



**WELLINGTON**  
SHIRE COUNCIL

*The Heart of Gippsland*

## **Council Meeting Agenda**

**Meeting to be held at**

**Port Of Sale Civic Centre**

**Foster Street, Sale**

**Tuesday 7 July 2015, commencing at 1pm**

**or join Wellington on the Web:  
[www.wellington.vic.gov.au](http://www.wellington.vic.gov.au)**

# ORDINARY MEETING OF COUNCIL – 7 JULY 2015

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## Council Meeting Information

*Members of the Public Gallery should note that the Council records and publishes Council meetings via Webcast to enhance the accessibility of Council meetings to the broader Wellington community. These recordings are also archived and may be published on Council's Website for viewing by the public or used for publicity or information purposes. At the appropriate times during the meeting, members of the gallery may address the Council at which time their image, comments or submissions will be recorded.*

*Members of the public who are not in attendance at the Council meeting but who wish to communicate with the Council via the webcasting chat room should lodge their questions or comments early in the meeting to ensure that their submissions can be dealt with at the end of the meeting.*

*Please could gallery visitors and Councillors ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.*





## **A - PROCEDURAL**



## **STATEMENT OF ACKNOWLEDGEMENT**

***“We acknowledge the traditional custodians  
of this land the Gunaikurnai people,  
and pay respects to their elders past and present”***



## **PRAYER**

***“Almighty God, we ask your blessing upon the Wellington  
Shire Council, its Councillors, officers, staff and their families.  
We pray for your guidance in our decisions so that the  
true good of the Wellington Shire Council may result to  
the benefit of all residents and community groups.”***

***Amen***



## **A - PROCEDURAL**

### **A4 CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S**

**ITEM A4****ADOPTION OF MINUTES OF PREVIOUS MEETING/S**

ACTION OFFICER:

GENERAL MANAGER CORPORATE SERVICES

DATE:

7 JULY 2015

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**OBJECTIVE**

To adopt the minutes of the Ordinary Council Meeting of 16 June 2015 as tabled.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY****RECOMMENDATION**

*That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 16 June 2015 as tabled.*

**CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.



## **A - PROCEDURAL**

### **A5 BUSINESS ARISING FROM PREVIOUS MEETING/S**

**ITEM A5**

**BUSINESS ARISING FROM PREVIOUS MEETING/S**

ACTION OFFICER

CHIEF EXECUTIVE OFFICER

DATE:

7 JULY 2015

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ITEM	FROM MEETING	COMMENTS	ACTION BY
Nil			



## **A - PROCEDURAL**

### **A6 ACCEPTANCE OF LATE ITEMS**



## **A - PROCEDURAL**

### **A7 NOTICE/S OF MOTION**



## **A - PROCEDURAL**

### **A8 RECEIVING OF PETITIONS OR JOINT LETTERS**



**ITEM A8(1)****OUTSTANDING PETITIONS**

ACTION OFFICER

CORPORATE SERVICES

DATE:

7 JULY 2015

---

ITEM	FROM MEETING	COMMENTS	ACTION BY
Drumming from 132 The Boulevard, Paradise Beach	19 May 2015	That the motion lay on the table until the meeting of July 21 or until mediation can take place	Manager Municipal Services

**ITEM A8(2)****RECEIPT OF PETITION: WITHDRAWAL OF FUNDING TO THE CONTINUED PROGRAM ON MONITORING OF MOSQUITOES AND SPRAYING OF THEIR LARVAE.**

DIVISION: DEVELOPMENT  
 ACTION OFFICER: MANAGER MUNICIPAL SERVICES  
 DATE: 7 JULY 2015

Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓							

**OBJECTIVE**

To present Council with a petition in relation to withdrawal of funding to the continued program on monitoring of mosquitoes and spraying of their larvae.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

**RECOMMENDATION**

*That Council receive the attached petition in relation to withdrawal of funding to the continued program on monitoring of mosquitoes and spraying of their larvae.*

**BACKGROUND**

A petition containing 212 signatures has been received by Council.

A copy of the petition is attached for Council information.

**LEGISLATIVE IMPACT**

Section L6.59 of Wellington Shire Council Processes of Municipal Government (Meetings and Common Seal) Local Law No 1 provides for petitions and joint letters:

“A petition or joint letter presented to the Council must lay on the table for a period determined by the Council but not exceeding the next two Council Meetings. No motion, other than to receive the petition or joint letter may be accepted by the Chairperson, unless the Council unanimously agrees to deal with it earlier.”

166 ~~166~~ 166

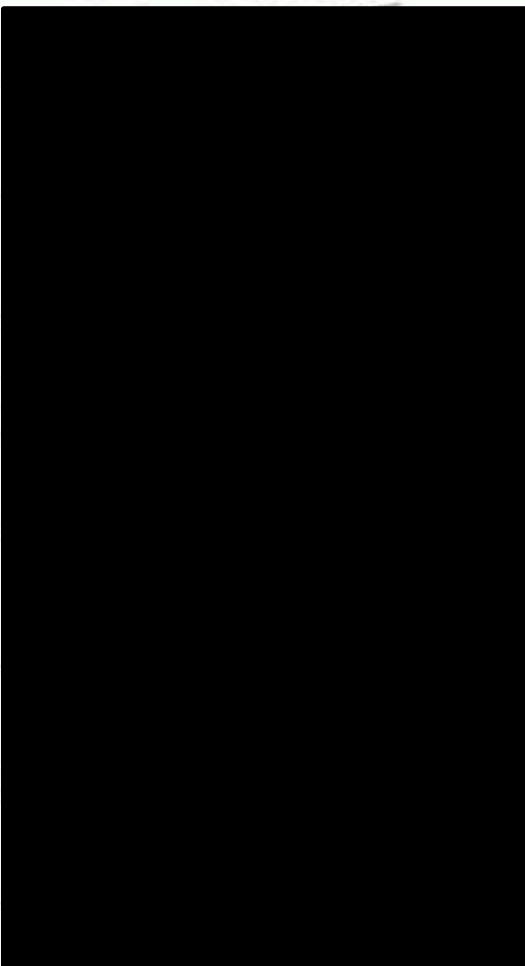










### PETITION TO THE SHIRE OF WELLINGTON

WE THE UNDERSIGNED  
draw the attention of the Shire to the following: -

WELLINGTON  
SHIRE COUNCIL  
17 JUN 2015  
RECEIVED

THAT, The Shire of Wellington is proposing to withdraw funding to the continued program of monitoring of mosquitoes and spraying of their larvae. This program is co-funded by the State Government of Victoria on a dollar-for-dollar basis to minimise the risk of people contracting Ross River Virus & Barmah Virus in and around the above communities.

THEREFORE  
Your petitioners wish this program and your funding input to continue ongoing and unimpeded.

NAME	ADDRESS	SIGNATURE
SARSFIELD BIRGIT CHRIS SARSFIELD		
Celia Johnston		
STUART COURTNEY		
Kim Courtney Gray		
TAIT		
JAMES KORR David		
George Charles mead		
		
		
		

9

Peter B Pope

Seaspray

L. Hume

Seaspray

J Amy

Seaspray

Lrene Stephenson

Seaspray

RALPH STEPHENSON

SEASPRAY

Michelle Campbell

Seaspray

Susan Campbell

Seaspray

Craig Evans

Jordan + Alva Dickins

Seaspray

Judy Masteyh

Seaspray

Simon Baker

Seaspray

steph Masteyh

Seaspray

M. Alcott

Seaspray

13/13

Kim Harrison



Kim Harrison

Bob Jones



[Signature]

Ron Smith

Ron Smith

Rob Lyndon

[Signature]

ROD CENTRA

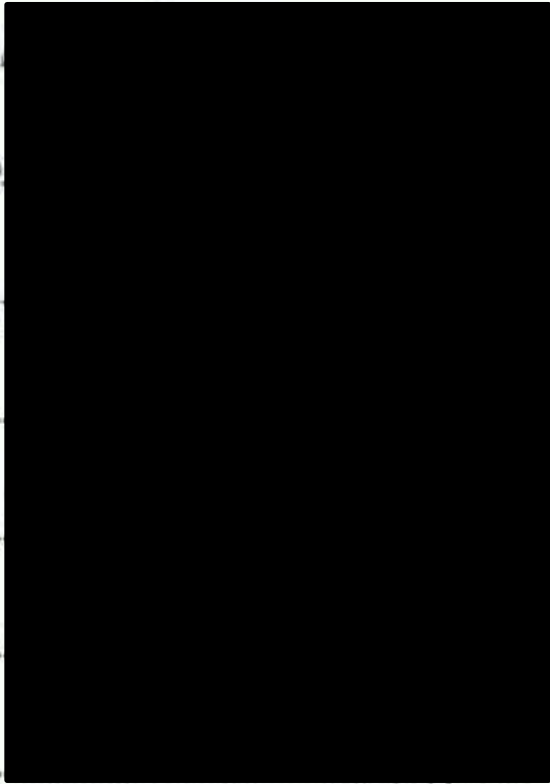
[Signature]

Keary & Irena Crompton



Keary & Irena Crompton

Lynne Cousins



[Signature]

Mariane J Centon

Mariane Centon

Way Centon

[Signature]

~~Barry~~ Barrie

Barrie

Pleydell

Steve White

[Signature]

RUSSELL WHITE

[Signature]

Caroline Elliott

[Signature]

18/13

Leaiah Doukhat	[REDACTED]	10.
ROBYN + MARK BLAUET	[REDACTED]	M. Blauet.
Rob DiBurdack	[REDACTED]	<i>[Signature]</i>
ALAN SMART	[REDACTED]	Vic
Laynie maloney	[REDACTED]	Vic
STEVE AUGER	[REDACTED]	7
JULIA MCANAY	[REDACTED]	McAnay
BEN	[REDACTED]	<i>[Signature]</i>
BERT	[REDACTED]	<i>[Signature]</i>
BARB	[REDACTED]	Barb
Linda	[REDACTED]	Rh.
Catherine	[REDACTED]	<i>[Signature]</i>
Marie	[REDACTED]	<i>[Signature]</i>
CHRIS DUNN	[REDACTED]	<i>[Signature]</i>

1314

Kara Mary



May

Lugh Nagle



Hayden Jones



John J.

Naomi Grant



Agnes

Charles Davis

Paul

Les Sears

Sears

Alanna Stephen



Alanna

EMY ROMANI

EMY

GEORGE SAKO

Geo.

