the country and the second longest in the world. This unparalleled linear landscape with its combination of sandy beaches, low dunes, peninsulas, and wetlands is set against the wild seas of Bass Strait, is visually of State significance, and potentially of national significance in that context.

Ninety Mile Beach is protected by a series of official designations - National Park, Wildlife Reserve, and Coastal Park - that recognise the remarkable ecological and scenic values of this area. The landscape is characterised by large swathes of indigenous vegetation including coastal heath, mangroves, and dune grasses, and there are vast ocean views along its entirety.

Ninety Mile Beach is listed by the National Trust as regionally significant, as part of the Gippsland Lakes region. Due to its iconic landscape features and extent, Ninety Mile Beach is an international visitor destination, featuring strongly in Victoria's tourism promotion. Lake Reeve is a bird habitat of international importance that is recognised under the Ramsar Convention, and the area includes Rotamah Island, a bird observatory managed by the Royal Australian Ornithologists Union. The area is also important for its Aboriginal cultural heritage significance, the dunal systems still containing many remnants and evidence of indigenous settlements.

2.0 Landscape character objectives to be achieved

25/07/2019
C106well

To strengthen and protect indigenous coastal vegetation and ensure that it is the dominant feature of the landscape at the coastal edge.

To protect locally significant views and vistas, including natural and unbuilt views along Ninety Mile Beach.

To ensure that development in and around existing settlements does not impact on the characteristics of the landscape, including the natural and unbuilt character along Ninety Mile Beach.

To reduce the visual impact of buildings and structures at the coastal edges of large settlements.

To minimise any increase in development visible above the dunes and coastal vegetation outside settlements, when viewed from the beach, foreshore or offshore.

To avoid buildings set high on dunes or development that will be visible on the skyline.

To minimise the visual impact of signage and infrastructure adjacent to Ninety Mile Beach or in areas of high visibility.

To protect landscape character and attributes that are consistent with the Aboriginal cultural heritage values of the area.

To recognise, and protect, the landscape of the Ninety Mile Beach as a place of significant Aboriginal cultural heritage value.

3.0 Permit requirement

25/07/2019
C106well

A permit is required for all buildings and works, except farm access tracks.

A permit is required to construct a fence other than timber post and wire fencing up to a height of 1.5 metres.

A permit is required to remove, destroy or lop any vegetation.

4.0 Application requirements

25/07/2019
C106well

None specified.

5.0 Decision guidelines

04/05/2023
C109wellPt1

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 contract 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).

25/07/2019
C106well

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1.**

INDUSTRIAL AREAS

1.0 Design objectives

25/07/2019
C106well

To provide well planned industrial estates which are suitable for a wide range of industry users.

To encourage quality development within the industrial zones which results in a neat appearance whilst also providing for the practical and efficient use of the land and is compatible with its surrounds.

2.0 Buildings and works

04/05/2023
C109wellPt1

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 it's 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.

3.0 Subdivision

04/05/2023
C109wellPt1

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.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

04/05/2023
C109wellPt1

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

6.0 Decision guidelines

25/07/2019
C106well

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 effect that the building and works may have on nearby land and uses.
- The design of buildings, including solar access.
- The need to provide for industrial related activities.
- The provision of infrastructure both to and on the site.

25/07/2019
C106well

SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO10.**

EMERGENCY SERVICE FLIGHT PATH AREA DDO10

1.0 Design objectives

25/07/2019
C106well

To ensure that new development does not encroach on the flight path areas associated with the Yarram Recreation Reserve helicopter landing site.

To ensure that the new development avoids creating a hazard to aircraft in the vicinity of the Yarram Recreation Reserve helicopter landing site and to facilitate safe emergency medical service helicopter operations.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required to subdivide land.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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.

25/07/2019
C106well

SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO11.**

EMERGENCY SERVICE FLIGHT PATH AREA DDO11

1.0 Design objectives

25/07/2019
C106well

To ensure that new development does not encroach on the flight path areas associated with the Yarram Recreation Reserve helicopter landing site.