VICKI SAKO

Vicki

Woda. Damagda "

Woda

ADAM DOUTHAT "

Adam

hee Douthat "

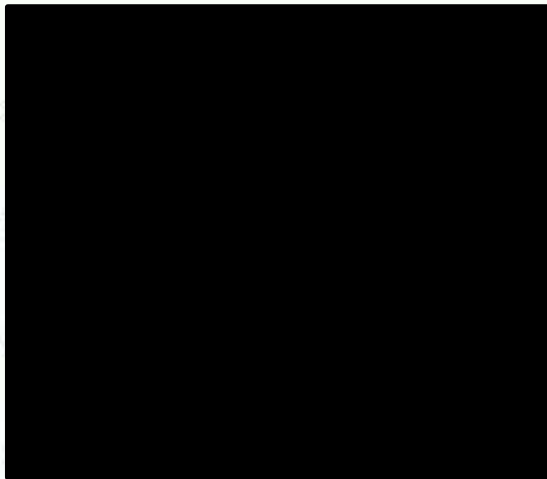
hee Douthat

Jodie Douthat "

Jodie 14



Jo Burrows



[Signature]

Catherine Cordell

[Signature]

Gary Burrows

[Signature]

Paul Kerates

[Signature]

Fiona Guilfoyle



[Signature]

George Guilfoyle



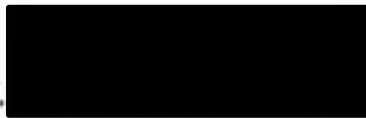
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Ant. A. O'Leary



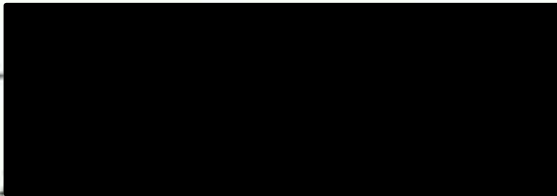
[Signature]

Michelle Greenwood



[Signature]

Sarah Cus



[Signature]

ANNA CUS

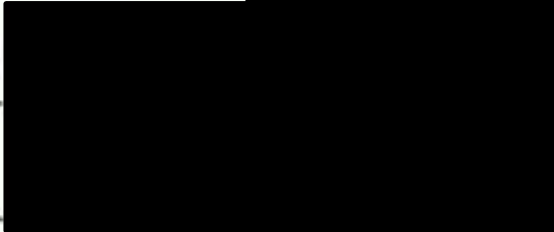
[Signature]

ALICIA WIKIHIUK



[Signature]

Debbie Macdonell



[Signature]

BOB CAVEIRA

[Signature]



Pull Clifford

Lee Clifford

BOB SMALLEY

Mark Cavallera

Josmie Faro

mic Beavert

Judith Kuchtaf

Kevin Cozzom

Chric Finger

Brendan Bailey

Greg Basso

Lu Wh

A. Whelan

F. Clifford

Clifford

Thomas

[Signature]

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MB

Clifford

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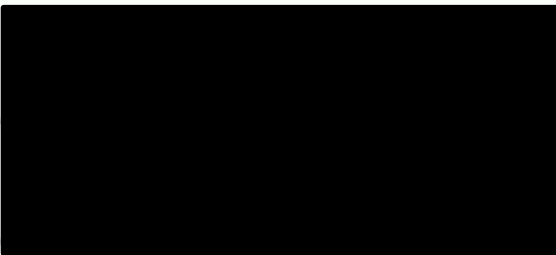
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A. Whelan

Trudi Elston



Trudi Elston

Craig Caldwell

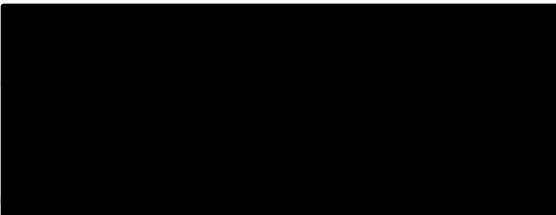
Craig Caldwell

Gerardene Caldwell



Gerardene Caldwell

Josh McLaren

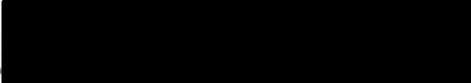


Josh McLaren

Jack McLaren

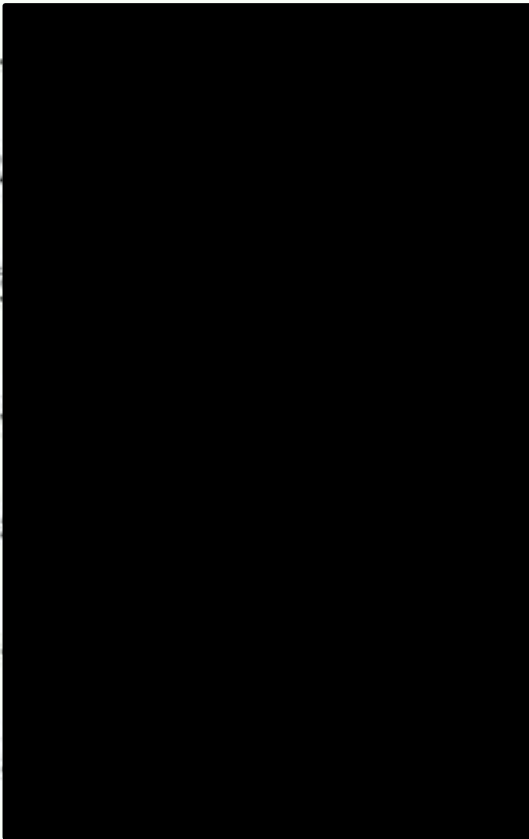
Jack McLaren

Barry Lufford



Barry Lufford

Vernon Jones



Vernon Jones

Jack McLaren

Jack McLaren

Angelo Bacchin

Angelo Bacchin

GRANT EVANS

Grant Evans

ANNA EVANS

Anna Evans

Emma Evans

Emma Evans

Casey Evans

Casey Evans

KAREN SCHEPERS

Lonnie Pleydell

Pam PLEYDELL

ANTON CORDELL

REN O'BONNEN

Gordon Macintosh

CAROLINE GILLFORD

KEVIN GILLFORD

STEVEN

E FONTE

R. REGULSKA

R. May

CHERYL GRIFFOEN

*K. J. Schepers*

*Lonnie Pleydell*

*P. Pleydell*

*Anton Cordell*

*Ren O'Bonnen*

*Gordon Macintosh*

*Caroline Gillford*

*Kevin Gillford*

*E. Fonte*

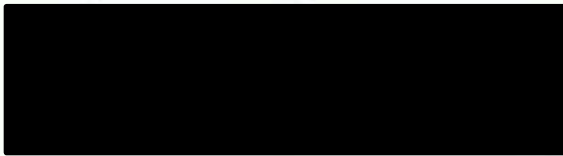
*R. Regulska*

*R. May*

*Cheryl Griffioen*

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13 14

Vaida Walla  
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Jack Berglund



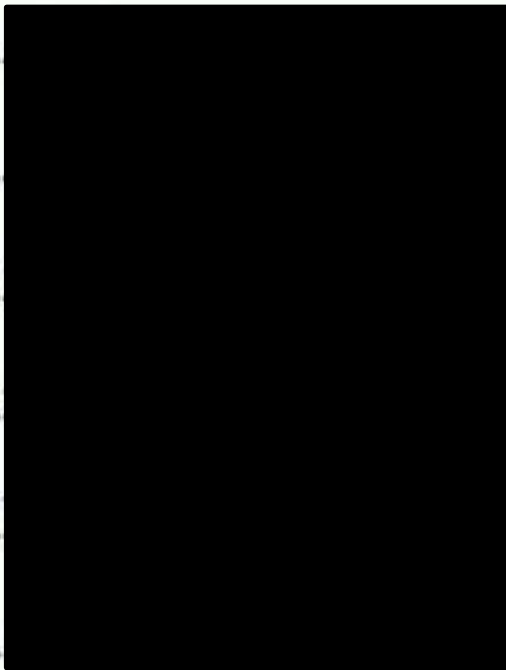
V. Walla  
.....

Brian Lewington



B. Lewington  
.....

John Morgan



J. Morgan  
.....

Wanda Sorenson

W. Sorenson  
.....

LISA RONCHI

L. Ronchi  
.....

J. A. FARMER

J. A. Farmer  
.....

PAUL FARMER

P. Farmer  
.....

Ann Thompson

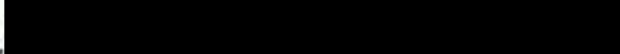
A. Thompson  
.....

Shannon Mills



S. Mills  
.....

Daryl Greig



D. Greig  
.....

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.....  
.....

C. HAWKES

J. LOCKETT

R. TOOGOOD

D. EVANS

P. CONSIDINE

J. MARSH

I. SHAW

h. b. d. y.

J. Lockett

Apr 1.

D. Evans

P. Consider

J. Marsh

I. Shaw

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7.

### PETITION TO THE SHIRE OF WELLINGTON

**WE THE UNDERSIGNED**

draw the attention of the Shire to the following: -

**THAT,** The Shire of Wellington is proposing to withdraw funding to the continued program of monitoring of mosquitoes and spraying of their larvae. This program is co-funded by the State Government of Victoria on a dollar-for-dollar basis to minimise the risk of people contracting Ross River Virus & Barmah Virus in and around the above communities.

**THEREFORE**

Your petitioners wish this program and your funding input to continue ongoing and unimpeded.

NAME	ADDRESS	SIGNATURE
<u>Christine Russett</u>	[REDACTED]	<u>[Signature]</u>
<u>John Lister-Best</u>	[REDACTED]	<u>[Signature]</u>
<u>Peter Dickson</u>	[REDACTED]	<u>[Signature]</u>
<u>GARY HARMOR</u>	[REDACTED]	<u>[Signature]</u>
<u>BIBB McLEARNON</u>	[REDACTED]	<u>[Signature]</u>
<u>Gayle Hall</u>	[REDACTED]	<u>[Signature]</u>
<u>[Signature]</u>	[REDACTED]	<u>[Signature]</u>
<u>FRANKEN FURIE</u>	[REDACTED]	<u>[Signature]</u>



**PETITION TO THE SHIRE OF WELLINGTON**

**WE THE UNDERSIGNED**

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**THAT,** The Shire of Wellington is proposing to withdraw funding to the continued program of monitoring of mosquitoes and spraying of their larvae. This program is co-funded by the State Government of Victoria on a dollar-for-dollar basis to minimise the risk of people contracting Ross River Virus & Barmah Virus in and around the above communities.

**THEREFORE**

Your petitioners wish this program and your funding input to continue ongoing and unimpeded.

NAME	ADDRESS	SIGNATURE
Col Stephenson	[REDACTED]	[Signature]
James O'Leary	[REDACTED]	[Signature]
Jim O'Leary	[REDACTED]	[Signature]
John Glover	[REDACTED]	[Signature]
GLEN DOLAN	[REDACTED]	[Signature]
WAYNE TELLER	[REDACTED]	[Signature]
W.H. RUMFORD	[REDACTED]	[Signature]
J GRIFFITHS	[REDACTED]	[Signature]





## PETITION TO THE SHIRE OF WELLINGTON

### WE THE UNDERSIGNED

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**THAT,** The Shire of Wellington is proposing to withdraw funding to the continued program of monitoring of mosquitoes and spraying of their larvae. This program is co-funded by the State Government of Victoria on a dollar-for-dollar basis to minimise the risk of people contracting Ross River Virus & Barmah Virus in and around the above communities.

### THEREFORE

Your petitioners wish this program and your funding input to continue ongoing and unimpeded.

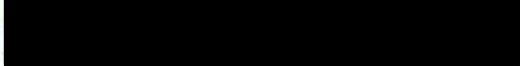
NAME	ADDRESS	SIGNATURE
ROBIN LANGRISH Robin Langrish	[REDACTED]	Robin Langrish
Kerrin Darby	[REDACTED]	Kerrin Darby
Jessie J. Patten	[REDACTED]	Jessie J. Patten
Danna Flint	[REDACTED]	Danna Flint
Trevor Flint	[REDACTED]	Trevor Flint
Paul Smuck	[REDACTED]	Paul Smuck
Laurel Goodwin	[REDACTED]	Laurel Goodwin
GARY COOPER	[REDACTED]	GARY COOPER

Kirin Boston



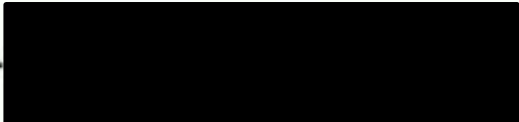
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Will Schmidtke



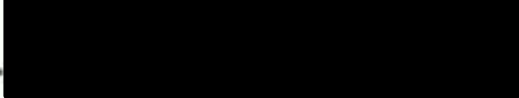
*[Handwritten signature]*

Shannon Darnwe



*[Handwritten signature]*

Glenda Bunting



*[Handwritten signature]*

Diana MacFarlane



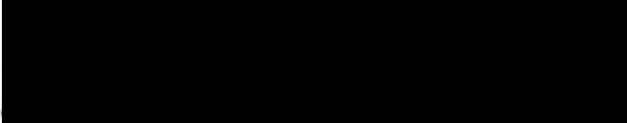
*[Handwritten signature]*

GAIL SCHMIDTKE



*[Handwritten signature]*

Maggie Evison



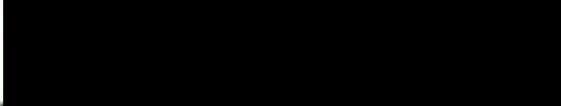
*[Handwritten signature]*

GARY EVISON



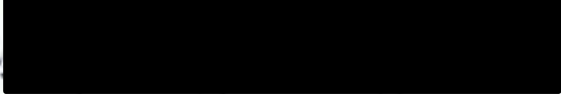
*[Handwritten signature]*

Ella Coulson



*[Handwritten signature]*

Jennifer Edgley



*[Handwritten signature]*

FREDERICK EDGLEY



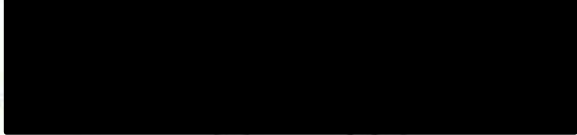
*[Handwritten signature]*

Marion Bell



*[Handwritten signature]*

Mick Bell



*[Handwritten signature]*

Wendy Paulet

W Paulet

Stuart Paulet

S Paulet

Angela Price

AP

Lindsay Powell

Lindsay Powell

BARRY WRIGHT

B Wright

Beryl Anstee

Beryl Anstee

LYNDAL PULS

L M Puls

JOY BAKER

J Baker

Phil Baker

P Baker

Tracey Miller

T Miller

Grant Miller

G Miller

CHRISTINA COUL

Christina Coul

TOM DATMAN

T Datman

R. Taylor



[Signature]

M. Taylor

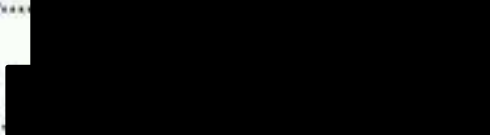
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M. DeWicks



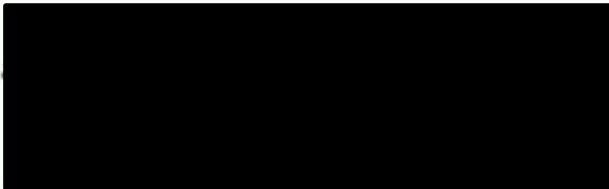
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K. DeWicks



[Signature]

D. Simms

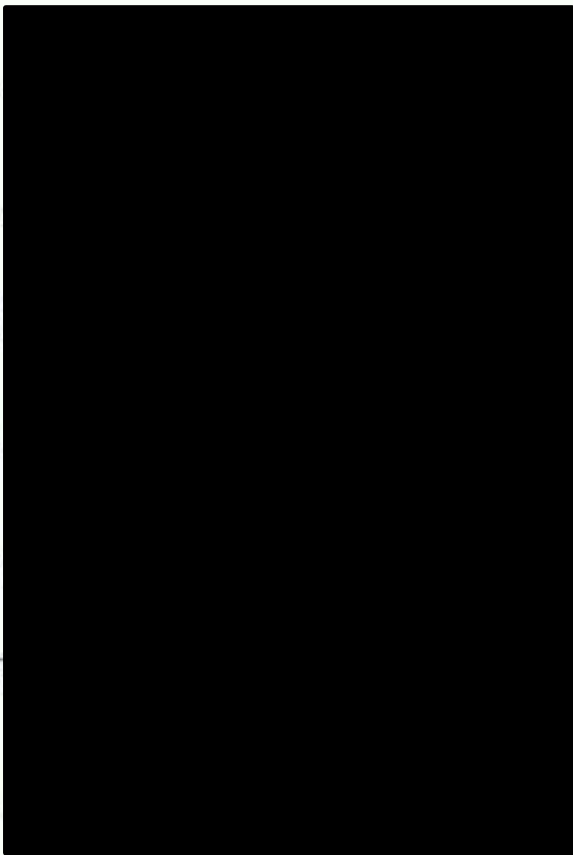


[Signature]

J. Simms

[Signature]

B. Simms



[Signature]

S. Jimms

[Signature]

A. Thompson

[Signature]

P. Thompson

[Signature]

G. Cameron

[Signature]

C. Hester-Dee

[Signature]

R. White

[Signature]





From: **Barry Plater**  
Date: Mon, Jun 15, 2015 at 6:58 PM  
Subject: FW: Mosquito Spraying Petition - Seaspray

Please include our family in this petition.

Jan, Emma and Barry Plater

From: **Willi and Gail Schmidtke**  
Date: Thu, Jun 11, 2015 at 7:33 PM  
Subject: Re Mosquito Spraying  
To: RPA Seaspray

Hi Bob, please put our names down on the petition  
Willi and Gail Schmidtke  
[REDACTED]

From: **Anne Jubb**  
Date: Thu, Jun 11, 2015 at 7:03 PM  
Subject: RE: Mosquito Spraying Petition - Seaspray  
To: RPA Seaspray

We are presently holidaying in far north WA and do not have access to a scanner or a printer.

However, we wish to add our names to the petition please.  
Anne Jubb [REDACTED]  
Peter Jubb [REDACTED]

From: **David Conway**  
Date: Thu, Jun 11, 2015 at 5:49 PM  
Subject: RE: Mosquito Spraying Petition - Seaspray  
To: RPA Seaspray

I endorse the petition  
Regards  
David Conway

6

## Seaspray letter

Sunday, 14 June 2015 9:41 am

Seaspray Ratepayer

Dear Mayor & Councillors,

I write to urge you to continue the current program of monitoring and spraying Mosquitos throughout the Wellington Shire and in particular Seaspray and the Honeysuckles.

This dollar matching program from the State Government and delivered through the Victorian Arbovirus disease control program is essential for the ongoing control of both the endemic Ross River Virus, Encephalitis, dengue, malaria, Chikungunya and cases of dog heart worm.

Evidence shows that cases of endemic disease from Mosquitos have been increasing all over Victoria and if the current program is ceased then the health and wellbeing of many Wellington Shire residents is placed at serious risk.

Please continue the dollar matching program of monitoring and spraying Mosquitos throughout the Wellington Shire.

Bernadene Voss

**ITEM A8(3)****RECEIPT OF PETITION: OBJECTION TO THE PROPOSED WELLINGTON SHIRE COUNCIL TREE PLANTING SCHEME FOR POWERSCOURT STREET MAFFRA.**

DIVISION: BUILT AND NATURAL ENVIRONMENT  
 ACTION OFFICER: MANAGER NATURAL ENVIRONMENT AND PARKS  
 DATE: 7 JULY 2015

Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓							

**OBJECTIVE**

To present Council with a petition in relation to objection to the proposed Wellington Shire Council tree planting scheme for Powerscourt Street Maffra.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY**

**RECOMMENDATION**

*That Council receive the attached petition in relation to objection to the proposed Wellington Shire Council tree planting scheme for Powerscourt Street Maffra.*

**BACKGROUND**

A petition containing 78 signatures has been received by Council.

A copy of the petition is attached for Council information.

**LEGISLATIVE IMPACT**

Section L6.59 of Wellington Shire Council Processes of Municipal Government (Meetings and Common Seal) Local Law No 1 provides for petitions and joint letters:

“A petition or joint letter presented to the Council must lay on the table for a period determined by the Council but not exceeding the next two Council Meetings. No motion, other than to receive the petition or joint letter may be accepted by the Chairperson, unless the Council unanimously agrees to deal with it earlier.”



# Urban Forest Program Powerscourt Maffra



Replacement Program 2015

## Dear Resident

There is no "right" tree for a site, and there are numerous elements to consider in selecting a tree that will not only survive but perform very well in difficult circumstances. The possible trees selected to replace the Zelkova are *Corymbia maculata* (Spotted Gum) or *Eucalyptus sideroxylon* (Ironbark). Both trees are long lived, natives, extremely robust and capable of growing well in the poor soils and low rainfall.

Could you please fill out the attached voting form, marked with your first and second preferences and return in the self addressed envelope by 12 June 2015.

### *Eucalyptus sideroxylon* - Red Ironbark

This tree has extremely distinctive deep furrowed almost black bark. This is contrasted by grey-green leaves and new pink stems. Blossoming in spring, the tree becomes a beautiful mass of pink or white and really attracts an array of native birds. The Red Ironbark is very resistant to pests and diseases and can grow to a height of around 10- 30m, depending on conditions. Native and evergreen.



### *Corymbia maculata* - Spotted Gum

The tall mottled trunks and dark green leaves are very eye catching, providing a range of subtle colours all year round. This tree will often grow and thrive in spaces where others fail. Juvenile leaves are a copper-red and adult leaves are dark green. Flowers are fairly inconspicuous occurring from winter to spring attracting many honey eating birds. Bark is very distinctive, blotched with patches of old bark, various shades of browns and pinks, contrasting with cream bark beneath - stunning against a stormy back drop. Very resilient to pest and disease and can reach a mature height of around 20m and a width of 10-15m. Native and evergreen used to be called *Eucalyptus maculata*.