To ensure that the new development avoids creating a hazard to aircraft in the vicinity of the Yarram Recreation Reserve helicopter landing site and to facilitate safe emergency medical service helicopter operations.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

04/05/2023
C109wellPt1

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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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.

25/07/2019
C106well

SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO12.**

COBAINS ROAD HOMEMAKERS CENTRE & BULKY GOODS RETAILING

1.0 Design objectives

25/07/2019
C106well

To provide land north of Cobains Road and east of the Princes Highway substantially for the development of a homemakers and bulky goods retailing centre and their associated uses.

To recognise that the land is situated at a major entrance to the town and that the design and development of the built form should enhance the visual quality and amenity of the gateway.

To provide appropriate design and buffer treatments between the land and the adjoining future residential land use to the east.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

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.

4.0 Signs

25/07/2019
C106well

Apart from a sign identifying the bulky goods retail site, signage shall be confined to simple, clear business identification signs on premises.

Other than a sign for the homemaker or bulky goods retailing centre, no other signs will be permitted in the landscape setback.

5.0 Application requirements

25/07/2019
C106well

None specified.

6.0 Decision guidelines

25/07/2019
C106well

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 development supports the establishment of a dedicated homemaker/bulky goods retail centre in an integrated manner.
- Whether the appearance of the building and its surrounds will make a positive contribution to the streetscape.
- The effect on amenity that the building may have on nearby land uses and the future residential area to the east.
- 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.

25/07/2019
C106well

SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO13.**

GOLDEN BEACH/PARADISE BEACH

1.0 Design objectives

04/05/2023
C109wellPt1

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.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

04/05/2023
C109wellPt1

None specified.

5.0 Application requirements

25/07/2019
C106well

An application for buildings and works must include the following information where relevant and 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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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 *Golden Beach/Paradise 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

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

25/07/2019
C106well

SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO14.**

THE HONEYSUCKLES

1.0 Design objectives

04/05/2023
C109wellPt1

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.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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).

25/07/2019
C106well

SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO15.**

SEASPRAY

1.0 Design objectives

04/05/2023
C109wellPt1

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.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

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 drown 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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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).

25/07/2019
C106well

SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO16.**

WOODSIDE BEACH

1.0 Design objectives

04/05/2023
C109wellPt1

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.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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).

25/07/2019
C106well

SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO17.**

MCLOUGHLINS BEACH

1.0 Design objectives

04/05/2023
C109wellPt1

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.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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)

25/07/2019
C106well

SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO18.**

MANNS BEACH

1.0 Design objectives

04/05/2023
C109wellPt1

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.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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)

25/07/2019
C106well

SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO19.**

ROBERTSONS BEACH

1.0 Design objectives

04/05/2023
C109wellPt1

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.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

04/05/2023
C109wellPt1

None specified.

5.0 Application requirements

04/05/2023
C109wellPt1

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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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)

25/07/2019
C106well

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2.**

BUSINESS / INDUSTRY DISPLAY AREA

1.0 Design objectives

25/07/2019
C106well

To ensure that land is developed in an orderly manner having regard to vehicle, movement, car parking, and the appearance of buildings and works.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

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.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

04/05/2023
C109wellPt1

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

6.0 Decision guidelines

04/05/2023
C109wellPt1

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.

25/07/2019
C106well

SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO20.**

LOCH SPORT

1.0 Design objectives

04/05/2023
C109wellPt1

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.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

04/05/2023
C109wellPt1

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.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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).

04/05/2023
C109wellPt1

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

HEYFIELD SAWMILL SENSITIVE ENVIRONS

1.0 Design objectives

25/07/2019
C106well

To encourage well-designed residential development at a density of one dwelling per lot in order to protect industrial operations on Firebrace Road and Weir Road as specified on map 1.

To incorporate appropriate siting, design, construction or other characteristics that will mitigate potentially adverse off-site effects from the nearby industrial operations as specified on map1; thereby providing a reasonable standard of amenity for future residents and occupants.