Wellington Shire Council PO BOX 506 SALE 3850  
[www.wellington.vic.gov.au](http://www.wellington.vic.gov.au) Phone: 1300 368 244 Email: [enquires@wellington.vic.gov.au](mailto:enquires@wellington.vic.gov.au)

We, the undersigned, object to the proposed Wellington Shire Council tree planting scheme for Powerscourt Street Maffra

Name	Address	NO GUMS
CARL REID		
JOANNE CLARK		NO GUMS
Gemma Clark		NO GUMS
Geoff Jensen		No gums
Jasmine Jensen		Wake up
BRIDGET ERICSON		NO GUMS
jacqui Fox		No Gums
Kerry Anderson		No Gums
Danielle Lovell		FA
FED MARY		
Dick Woodward		
Edward Bushell		Street No Gums
Kaysha Rawson		
Liz Mott		No Gums
DAVID SIM		
WAYNE WITTO		No Gums
Tahnee Cashman		
ERIC PURDOM		No Gums
COLIN YEAMANN		

We, the undersigned, object to the proposed Wellington Shire Council tree planting scheme for Powerscourt Street Maffra

Name	Address	YES - NO, TREES
DANA BARRAM		YES ✓
David Baylis		yes ✓
Vivian Prow		yes ✓
Kerni Harrington		yes ✓
ROSS O'BRIEN		NO GUM TREE'S
Vivienne Kern		yes
A. Young		No Gum
Wendy Cutchfield		No Gum
Charlie Cutchfield		NO GUM.
PETER SCRIVEN		No Gum.
Helen Cook		no gum
Tegen Appleton		no gum
TOSIN SCOTT		no gum.
Amanda Prow		No Gum.
M. Fitzgerald		No Gums.
O. West		No Gumtree.
J. Fitzgerald		NO GUM.
M R Smalls		
W. Derham		

We, the undersigned, object to the proposed Wellington Shire Council tree planting scheme for Powerscourt Street Maffra



Name	Address	GUMS
JOHN TELLING	21	GUMS GUMS
KAYE TELLING		NO GUMS
Cheryl Telling		NO GUMS
<del>Ross</del>		NO GUMS
<del>Beith Stone</del>		NO GUMS
BRIAN NEILSON		NO GUMS
FRIDA NELSON		NO GUMS
Robyn Lipman		GUMS
Sue Evans		GUMS
Ivy Goodwin		No Gums
Vivienne Johnstone		Gums
Danielle Evans		GUMS
Michelle McQuillen		GUMS
DAVID RILNASS		GUMS
L. Atwood		Bottle brush
L. Hestrange		a
R McPhee		
JOHN SUTTON		
Elizabeth Britton		
20		



We, the undersigned, object to the proposed Wellington Shire Council tree planting scheme for Powerscourt Street Maffra

Name  
  
 Mary Hoddinott  
 Michael Keating  
 Fay Hughes  
 Kathy Ward  
 Cheryl Briggs  
 C. Dorsman  
 P. Parnham  
  
  
 E. K.  
 Bill Hug  
 Pauline Hug  
 Bernice Fox  
 H. Wood  
 Jim Wood  
 Geoff Cannon  
  
  
 C. Bagguley

Address

YES - NO  
 TREES  
 No gum trees  
 Signed Council  
 form agreeing  
 to gums but  
 now forgotten  
 power lines.  
 Bottle brushes?  
 no gum trees  
 No -  
  
  
 NO GUMS.  
 NO GUMS.  
 NO GUMS  
 No gums  
 safe forest  
 NO GUMS  
 GUMS  
 as furs

20

**ITEM A8(4)****RECEIPT OF PETITION: PROVIDE A PUBLIC TOILET FACILITY IN THE SALE CBD.**

DIVISION: BUILT AND NATURAL ENVIRONMENT  
 ACTION OFFICER: GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT  
 DATE: 7 JULY 2015

Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓							

**OBJECTIVE**

To present Council with a petition in relation to provision of a public toilet facility in the Sale CBD.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY****RECOMMENDATION**

*That Council receive the attached petition in relation to provision of a public toilet facility in the Sale CBD.*

**BACKGROUND**

A petition containing 1457 signatures has been received by Council.

A copy of the petition is attached for Council information.

**LEGISLATIVE IMPACT**

Section L6.59 of Wellington Shire Council Processes of Municipal Government (Meetings and Common Seal) Local Law No 1 provides for petitions and joint letters:

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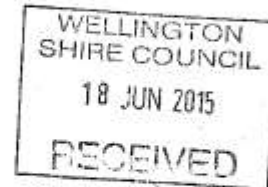
369 online petition Signatures - 1 week  
1088 written petition Signatures - 4 days in shops.

**change.org**  
Sale Business and Tourism Association

Recipient: Wellington Shire Council

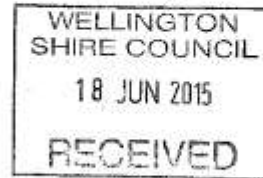
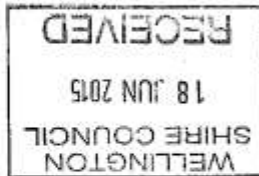
Letter: Greetings,

Provide a public toilet facility in the Sale CBD





**Sale Business and Tourism Association**  
PO Box 1141 Sale VIC 3850  
admin@salebta.com.au  
A0031467A - ABN 89 754 027 664  
**Advancing Sale District**



Thursday, 18 June 2015

Dear Wellington Shire Council,

After our meeting yesterday, we are formally submitting a petition to council requesting the Raymond Street toilets be actioned. On behalf of the local Business and Tourism sector we feel that it is vital that we give voice to the community we represent.

As outlined in our accompanying petition comments, our businesses and local community see a public toilet facility in the CBD as necessary for these reasons:

- There are currently no public toilets available within 10 minutes walk of the Mall. Although the Gippsland Centre does provide a toilet facility, these are only designed and sized according to the shopping Centre requirements and are not 'public' toilets.
- The mall development encourages events and functions to use this space but does not provide a toilet facility essentially limiting the usability of this area.
- It is not the responsibility nor have premises been designed for shop owners to provide toilet facilities for the general public in many instances.
- As a tourist destination and a break point for those travelling it is vital that our visitors have easy access to clearly signed public toilets especially outside retail hours however we appreciate these would need to be locked during non day light hours. Visitors to the town who are not familiar with options cannot clearly access public toilet facilities while in the town centre and would be unaware of which shops allow the public to use their toilets.
- Parents of younger children, parents/carers of special needs children as well as the elderly in the community need quick convenient access to toilet facilities. An all access public toilet must be provided to ensure all members of the public are accommodated and to prevent the frequent public urination in car parks and alleys.
- There have been an ongoing and consistent number of complaints regarding the lack of public toilets in the area from both businesses and shoppers alike, and it is the business owners who are bearing the brunt of the complaints.
- Infrastructure has already been allocated to this development and a public toilet facility would complete the current upgrade to the CBD, if you visit Traralgon CBD or Bairnsdale CBD they have shopping centres, and other businesses with toilets however they still provide a quality public amenity.
- The lack of a public toilet facility can deter consumers from spending lengthy amounts of time in the CBD, which in turn affects commerce. By not providing a





**Sale Business and Tourism Association**  
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**Advancing Sale District**

public toilet in the CBD it effectively pushes people towards shopping in the centre, hurting local business owners and local economy.

- This has been an ongoing issue for the local community for many years and it will continue to be so until a public toilet is provided.

We ask - would you consider removing or relocating all other CBD toilets in Maffra, Heyfield, Yarram, Stratford and other local towns to 800m out of town? Why does Sale not deserve the same convenience as other towns in our Shire? We ask that you put yourselves in the position of a young mother, a parent or carer of a child or adult with special needs, or an elderly person in our CBD and request that this decision be reassessed to reflect the obvious wishes and needs of the greater community.

We also ask that you reconsider the timing and urgency of this project to complete the Mall and Raymond Street, which are now very vibrant shopping precincts to ensure that the general public who frequent our great town keep on doing so.

As mentioned in our meeting yesterday with Councillors this "no toilet" was raised when the mall design was announced and no toilets were included, the Spotlight /Cob & Co band aid fix was applied and that now fails to meet public expectations. We have been repeatedly advised to remain patient on this issue. The funding has been made available this financial year according to our advice and we look forward to your re considered position on this.

Yours Sincerely

Leeanne Pearce

President

Sale Business & Tourism Association

## Comments

Name	Location	Date	Comment
Susan Johnson			As a visitor to Sale and a babycomer public toilets need to be accessible 24/7
Helen Isitt			It's difficult to get to the available public toilets at the Centre if you are elderly, pregnant, have small children or have "problems". An easily accessible toilet, or toilets, at either end of Raymond street business district would alleviate these issues.
Danielle Tassie			I have children and the closest public access toilets when in the Main Street are too far for a young child to make it in time before they have an 'accident'. It often requires us stopping our shopping getting in the car and off to the park or shopping centre. Just ridiculous!
Kyle Hulland			I am a parent of 2 children under the age of 10 and I have on numerous occasions had to run to the shopping centre, which if you are a mother you will know is hard to do for a small child who needs to go the toilet.....I just do not understand why there are no public toilets in our main mall/ street area?
Suzanne wheeler			as our town needs an easy accessible public toilet block .
Anthony Young			I live in Sale and two children who always need the toilet at the worst times.
Aaron Smith			It is long overdue .
Belinda pafamera			Because we need a public toilet area close by. It's so annoying. I end up at the lake toilets because I can't go anywhere without buying something.
Linda Horstman			this is needed and I'm regularly asked when in the CBD where facilities can be accessed. Would complete the redevelopment.
Susan marsh			I have grandchildren who have often needed the use of one in the area.
Jason McMillan			its necessary facility
Amanda Mowat			I have small children and have had to run from down the street with a toddler busting into the centre because shop owners wouldn't let me borrow their toilet. It is necessary
carlie wellins			I think it's necessary
Brent Stinson			When I was in Sale two months ago I couldn't find a toilet and when I asked a shop owner he said there weren't any! I think its pretty poor given its such a nice little place.
Ann Andrew			The Shire has a commitment to accessible facilities in Wellington and surely access to a toilet is the most basic facility which should be provided if we want visitors - and locals - to use our shopping centre. Sale will get a reputation as the 'no toilet' town :-).
Juliette Goodwin			I use this area frequently and it most definitely needs toilet facility's.
Tim Muncikton			Other smaller towns in the Wellington shire have toilets in CBD already.
Mindy Monck			We all should take the toilets out of the council building and see how they like having no toilet!
Peta Rose			I'm a mother with small children and have many times needed to have a facility closer to the CBD!
sueann black			because ive got young children and needed a toilet in this area..and there is none that arent miles away.. years ago there used to be a public toilet in this area and it got used alot..
marie shields			They don't have enough toilets.

Name	Location	Date	Comment
Jennifer Bennett			When you need to tinkle, in Sale, at my age it could result in a sprinkie, because the toilets are so few and far between!
melissa pamiak			after living in sale for close to 3 years I too found it horrendous with young children finding a toilet. I would have to trek and search for amenities with 4 kids in tow. Town events(anzac day) were just outright ridiculous!!
Belinda Strich			I am a mum of two young babies ,one who is toilet training,i also use this are so much . It's so hard to rush off to the shopping centre or try find somewhere else with young kids to use a toilet !
michelle sandison			Over the years I've found it quite ridiculous that the shire spends money on beautification but not providing the basic public amenity of a toilet in the CBD. Having had little children almost 20 years ago I found myself then having to ask shopkeepers to use their toilet for my children as the only outside toilet in the mall was in desrepair. There are vandal proof options seen in other towns. I would like to see these in the mall area to alleviate the responsibility of shopkeepers who provide toilets for the public especially mums with the children the elderly and visitors to the town who don't know which shops to ask!
Lucille Florisson			bloody oath we need more public toilets, I am constantly having to run in to the centre and all the way down the other end just to take my daughter of 2yrs to the little toilet provided down there, she's too small to go on the regular ones and it certainly makes for harder training with such a distance from the main st shops down to basically Safeway: plus the amount of times I do not shop outside the centre is due to this problem.
Tanya cooke			The toilets in the shopping centre are too far away for street shoppers and there is not enough toilets in the shopping centre! There definitely needs to be an outside toilet facility!!
Hayley Clough			I used to live in Sale, and my family live in Sale. I agree, there should be a public toilet in the cbd. That's just a basic requirement!
Veronica goodall			Its very frustrating not having public toilets in the area... businesses dont like you using their toilets if your not purchasing from there
Tania nichols			It's bad form from the council not to have public toilets available in cbd. I have young kids and it's extremely frustrating when nothing is open or available for them to use a bathroom
Rick McKenzie			Couldn't agree more!!
Nadine Grumley			we need them!! Pretty simple really
Melissa Erbs			This has been an ignored problem with the shopping mall for far too long...
Nicole Bauer			It is much needed. Many a time I've had to dash to the shopping centre for my son to go to the toilet. Something in town is much needed.
Linda Geard			I have grandchildren and am always looking for a toilet in there
Tanya Rickerby			As a mum with a young child I find it very frustrating when I have to walk along way to find a toilet, very inconvenient!!
Danielle Carpenter			it's ridiculous that we don't have public toilets that are easily accessible in the town other than in the Shopping Centre...I've had plenty of accidents with my two children when they were young and we couldn't run across town quick enough!
Suzanne Ross			I am a mobile business working in Sale and so use public toilets a lot, it is very frustrating that there is not one available in Sale and I usually end up going into one of the pubs to use there toilets

Name	Location	Date	Comment
Yvonne Sculley			There needs to be toileting facilities in a central space
Alanna Kent			This is supposed to be a large city for community to use and enjoy these spaces oh well I suppose there is always maccas to go to
roberta mckibbin			Many people have special toileting needs and it would be responsible to provide toilets for them....
ashley medings			I have young children, its frustrating to try and get down the main street to pick up a few things with a toilet training toddler and the closest toilet is in yhe shopping center!
Naomi Spence			I get frustrated with the lack of toilets with 5 children. And shops send you to the centre or to mc Donald's. Not good enough
BEIinda sargent			Im signing this petition because I believe we need a public toilet in the cbd of sale. It would make it a lot easier for people who are shopping with small children.
Chris Malone			We need a public toilet in that part of town
Nigol Dawkins			It is long over due.
Debbie Hall			I feel it is very necessary to supply toilets in the business area especially for the children, elderly, disabled, pregnant women.
Myra Lindrea			I'm signing this because I think it is so silly that we don't have public toilets in our CBD.
Sonya stephenson			I am a local business owner and rate payer and feel that a public toilet is a necessity if we want to continue to encourage tourism and visitors to shop in Sale. I don't know too many towns that do not provide toilets, it is not up to the shopping complex to do so.
Vivienne Robinson			wobins
Pauline Bennett			I constantly have mothers in my store asking where the closest public toilets are for there little ones needing to go
kirsty taylor			Everyone needs the toilet
Elie moran			because it's a basic need. It's stupid to say no
Deeana Canobie			There needs to be more public toilets outside rather than in the plaza
Kym Alexander			It is a duty of care to the public to provide these facilities.
Debbie Wilson			I'm signing this petition because we really do need public toilets around the cbd.
Helen Pattison			I can't believe we do not have this facility already! I have children & they can not hold on long
Jo Miles			we need a public toilet!
ssa burley			This has been a problem for many years. My parents owned businesses down Raymond street and always had people asking to use the toilet. It's not fair for business owners and it's a safety issue if you are allowing people in the back of your shop.
Samantha Trew			I have 4 children all who I have had to run carrying at some stage or another back to Gippsland Centre from the main street for a toilet. I don't believe this is community friendly I also believe its unfair to expect parents to rely on a business to use their toilets. The mall is a public space and the only public toilets not within a business is the Port of Sale this is unreasonable. How can we expect a child let alone the elderly to hold to get to a toilet? We wont go to Brennan Park anymore because the toilets are locked!!



Name	Location	Date	Comment
Julie Proud			It's common sense people
Kylie Ryall			I have been caught out with children needing the toilet, and have had to shield them as they have wee'd on someone's nature strip! (This has happened more than once.)
Vanessa Trull			there is a desperate need for toilets in the area.
Tammy Brown			I travel to Sale quite often and have this problem, I also have 4 children that almost always need a toilet when we are out.
Rebecca Duck			As a mother with 4 kids sometimes they struggle holding on until I can get them to the closest toilet
Alana austin			That area needs public toilets available instead of having to go into the centre. We as taxpayers will pay for it anyway so what's the problem.
Janine Minchin			There are no toilets around and when kids have to go they have to go . To me it just makes sense to have some toilets in our main street . Wake up council and do something about it.
Mark Webster			we need public toilets in the cbd that are not in another building that may be closed.
Joy Flint			sometimes hard for elderly to hurry
Tia McLachlan			it's very much needed in the area. So it is very much necessary in my eyes.
neville mckenzie			Have been on crutches, and could not find an easily accessible Public Toilet.
sam Eldridge			It is needed as a mother, not all shops have a toilet or if they do they are not easily accessible with a pram etc & of course they are closed when the shop is. Fort of sale has toilets but that is to far to go when shops are closed.
Helen Kennedy			I believe it is needed, as a business owner I often get asked where the public toilets are, the closest being the shopping centre which isn't always convenient.
Stacy Roberts			Because there's an empty block at the end of LaPorchette that can be turned into public toilets
Kristal Lenane			I have a small child that always needs to use the toilet and there isn't any around beside the center
Bec White			With 2 young children I think the mall would be a great area for a public toilet as sometimes running back to centre toilets or spotlight just isn't quick or close enough for a young child who can't always hold on.
Sarah Bruce			I'm signing because I have young children who always need to go to the toilet when we are down the street and if we are in Raymond street it's a big walk for them to rush into the centre
Rachel Matheson			As a mother of children I believe there is a need for the community to have more access to public toilets within the sale community.
Libby Morris			We so badly need one somewhere other than the main shopping centre!!!
Carol Norris			There needs to be this facility in the town.
Lisa Clarence			Clean useable toilets are needed in the vicinity of Raymond Street Shopping n I believe the council have an obligation to provide them for all Sale residents and visitors to Sale shopping area
Jess Snowley			I think that it is very important to have toilet facilities here for a number of reasons. Sometimes you can't always get to the toilets in the center and especially for the parents out there, getting kids to the toilet quickly is hard with prams and trollys
Tracy Woods			I live out of town

Name	Location	Date	Comment
Chelsea Earles			I do not live in Sale but travel there once a week, on more then one occasion I have been caught out with my children needing the toilet and having to do mad rush to McDonald's. A public toilet in the Main Street would be far more practical
Andrew McPherson			A need for a public convenience, is needed for public's convenience...
Melissa Cahill			I have small children and many times I have had to make the mad rush back to the shopping centre to the toilets. Very much needed!
David Field			It is a required service to the community
aaron fleming			Wellington council should have factored public toilets into the cbd development.
casey stagg			There are no public toilets within the area unless you walk to the centre. it's too far away if your up the other end of the street. Here is central to everywhere.
Lisa Wilson			There should be toilets in the mall. As I can remember toilets being in the mall years ago. and there should be toilets there as there are people with children and the elderly that need them in the mall. as there are far to few in the centre
Nara Donaldson			As a store owner in Raymond Street I am asked many times a week where the nearest toilets are. People with young children and travellers are the most common to ask. I often let the young children use my personal toilet as the nearest one is just to far for them to walk when they are "busting".
noreen alcock			public toilets are needed not only for local people but for visitors to our town.
Chris Lindrea			A CBD Public Toilet Facility is definitely needed in this town. It should not be up to retailers to supply this facility for the general public.
Heien Holliday			with only having toilets in the private businesses of spot light and the local bakery pastry and pieces. is not upto scratch. the only reason we know they are there is because of local knowledge, no one visiting Sale will know where public toilets are. we need to have toilets that are up to standard accessible for all community members and to be clearly seen or signed for locals and visitors to see.
Mal Mckenzie			Public toilets in the Mall area would also increase the Mall's "useability" for events.
Vianja Glover			I have discovered through having a business in the area (and also toilet training our little man!) that the sale CBD is in need of public toilet facilities, I feel it would make a great improvement for families, elderly and the general public.
dan hua			The needs to be accessible toilets in sales CBD other than McDonald's or the shopping center
Nigel Dawkins			It is long over due.
Chris Craft			ex gippslander,here in central vic,they look after their visitors
Glo curtis			Im signing because we definitely need toilets in that part of town
Maree Hutchin			I grew up in Sale and visit my family there regularly. The lack of public toilets is a nuisance, meaning that we often don't stay in the Raymond St shopping area long as there isn't a parents room or wheelchair facility anywhere close. We need to head back into the centre every time we need the toilet.
Tom McAdam			We need public toilets bad
Lorraine MacGillivray			This is long overdue. We have toilets in the main shopping centre which now are not enough and always busy. There is a toilet in the back of spotlight. This must be one town that has not provided Council owned public toilets in their CBD. I have personally been asked numerous times by visitors where are there toilets.