To encourage well-designed, residential development in close proximity to industrial operations.

To manage the impacts from nearby industrial activities by incorporating design and construction responses into new (or substantially altered) residential development.

2.0 Buildings and works

04/05/2023
C109wellPt1

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.

3.0 Subdivision

04/05/2023
C109wellPt1

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.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

04/05/2023
C109wellPt1

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.

6.0 Decision guidelines

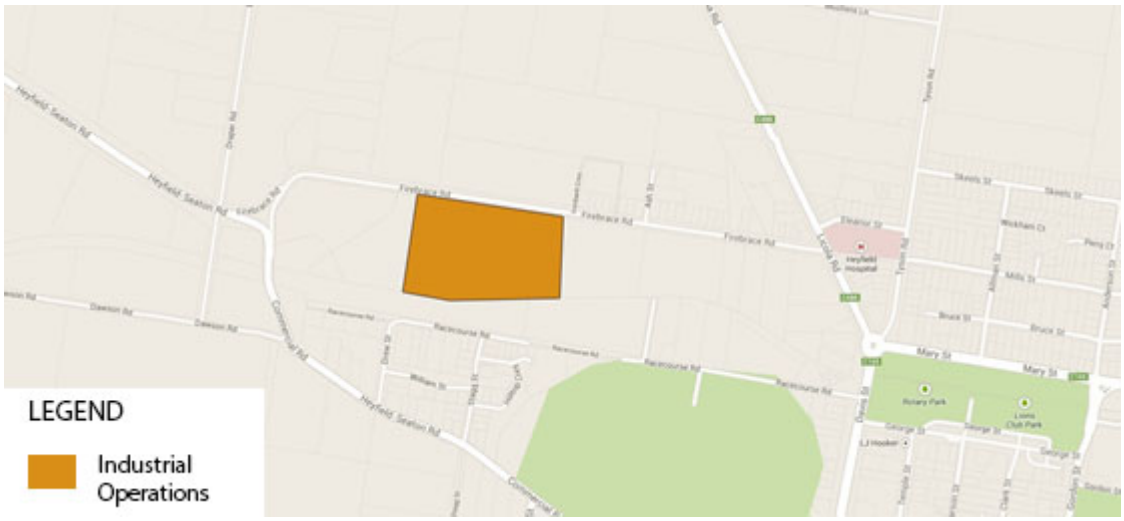
04/05/2023
C109wellPt1

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



25/07/2019
C106well

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO9.**

PORT ALBERT AND PALMERSTON

1.0 Design objectives

04/05/2023
C109wellPt1

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



2.0 Buildings and works

04/05/2023
C109wellPt1

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 4 metre setbacks to North Street	9 metres above ground level
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

3.0 Subdivision

04/05/2023
C109wellPt1

A permit is not required for subdivision.

4.0 Signs

25/07/2019
C106well

None specified.

5.0 Application requirements

25/07/2019
C106well

None specified.

6.0 Decision guidelines

04/05/2023
C109wellPt1

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)

04/05/2023
C109wellPt1

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

RESIDENTIAL AREAS

1.0 Objectives

25/07/2019
C106well

None specified.

2.0 Requirement before a permit is granted

25/07/2019
C106well

A permit may be granted to use or subdivide land, construct a building or construct or carry out works before a development plan has been prepared to the satisfaction of the responsible authority.

- A minor extension, minor addition or minor modification to an existing development that does not prejudice the future, orderly development of the general area affected by the Development Plan Overlay.

3.0 Conditions and requirements for permits

25/07/2019
C106well

Before deciding on an application to subdivide land, construct buildings, or carry out works, the responsible authority must consider, as appropriate:

- Whether the development of the land is occurring in an orderly manner having regard to essential services, community facilities, and roads.
- The potential for future re-subdivision.
- The relationship of proposed and existing nearby developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated category 1 roads.
- The design of any proposed buildings to enhance and reinforce the character of the area.
- The timing of the development of the land.
- The consistency of the proposed development with the approved development plan.