Name	Location	Date	Comment
Janis wallbank			If they had funding why not use it ? Council are pretty happy with their new office building though aren't they ???? We have no toilets that are useable in the cbd area when the centre is closed .
Mark russell			its been a big problem for a long time.
Melissa conway			I have four sons who often need a toilet while in sale and this is very inconvenient for many by there not being one. We are a tourist destination.
Sharyn Treasure			This was put to council in 2009? By the businesses around town. We were very disappointed they put bus shelters up (not practical) and no toilets!Ridiculous. I am a business owner and i get sick of the public using my toilets because there is a lack of public toilets in the main shopping area!
paul redfern			To help Sale grow and families stay longer to enjoy time in the town!
Robin Van Gunst			Because everybody pees sometime.
Claire Chilcott			There is a need for one
Anne Giles			Common sense should prevail..aside from the Gippsland Centre,,there are Elderly Rate payers;those with very young children;those with children with disabilities;people who suffer from many intestinal/gastrointestinal maldies..look at the larger picture for once..spend the RATEPAYERS Rate money to benefit us all.
Brenda Hodgkin			We need these as the only rel choice if you "need to go" is the centre toilets and most of the time they are too far away for the Elderly and small children to make the distance in time.
John Arboit			It makes sense to have a public facility for use and not expect storeholders to pick up the tab
shannon daley			I have small children and would be much easier and safer than taking 3 under 3 children into the centre.
Phillip gordyn			I believe it is a basic requirement for our main shopping precinct in Sale. What is this even a question.
Suzanne Gorde			I signed the petition because some of my grandchildren live in Sale
Jenna Beatson			Outside of business hours there is nowhere in the CBD to go!
Graeme wigg			We need a toilet.
jaimee cooke			its a great ideal
Julie Cooke			I'm local to sale n its needed
Taryn Griffiths			I found it hard being pregnant while shopping in Raymond street, not having easy access to toilet facilities.
Joyce Baron			I am signing because I think we need one ,we also need it to be kept clean at all times
Sascha MacPherson			It's ridiculous that sale only has toilets in the centre then you have to go to spotlight or the DSL, there's no others
Donna Owens			we just need more rest rooms in Sale
Juliana Rawson			I live in Sale and would be very beneficial especially for the elderly
Tanya Campigli			There needs to be facilities!
Sharon Boothby			public toilets in the Sale CBD are long overdue. it's ridiculous that it has taken this long & that people have to show that these toilets are needed by a petition.....💡

Name	Location	Date	Comment
Janet Storer			It is a requisite to provide basic facilities to our residents (rate payers) and our welcome visitors. Please don't let our CBD be less than the best it can be.
chelsea johnson			Sale needs some form of public toilets
Jesse Leeds			It's needed. I am able bodied and find it ridiculous. Imagine an elderly person or mother with kids trying to get all the Way to the centre quickly.
Brian Wheatley			It is desperately needed for ageing shoppers
Margaret Reid			The general public require centrally located public toilets. Towns smaller than Sale have toilet facilities in their CBD. WHY NOT SALE????
Helen Reid			Sale needs public toilets in the CBD! Having to go to the shopping centre, Spotlight or Cobb & Co (if they're even still available) isn't really good enough.
peter bond			what other town the size of Sale has no accessible public toilet in its CBD?
Gregory Palmer			I have been asking for this myself every time the Council has asked for suggestions.
Louise Perrett			Surely it is obvious that we need this facility.
Debra Woods			Not having a public toilet is downright embarrassing. You promote the town as friendly yet we don't provide a toilet. In this day and age, thats just disgraceful.
ian Doggett			It's really needed.
Yvonne Martin			We desperately need toileting facilities instead of having to rely on the goodwill of shop keepers.
Mervyn Shingles			A modern city like Sale should have a facility in the CBD. It's a long walk to the Port from the centre of town!
Lynette Doggett			As a Sale resident , I try to support our businesses in the Main Street and get out of the shopping centre. We need to provide facilities to encourage shopping in the Mall area . I have been asked more than once if I know where toilets can be found .
Maree nottle			there r not enough toilets particularly when u have young children that have to go straight away. Or older people that can't walk all over the place to find a toilet. In the centre
Rosemary Webster			There is a great need for public toilets in the CBD Council could install automated toilets they don't take up much room and are user friendly
Helen Smyrek			Very much needed, I often drive my son to Port for easy access to disabled toilet. Please have disabled access seperate. Blind people need guiding so I (mother ) need to be able to go with him, he also has brain injury with memory issues. The Centro toilets are sometimes not easily accessed. OK for us " without any issues".
Daniel Gangur			As a ratepayer I believe we could do with better facilities
Christine McCarthy			I am signing because I and many people live with an IBD... I often do not have a choice of when I want to use a toilet...it's more like , where is a toilet?...I need to use it NOW! There are many IBDers continually on the look out for Public Toilets...please do us, and everyone else a favour and put in Public Toilets.
John Haines			I'm signing because it is vital that the centre of sale has toilet facilities for all its community members and visitors
kim dennis			sick and tired trying to find a public toilet over the past 50 yrs..



Name	Location	Date	Comment
D. Katrina Pilcher			Arriving in Sale early one morning out of business hours we were shocked to find no public toilet facilities in the CBD. We needed in addition to a toilet an infant changing space normally provided in municipal facilities along with handicapped facilities. We are tourists spending a weekend in Sale and we thought this was a very poor welcome from your town and an indication that your financial priorities need to be re-set.
Mike Hannaford			Toilets are needed where old folks like me can access them easily.
Sally Shaw			Surely public toilets are needed. I have been asked many times where they are!
Susie Andrews			I'm signing this because a public facility of this nature is a basic necessity.
annette evans			simply because I agree that a public toilet is very necessary in Sale
Lisé Bellantyne			I support the community in Sale and think its just plain stupid not to have such a basic commodity available
M A			I visit sale on a regular basis to see relatives. Im lucky to have family there who have bathrooms!! Many visitors do not and when (as a traveller) you "need to go" It's no fun having to spend 10-15 mins to travel to the nearest public loo - caravan park on the causeway(?). I'm not even sure where I should go to.
Debbie Farrugia			We need public fac

WELLINGTON  
SHIRE COUNCIL  
18 JUN 2015  
RECEIVED

Name	City	State	Postal Code	Country	Signed On
Naomi Cranston					8/06/15
Bree Adamson					8/06/15
Brent Stinson					8/06/15
Tim Munckton					8/06/15
Susan Johnson					8/06/15
Peta Rose					8/06/15
Nikita Smith					8/06/15
Leah Schuback					8/06/15
Helen Isitt					8/06/15
Jenny Scoble					8/06/15
Jo Wilson					8/06/15
Danielle Tassie					8/06/15
Cassie Griffith					8/06/15
Emma Fairless					8/06/15
Brock mckenzie					8/06/15
Carley Gaudion					8/06/15
julie slattery					8/06/15
Mallory Krusic					8/06/15
penny gallagher					8/06/15
Renae Mawley					8/06/15
Veronica goodall					8/06/15
Tanya Dunsmuir					8/06/15
Kyle Hullah					8/06/15
Melissa Casey					8/06/15
laura duck					8/06/15
Kara McLachlan					8/06/15
Michelle Mckay					8/06/15
Suzanne Wheeler					8/06/15
michelle christensen					8/06/15
Maree Howard					8/06/15
Catherine gangur					8/06/15
Becky Mcnamara					8/06/15
Rhiannon Baker					8/06/15
Cheryl Goodwin					8/06/15
Wendy Nikolajew					8/06/15
Lisa Pattinson					8/06/15
Chloe Haylock					8/06/15
Penne Fraser					8/06/15
Fergus Horan					8/06/15
Tania Carstein					8/06/15
Anthony Young					8/06/15
Heather Hayman					8/06/15
Aaron Smith					8/06/15
Belinda palamara					8/06/15
Jo clutterbuck					8/06/15

Emily Willmott	8/06/15
Alexis ingram	8/06/15
Lisa McMahon	8/06/15
Kylie Rand	8/06/15
Linda horstman	8/06/15
Susan marsh	8/06/15
Sheri Warford	8/06/15
michelle bradley-	8/06/15
Jason mcmillan	8/06/15
Amanda Mowat	8/06/15
Heather Evans	8/06/15
Carlie Wellins	8/06/15
Ann Andrew	8/06/15
Leah Leeson	8/06/15
Rachel Macreadie	8/06/15
Juliette Goodwin	8/06/15
Kristie Szabatura	8/06/15
Valerie Leighton	8/06/15
Nicole Noble	8/06/15
stefanie creely	8/06/15
Mindy Monck	8/06/15
Elaine Read	8/06/15
Jodie smolenaars	8/06/15
marie sheilds	8/06/15
Julian McIvor	8/06/15
Jennifer Bennett	9/06/15
Lucy Fitzgerald	9/06/15
tegan spencer	9/06/15
melissa parniak	9/06/15
toni degroot	9/06/15
Belinda Stritch	9/06/15
michelle sandison	9/06/15
Judie Trease	9/06/15
Lucille Coles	9/06/15
Tanya Cooke	9/06/15
Hayley Clough	9/06/15
Tania nichols	9/06/15
Rick McKenzie	9/06/15
Nadine Oliver	9/06/15
Melissa Fahy	9/06/15
jess g	9/06/15
Bec Gram	9/06/15
Melissa Erbs	9/06/15
Christopher Newbigging	9/06/15
Melissa Bumpstead	9/06/15
Chris Lindrea	9/06/15

Cynthia Gangur	9/06/15
Helen Holliday	9/06/15
Nicole Bauer	9/06/15
Donna Foley	9/06/15
Linda Geard	9/06/15
Tanya Rickerby	9/06/15
Danielle carpenter	9/06/15
Laura Stephens	9/06/15
Suzanne Ross	9/06/15
Yvonne Sculley	9/06/15
Alanna Kent	9/06/15
roberta mckibbin f	9/06/15
ashley medings	9/06/15
Jane Thompson	9/06/15
Naomi Spence	9/06/15
Scott pearce	9/06/15
Bronwyn warner	9/06/15
Del Donoghue	9/06/15
paula moss	9/06/15
Sarah Miller	9/06/15
BElinda sargent	9/06/15
Chris Malone	9/06/15
Fleur dawkins	9/06/15
Nigel Dawkins	9/06/15
Damien Knibbs	9/06/15
Liz Clare	9/06/15
Nicole Shugg	9/06/15
Tania Angelopoulos	9/06/15
Anita wilson	9/06/15
Simon Cook	9/06/15
Debbie hall	9/06/15
Myra Lindrea	9/06/15
Trent Fairweather	9/06/15
Gabrielle Costin	9/06/15
Sonya stephenson	9/06/15
Vivienne Robinson	9/06/15
Pauline Bennett	9/06/15
Gary Powers	9/06/15
Nicholas Angelopoulos	9/06/15
Brea Pape	9/06/15
Laurel Irvine	9/06/15
kirsty taylor	9/06/15
Ash Scarfo	9/06/15
Steve Postlethwaite	9/06/15
Shelley Kovco	9/06/15
Beth Smit	9/06/15