4.0 Requirements for development plan

25/07/2019
C106well

A development plan must include the following requirements:

Land use and Subdivision

- The proposed boundaries of the development area, and provide justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed subdivision lot layout.
- The overall pattern of development of the area, including any proposed future zoning shown on relevant strategy plan within clauses 21.05 - 21.12.
- The proposed use and development of each part of the area.
- Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.
- An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.
- The provision of any commercial facilities and the extent to which theses can be located with other community or social facilities to create lively, clustered and more walkable neighbourhood destinations and centres of social and commercial activity.

Infrastructure Services

- The provision of an integrated drainage scheme for the area.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
  - Road widening.
  - Intersections.
  - Access points.
  - Pedestrian crossing or safe refuges.
  - Cycle lanes.
- The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.
- The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

Community Facilities

- The provision of any community facilities, including schools, pre-schools, infant welfare centres and elderly citizen centres.
- The provision of informal opportunities for community gathering and social interaction particularly where this encourages incidental physical activity. For example:
  - Provide public seating arranged so that interaction is facilitated, these should be provided at regular intervals along paths of travel.
  - Provide shading for seating and picnic areas.
  - Provide trees for shading and aesthetics along pathways and places where people may gather.
  - Locate paths away from potential hiding places and entrapment spots.
  - Achieve clear and safe connection through signage, landscaping, lighting and edge treatment.
- The provision of public toilets where required in accordance with Council policies.

Open Space Network and General Amenity

- The location of public open space and:
  - The extent to which each proposed dwelling in the area will have easy and walkable access to open space (preferably within 500m walking distance).
  - The use of the space can be determined or facilitated through the provision of any specific facilities or localities or services (e.g. playground, seating).
  - The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood. For example:
  - property and fence lines should be clear and barrier free to enable Continuous Accessible Paths of Travel.
  - shade structures should not obstruct access.
  - encourage active frontages and use buildings to frame public places.

- The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.
- An overall scheme for landscape planting and the preservation of stands of exiting indigenous vegetation and individual trees wherever possible.

Process and Outcomes

The plan should be developed with an appropriate level of community participation as determined by the responsible authority.

A management plan must be submitted as part of the development plan, indicating the proposed staging of the development.

5.0 Decision guidelines for development plan

Before deciding on a development plan, the responsible authority must be satisfied that the plan has regard to the following information:

- 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).
- Rescode (Clause 56) – Rescode only applies to residential zones, the Mixed Use Zone and the Township Zone.
- Any open space requirements outlined in Clause 53.01.

16/08/2018
C101

SCHEDULE TO CLAUSE 72.03 WHAT DOES THIS PLANNING SCHEME CONSIST OF?

1.0

04/05/2023
C109wellPt1

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
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- 49, 49HO, 49LSIO-FO
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- 51, 51DPO, 51LSIO-FO
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- 67, 67HO, 67LSIO-FO
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- 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, 93LISO-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
- 108, 108ESO1, 108ESO2, 108LSIO-FO, 108BMO
- 109, 109DDO, 109ESO1, 109ESO2 ,109LSIO-FO, 109BMO
- 110, 110DDO, 110ESO1, 110ESO2, 110LSIO-FO, 110BMO
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- 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
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- 118, 118DDO, 118DPO, 118ESO2, 118LSIO-FO
- 119, 119DDO, 119DPO, 119EAO, 119HO, 119LSIO-FO, 119PAO
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- 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,
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- 127, 127AEO, 127DDO, 127DPO, 127ESO2, 127ESO5, 127HO, 127LSIO-FO, 127BMO
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- 130, 130DDO, 130DPO, 130ESO3, 130ESO7, 130LSIO-FO, 130BMO, 130SRO1
- 131, 131ESO7, 131BMO, 131SRO1, 131LSIO-FO
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- 133, 133DDO, 133HO, 133LSIO-FO, 133BMO, 133SRO1
- 134, 134DDO, 134ESO2, 134LSIO-FO, 134BMO, 134SRO1
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- 145, 145ESO2, 145LSIO-FO, 145BMO, 145SRO1
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- 156, 156ESO1, 156BMO, 156RO, 156SLO
- 157, 157ESO1, 157ESO2, 157LSIO-FO, 157BMO, 157RO, 157SLO
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- 168, 168DDO, 168ESO1, 168ESO2, 168LSIO-FO, 168BMO, 168RO
- 169, 169DDO, 169ESO1, 169ESO2, 169LSIO-FO, 169BMO, 169RO
- 170, 170DDO, 170ESO1, 170ESO2, 170LSIO-FO, 170BMO, 170RO
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- 175, 175DPO, 175ESO2, 175ESO8, 175LSIO-FO, 175PAO,175BMO, 175SRO1
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- 179, 179ESO2, 179BMO, 179SRO1, 179SCO
- 180, 180ESO1, 180ESO2, 180LSIO-FO, 180BMO, 180SCO
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- 182, 182ESO2, 182LSIO-FO, 182BMO, 182PAO
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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
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- 193, 193DDO, 193DPO, 193HO, 193LSIO-FO
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- 195, 195DDO, 195DPO, 195HO, 195PAO
- 196, 196AEO, 196DPO, 196ESO2, 196SRO1, 196VPO, 196LSIO-FO, 196BMO
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- 199, 199VPO, 199BMO
- 200, 200VPO, 200BMO
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- 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
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- 213, 213DDO, 213ESO2, 213ESO3, 213HO, 213LSIO-FO
- 214, 214AEO, 214ESO1, 214ESO2, 214ESO3, 214HO, 214SRO1, 214LSIO-FO, 214BMO
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- 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

31/07/2018
VC148

SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME

1.0 Incorporated documents

04/05/2023
C109wellPt1

Name of document	Introduced by:
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
"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012" comprising: ▪ Stage R7, DRG No 3421019-00-001 ▪ Stage R8, DRG No 3421019-00-002 ▪ Stage R9, DRG No 3421019-00-003 ▪ Stage R10, DRG No 3421019-00-004 ▪ Stage R11, DRG No 3421019-00-005 ▪ Stage R12, DRG No 3421019-00-006 ▪ Stage R13, DRG No 3421019-00-007 ▪ Stage R14, DRG No 3421019-00-008 ▪ Stage R15, DRG No 3421019-00-009 ▪ Stage R16, DRG No 3421019-00-010A ▪ Stage R17, DRG No 3421019-00-011 ▪ Stage R18, DRG No 3421019-00-012 ▪ Stage R19, DRG No 3421019-00-013A ▪ Stage R20, DRG No 3421019-00-014A ▪ Stage R21, DRG No 3421019-00-015A ▪ Stage R22, DRG No 3421019-00-016 ▪ Index Sheet, DRG No 3421019-00-017	C71
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

Name of document	Introduced by:
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:	
▪ Alberton Cemetery Heritage Permit Exemptions	C26(Part 1)
▪ Individual Heritage Places (Rural areas) Permit Exemptions	C26(Part 1)
▪ Individual Heritage Places (Township areas) Permit Exemptions	C26(Part 1)
▪ Port Albert Heritage Precinct Permit Exemptions (amended August 2019)	C109wellPt1
▪ Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	C26(Part 2)
▪ Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)	C93
▪ Sale Rural Heritage Precinct Permit Exemptions	C26(Part 1)
▪ Sale Town Centre Heritage Precinct Permit Exemptions	C26(Part 1)
Wellington Shire Heritage Place Citations 2007 (amended June 2018)	C100
Wellington Shire Stage 2 Heritage Study, Volume 2: Citations, September 2016 (amended August 2017)	C92(Part 2)

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SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0
04/05/2023
C109wellPt1