Caitlin Edey	9/06/15
Matthew lee	9/06/15
Tammy shingles	9/06/15
Judi McMahon	9/06/15
Justyne Roscoe	9/06/15
Janis wallbank	9/06/15
Mark russell	9/06/15
Ellie moran	9/06/15
Chris Rowley	9/06/15
Debbie O'Connell	9/06/15
Sandra Gram	9/06/15
Melissa conway	9/06/15
Deeana Canobie	9/06/15
S horder	9/06/15
Kaylene Jans	9/06/15
Kym Alexander	9/06/15
Ken Macdonald	9/06/15
Val Sellings	9/06/15
Debbie Wilson	9/06/15
Natalie Dimarco	9/06/15
Sophia Koutes	9/06/15
Helen Pattison	9/06/15
Jo miles	9/06/15
Lisa Burley	9/06/15
Rebecca neeves	9/06/15
Jayne Allan	9/06/15
Samantha Trew	9/06/15
Julie Proud	9/06/15
Belinda Weir	9/06/15
Kylie Roach	9/06/15
Fiona Courtney	9/06/15
Stephanie Cordell	9/06/15
GARRY FRASER	9/06/15
Vanessa traill	9/06/15
Cassandra Mayman	9/06/15
Lisa Harrison	9/06/15
Tamara Pedder	9/06/15
hannah blake	9/06/15
Tammy Brown	9/06/15
Maria Speed	9/06/15
Rebecca Duck	9/06/15
Damon Locker	9/06/15
Justine Gould	9/06/15
Alana austin	9/06/15
Janine Minchin	9/06/15
Mark Webster	9/06/15

Joy Flint	9/06/15
Tia McLachlan	9/06/15
Monica Christopher	9/06/15
Neville McKenzie	9/06/15
sam Eldridge	9/06/15
Robyn simpson	9/06/15
Jazmin Mackay	9/06/15
Helen Kennedy	9/06/15
Melinda bentvelzen	9/06/15
Christine Pitt	9/06/15
Annie Byrnes	9/06/15
Stacy Roberts	9/06/15
Kaylissa ogden	9/06/15
Kristal Lenane	9/06/15
Bec White	9/06/15
Taylor Wozniak	9/06/15
Sarah Bruce	9/06/15
Rachel Matheson	10/06/15
Lauren fairless	10/06/15
Libby Morris	10/06/15
Kathrine MacNeill	10/06/15
Carol Norris	10/06/15
Bec Lade	10/06/15
Lisa Clarence	10/06/15
Fiona Suarez	10/06/15
Annette Dyer	10/06/15
Tracy Woods	10/06/15
Chelsea Earles	10/06/15
Lauren Gately	10/06/15
Andrew McPhers	10/06/15
justin stallion	10/06/15
Melissa Cahill	10/06/15
David Field	10/06/15
Marie Ernst	10/06/15
aaron fleming	10/06/15
Amy-lee Hupfield	10/06/15
Diane Hoey	10/06/15
Peter Woods	10/06/15
Casey Stagg	10/06/15
Craig Horn	10/06/15
Kristy How	10/06/15
Chris Beckman	10/06/15
Susan Weir	10/06/15
Becc Boland	10/06/15
Lisa Wilson	10/06/15
Nara Donaldson	10/06/15

Pauline McAlpine	10/06/15
NOREEN ALCOCK	10/06/15
Mal McKenzie	10/06/15
Alycia Rees	10/06/15
Michele Dillow	10/06/15
Holly Myers	10/06/15
Frances Ebsary	10/06/15
Cat Mowbray	10/06/15
Visnja Glover	10/06/15
dan hua	10/06/15
Adam Smith	10/06/15
Noeleen Wyld	10/06/15
anna brady	10/06/15
Chris Craft	10/06/15
Jessie Joyce	10/06/15
Rachel Turner	10/06/15
Glo curtis	10/06/15
krys kent	10/06/15
Maree Hutchin	10/06/15
Tom McAdam	10/06/15
Lorraine MacGillivray	10/06/15
Sharyn Treasure	10/06/15
Mark Hore	10/06/15
Nicole Speed	10/06/15
Sue Taylor	10/06/15
paul redfern	10/06/15
Robin Van Gunst	10/06/15
Wendy Bransgrove	10/06/15
Claire Chilcott	10/06/15
Anne Giles	10/06/15
Vivian Teder-Haines	10/06/15
Zerlina wain	10/06/15
Heather Eustace	10/06/15
liz gross	10/06/15
Helen Jones	10/06/15
Edward Lowe	10/06/15
debbie bedggood	10/06/15
Debbie Stares	10/06/15
Martin Lange	10/06/15
Brenda Hodgkin	10/06/15
John Arboit	10/06/15
Ailsa Beth Ripper	10/06/15
Shannon Freeman	10/06/15
Phillip gordyn	10/06/15
Debbie Kardinaal	10/06/15
Natasha Di Corleto	10/06/15



Suzanne Godde	11/06/15
Thomas Crosbie	11/06/15
Stephen Clogg	11/06/15
Jenna beatson	11/06/15
Raelene Arvidson	11/06/15
Ann Romain	11/06/15
Yvonne Harding-Colliss	11/06/15
sharon crozier	11/06/15
mark williams	11/06/15
T Linsen	11/06/15
Ryan Mckenzie	11/06/15
Pamela Swarbrick	11/06/15
david drane	11/06/15
Peter McMahon	11/06/15
Daniel Mendes	11/06/15
Graeme wigg	11/06/15
Jaimee cooke	11/06/15
Nathan Massey	11/06/15
Carly Wheeler	11/06/15
Julie Cooke	11/06/15
Anne Safianski	11/06/15
Taryn Griffiths	11/06/15
Anthony DiCorleto	11/06/15
Sarah Oconnor	11/06/15
Jenny bennett	11/06/15
Joyce Baron	11/06/15
Sharon Llewellyn	11/06/15
Johnny Costin	11/06/15
Sascha MacPhers	11/06/15
Catherine Zenner	11/06/15
Lorraine Jones	11/06/15
Nicole Dalton	11/06/15
Kirk Mackintosh	11/06/15
Donna Owens	11/06/15
Jiuliana Rawson	11/06/15
Lakshmi Shesan	11/06/15
Tanya Campigli	11/06/15
Brian Greenwood	11/06/15
Michael Lee	11/06/15
Sharon Boothby	11/06/15
Janet Storer	11/06/15
chelsea johnson	11/06/15
Ryan fraser	11/06/15
Michelle Ross	11/06/15
Diane Birss	11/06/15
jesse leeds	11/06/15



Julie Moss	11/06/15
Brian Wheatley	11/06/15
John Castle	11/06/15
Teresa Dent	11/06/15
Melanie Smethurst	11/06/15
Margaret Reid	12/06/15
Helen Reid	12/06/15
Lelsey Palmer	12/06/15
pete bond	12/06/15
Gregory Palmer	12/06/15
Laura Freeman	12/06/15
Miriam Ripper	12/06/15
Louise Perrett	12/06/15
Stephanie Dent	12/06/15
rhonda anderson	12/06/15
Amanda Steele	12/06/15
sharlene Clayton	12/06/15
Debra Woods	12/06/15
ian Doggett	12/06/15
Yvonne Martin	12/06/15
Mervyn Shingles	12/06/15
Lynette Doggett	12/06/15
Maree nottle	12/06/15
Rosemary Webster	13/06/15
Helen Smyrek	13/06/15
Daniel Gangur	13/06/15
Christine McCarthy	13/06/15
John Haines	13/06/15
kim dennis	13/06/15
dave arter	13/06/15
Katrine Plicher	13/06/15
Marty tesselaar	14/06/15
Terry Phefley	14/06/15
Donna O'Brien	14/06/15
Richard Keuneman	14/06/15
Dianne Miller	14/06/15
Mike Hannaford	14/06/15
Hannah Gray	14/06/15
Marion Simmonds	14/06/15
Sally Shaw	14/06/15
Susie Andrews	14/06/15
annette evans	15/06/15
Staci Scott	15/06/15
Jill thayer	15/06/15
Lisé Ballantyne	15/06/15
M Acutt	16/06/15

**PUBLIC TOILETS for SALE CBD**

The Sale Business & Tourism Association see the provision of a public toilet facility as a necessity and after support from Shire developers at our meeting earlier this year, the Council have decided against including a public toilet in the CBD redevelopment. If you agree there is a need for a public toilet facility in the Raymond St area, please show your support and sign our petition.

NAME	EMAIL	POSTCODE
Anon B2-Mem		
Donna McKay		
DON NITNAM		
B. Bouke		
H. Ashwin		
C. Kluge		
MICHELLE McHUGH		
Julie Anson		
Kaylene		
John		
M-H Schmack		
S Band		
J. Stalley		
J. Rowlands		
JEFF HAYES for		
Ian Finswell		
Peter Garlick		
Jennifer Wagner		
PATSY BLOINK		
J. Langham		
M Steele		
M. Ferguson		
M. McBay		
J. Gray		

**SBTA**

You can also sign our online petition via our facebook page [www.facebook.com/sbtasale](http://www.facebook.com/sbtasale)

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NAME	EMAIL	POSTCODE
Rebecca Alexander		
COURTNEY ELSTON		
Makayla Rimington		
Julie Shields		
Sandra Shields		
Helen Stephenson		
Patricia Smith		
Kayla Stonehouse		
Christine Verey		
HYLIE EICKE		
KERRYN ROBINSON		
Jenni NELSON		
Jane Griffiths		
Marg Denaher		
CHIAEA CARTER		
Kate Hamilton		
Ali Taylor		
Mayella Campbell		
GO SATUBACH		
DAMIEN MORGAN		
DOROTHY ANDERSON		
Rhonda Locher		
Jim Douthett ✓		
Norma Hadden		
Clint Warner		
<b>You can also sign our online</b>		

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NAME	EMAIL	POSTCODE
P. M. HARRIS		
Allison Sellings		
<del>Alison</del>		
BRAD VAN HEURCK		
MARK HALL		
Emma Taylor		
John Rosemary Moxat =		
MARK RIGGS		
Jan Kotrba		
TINA GRIS		
ROB RICHARDSON		
MARY COOPER		
Elaini Fiddelars		
Ann O'Brien		
JO FOX		
Ian Finsell		
PETER BOYLE BRETHERTON		
Mana Whytes		
Julie Gotts		
Linda Gaspard		
Cam Jones		
Kathy Lymnis		
Katherine		
Beate		
Liza Pendlebury		

You can also sign our online p

0

V. O'Shea  
A Woods  
M. Frew  
K. Allen  
T. MATHERS  
Maren Rysyck  
C. Wigg  
A. Kurec  
B Bowtell



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NAME	EMAIL	POSTCODE
Pauline Lay		
Carol BURLEY.		
Jo CRAWFORD-WYND		
Helen O'Connor		
Lincoln Judd		
MARY-ROSE COLLIN		
MARG MANSH.		
KATE HOE		
Helen Akers		
Debbie Wheeler		
Jenni Gray		
Katie Armistead		
Liana Luffe		
Alison J. J.		
Astrid K. K.		
Kandy Miller		
Tamara Bayle		
Sam VanHeurck		
Kellie Harris		
Mica Mannovic		
Chris Haycock		
Bronwyn Segafredo		
Liz Ogden		
Julianne Peravey		
Sandra Elliman		
You can also sign our online p		