Background documents

Name of background document	Amendment number - clause reference
Assessment of Agricultural Quality of Land in Gippsland (Swan and Volume, 1984)	C109wellPt1
Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans	C84 - Clause 43.04s9
City of Sale Heritage Study (Context Pty Ltd, 1994)	C109wellPt1 - Clause 02.03 Clause 15.03-1L Clause 43.01
Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt1 Clause 43.02s13
Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District (Napier, 2002)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals	C84 - Clause 43.04s9
Healthy by Design: A planners' guide to environments for active living (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
Heyfield Low Density Residential Land Supply Study (Urban Enterprise, 2017)	C109wellPt1
Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road (Meinhardt, 2013)	C109wellPt1
The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt1 - Clause 43.02s14
Infrastructure Design Manual (Local Government Infrastructure Design Association, 2019)	GC112 - Clause 19.03-2L Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	C50 Pt2 - Clause 43.02s20

Name of background document	Amendment number - clause reference
Longford Development Plan (Mesh, 2015)	C109wellPt1 - Clause 43.04s10
Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	C50 Pt2 - Clause 43.02s18
McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 43.02s17
North Sale Development Plan (Mesh, 2018)	C109wellPt1
Port Albert and Palmerston Urban Design Guidelines (2007)	C29 -Clause 43.02s9
Port Albert Conservation Study (Graeme Butler, 1982)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
Port Albert Masterplan (Chris Dance Land Design Pty Ltd, 2002)	C109wellPt1
Public open space plan 2014-2024 (Wellington Shire Council, 2014)	C109wellPt1 - Clause 19.02-6L
Revegetation Planting Standards (Department of Sustainability)	C58 - Clause 43.04s4
Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	C50 Pt2 - Clause 43.02s19
Rosedale Structure Plan (SMEC 2012)	C109wellPt1
Sale Industrial Land and Retail Assessment (Essential Economics Pty Ltd, April 2006)	C35 Pt2 - Clause 43.04s3
Sale CBD Precinct Plan (David Lock Associates, 2010)	C109wellPt1
Sale, Wurruk and Longford Structure Plan, 2010 and updates; Relocation of Sale Greyhound Racing Club Strategic Justification (NBA Group, 2014)	C67 - Clause 32.07s1 Clause 43.04s7 Clause 43.04s7
Strategic Assessment of Options for the Provision of Additional Industrial, Bulky Goods Retailing and CBD Retailing Land in Sale report (Coomes Consulting Group, October 2007)	C35 Pt2 - Clause 43.04s3
Stratford Townscape Study (Green and Dale Associates, 1993)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	C50 Pt2 - Clause 43.02s15
Siting and Design Guidelines for Structures on the Victorian Coast (Victorian Coastal Council, 1998)	C109wellPt1 - Clause 42.03s1
State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	C71 - Clause 42.03s1

Name of background document	Amendment number - clause reference
The City of Sale Restoration and Conservation Guidelines (Wilson Sayer Pty Ltd, 1983)	C109wellPt1 - Clause 2.03 Clause 15.03-L Clause 43.01
Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment, 2002)	C32 - Clause 42.03s1
Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach (GHD, 2007)	C109wellPt1 - Clause 12.02-1L
Wellington Heritage Study: Stage 1 (Context Pty Ltd, 2005)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
Wellington Open Space Strategy	C86 - Clause 43.04s8
Wellington Shire Stage 2 Heritage Study (amended August 2017) (Heritage Intelligence & Briggs, 2016)	C109wellPt1 - Clause 2.03 Clause 15.03-1L Clause 43.01
Wellington Shire Walking and Cycling Strategic Plan 2012-16	C82 - Clause 43.04s6
West Gippsland Native Vegetation Plan (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)	C24 Pt1 - Clause 42.02s1
West Sale Aerodrome Public Management Agreement (June 2003)	C109wellPt1 - Clause 37.01s1
West Sale Airport Master Plan Update (Wellington Shire Council, 2017)	C98 - Clause 37.01s1
West Sale and Wurruk Industrial Land Supply Strategy (Urban Enterprise, 2018)	C103 - Clause 43.04s12
Wellington Shire Rural Zones Review, Volume 1 and 2 (Maunsell Australia, 2009)	C109wellPt1 - Clause 2.03-4
Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines(March 2007)	C50 Pt2 - Clause 43.02s16