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NAME	EMAIL	POSTCODE
GLEN MORRIS		
Carleen Grimsted		
Jessica Bayley		
Christine Johnson		
Annette Neal		
Maissa Valtte		
Eiaine Bennell		
Nopdanna Pate		
Jean Harrison		
Kate Jeffs		
G. Maher		
H. Koeves		
B Shuman		
Mark D...		
Aborg Trewerton		
Kylie Dixon		
Helen Holliday		
Kathleen Kiah		
Alice Tatterson		
M. Dalt		
A. McLENNAN.		
M. Martin		
Georga McMillan		
Marie Jenkins		
Darren Houghton		
You can also sign our online p		

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NAME	EMAIL	POSTCODE
Debbie Welford		
Katherine Hughes		
Tanya Lawrence		
Aimee Thomas		
Alison Drappert		
Alda Rucke		
KEITH HASSELOWE		
Rod Cook		
Annette Miller		
Dorey Cumming		
Heather Graham		
Cicivolia Caldwell		
Bern VanLier		
Funie Gillard		
TRACEY THOMPSON		
Jo McCann		
Neil Lewis		
BOB DAVIS		
ROBUN SIMMONS		
Michelle Van Beld		
Anita Smolenaar		
Kate Wright		
Yvonne Green		
John Weatherley		
Tanya Harvey		
You can also sign our online		



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NAME	EMAIL	POSTCODE
K. MANLON		
Jenny MacLeod		
Bill MacLeod		
Megan Grumley		
Maxine Malherbe		
Lizaki		
J. Gilbert Wagg		
R. Kardiniaal		
B Kardiniaal		
R. Storer.		
G. O'Callaghan		
C Baxter - crem 6400		
Pete Witt		
Liz Foot		
Sue Turner		
Andrea Germaine		
Sue Patton		
CHERYL SIEWY		
Tenny Donaldson		
Gwen DICKSEY		
LESIA HANSON		
GRAHAM WILSON		
Kevin Penny		
Palma Dennis		
Elizabeth Neubauer		
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NAME	EMAIL	POSTCODE
Nussa Cunningham		
Sarah Bennett		
Sarah Schluter		
Sarah Cotterill		
Wendy Stone		
Jemma King		
Zoe Davis		
Polyn Bradley		
Workspaces		
Tania Benson		
Mandi Quinn		
Karen Carman		
Karen Hunt		
Mary Fitzgerald		
Rae Bennett		
Naomi McDonald		
Christina Cooper		
Kimberly Kitto		
Steph Pyers		
Brooke Anonem		
Liz Theulis		
Emma Bishoff		
Lee Shears		
Lisa van Pieren		
Tanya Ross		
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NAME	EMAIL	POSTCODE
Tracy Liepa		
Tam Hummel		
Nicknister		
Lia M Hunt		
Stefan Seem		
Pam Murphy		
Jandra Mackay		
Sam Dimmock		
Tom Hughes		
Kasey Tee		
Ben Bayel		
gail tancred		
Ann tancred		
Sydney tancred		
Daniel perry		
Hayley perry		
Tyson perry		
Kim albrecht		
Nicola archer		
garry archer		
Jodie wilson		
Kylie trail		
michelle barbas		
michale barbas		
gary wilson		
You can also sign our online p		

**PUBLIC TOILETS for SALE CBD**

The Sale Business & Tourism Association see the provision of a public toilet facility as a necessity and after support from Shire developers at our meeting earlier this year, the Council have decided against including a public toilet in the CBD redevelopment. If you agree there is a need for a public toilet facility in the Raymond St area, please show your support and sign our petition.

NAME	EMAIL	POSTCODE
Michelle Dowsett		
Chloe Stewart		
Tania Carroll		
Shannell Holland		
WKE Bird		
Maree Cooper		
John Barber		
Amy Mac		
Takara Graydon		
Melen Patison		
Stelley Horton		
De Keenings		
Bernadette Sutherland		
Wayleen Armstrong		
Lucas Mowat		
Mickie Bartlett		
Ashleigh Be		
Michelle Fairweather		
Simone Allen		
Karen Rankin		
Mitchell Rankin		
Liam Brynson		
John Brynson		
Jim Brynson		
John Brynson		

You can also sign our online p



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NAME	EMAIL	POSTCODE
Brenton Lee		
BARRY OLIVER		
NINA POATE		
Lois Chester		
Kim Higgins		
Sarah Higgins		
EDEN BARBERIO		
Kathleen Murphy		
Janni Reilly		
Zandy Weekes		
Bek French		
Barbara Tiffut		
Patricia Jackson		
NEANDY HOWE		
E. Brown		
J. Barnett		
J. Macleod		
W. Macleod		
J. Jackson		
Morgan Potter		
Bob Threlkettle		
Ed Appleby		
R. M. Miller		
T. Gardner		
M. Day		
You can also sign our online p		ile

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NAME	EMAIL	POSTCODE
TERRY WEAVER		
EMMA JONES		
Jenni NEILSON		
Susan Weaver		
SANDI HUGHES		
Duffin SAMESON		
Rose Diciero		
Wendy Di Cicco		
Ashley Stevens		
Jessica Podger		
John Hamon		
Garry Tarnwal		
Jeanette Krouwer		
Alison Stewart		
Mamie Shears		
STRECH		
JULIE PEAVEY		
Russ Ralph		
John Dwyer		
Ralph Dwyer		
G. van Put		
Cheryl Field		
& Ricky		
Fiona Strathdee		
You can also sign our online p		

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NAME	EMAIL	POSTCODE
J. Todd		
HERS FINGER		
Wendy Finger		
EMERSON		
T. Crane		
S. HILLBRICH		
V. WRIGHT		
H. FAHY-WEIR		
JACK		
M. Rowley		
P. Smith		
M. Falls		
A. Clyma		
K. CONNERS		
M. JOHNSTON		
S. Hawkey		
L. Horstman		
G. Callinan		
G. Delaney		
Ally Delaney		
ALAN RENDERSST		
Jamie Johnston		
GRAHAM PATRICK		
Sandra Patrick		
Pam Lynden		
You can also sign our online p		



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NAME	EMAIL	POSTCODE
Kelly Jones		
Daniel Gangan		
Vin Hall		
J Hildensburg		
Alexandra Bromley		
Shuley Kowling		
hon NITINA		
Leanne Jones		
Rosley Stevens		
Mick York		
CHRIS Lyon		
Diane White		
PAT SHEILDS		
BOB STEWART		
KEVIN O'BRIAN		
MARNE MARNE		
D ANDERSON		
Anne Pennington		
Lynette Answer		
Keay Thompson		
Elaine Kilford		
SONIA SCHWARZE		
CHRISTINE HICKLUNDY		
Taylor Nix		
SCOTT FINNEY		
You can also sign our online p		



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NAME	EMAIL	POSTCODE
Vanessa Missen		3611
Claire Anderson		
Jane Taylor		
K. Wheeler		
G GRAYMORE		
Fiona Davis		
Travis Ford		
Emily Ford		
BARB FULTON		
Janet Wood		
Leslie Lingard		
Donna		
S. McLeod		
Bernice Robertson		
Colin Acock		
M. Davies		
T. Morrison		
Sue LANSON		
Karen Joyce		
Jennifer Dickins		
JOHN R. STARR		
Margaret McIlroy		
W. Anderson		
Margaret Johns		
BRUCE CRAMMIE		
You can also sign our online		

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NAME	EMAIL	POSTCODE
C COLLINS		
M Higgins		
L RAINY		
Lois MURPHY		
K Skeels		
Tilly Herald		
Janette Campbell		
Dr Shepherd		
E Murray		
E Pearl		
J Healy		
K Board		
K ARMSTRONG		
Christine Glyne		
Conrad Vignari		
Dorothy Rogers		
Raldu Burgess		
Paula Skeels		
Samantha King		
JENNY GUNN		
Katie clyne		
Beryl Rowland		
Edna Todd		
Paul Woodward		
DIANA WILSON		
<b>You can also sign our online</b>		
Chris Kluge		

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NAME	EMAIL	POSTCODE
MICHELLE WAKE		
G. LIPSCOMBE		
D White		
J-Brown		
R. EREMIN		
A ALLITT		
P. DOOLAN		
Corey Alexander		
Katrina Conway		
DAVID BERKELEY		
Mance Blackwood		
Colin Kenny		
Bernie PHILLIPS		
LEANNE CROSIER		
E. Henderson		
P. Lounahan		
K. BROWN		
E. Yarram		
Lily Walsh		
M. King		
Mary Admireal		
SCOTTY FURRY		
MARK BARNES		
CATH WILKINSON		
MICHAEL MANNERS		
You can also sign our online p		

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NAME	EMAIL	POSTCODE
FILomenA PAOUlA		
KATHY OSBORN		
MAT WARD		
DOT THEXTON		
B My Arthur		
Pat Brand		
Marg Wood		
Shae Wilson		
Shirley Thomas		
TRACEY PAGE		
THERESE MATHERS		
Maria Fazioli		
ANTONIO FAZIOLI		
MELANIE GRIFFIN		
CLINT WALTERS		
Nancy Pearce		
Lucy Pettino		
Di Baldwin		
Joan Miller		
Ruth Kinsella		
Karen Goss		
LINDA G.		
Tom Butler		
Jill + Ian ABRAMALL		
Mya Langley		
You can also sign our online p		

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**PUBLIC TOILETS for SALE CBD**

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NAME	EMAIL	POSTCODE
Stephanie Johnson		
Kellie Murray		
Kim Gawett		
AVRIL MARSHALL		
RACHEL GRUMLEY		
Tessica Capobianco		
Tracy Collins		
Sarah Boucher		
Wilma Marwood		
Cassie Bonner		
Melinda Hobbs		
Jy Vogt		
Carina Vogt		
JAMES CAUSTWELL		
Emma Smith		
Tash Key		
Josh Laxage		
DORNE BEDDOWS		
Julie Bennett		
Alexia Dignan		
Natasha Farley		
Sophie Traill		
Mathew Traill		
Jennifer Archer		
Janine Bonner		
You can also sign our online p		ale



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NAME	EMAIL	POSTCODE
Shleigh Stender		
Leah Ryan		
Jo Mackay		
Kez van Ekeren		
Hayley Bartlett		
Maria Maxfield		
Anna Whrs		
ERIN JOHNS		
ROSEMARIE		
Kerrie		
Jane Capraro		
Grace Benson		
J Robinson		
Lani Hughes		
Karen Turner		
Monique Hawkins		
CLARE WILLES		
Sharon Wilcox		
Patricia Howa		
JULIE SPENCER		
Wendy Beaumont		
Jamella Sim		
Emma Lazzaro		
Ashley Turner		
Sue Wood		
You can also sign our online p		

PUBLIC TOILETS

NAME	F M A /	POST CODE
Appelbaum		
- Roberts		
Jan Kotrba		
St. Hardy		
J. Matgott		
Jan Kenney		
<del>Cheryl R. ...</del>		
Caroline Radford		
Jean McFarlane		
Yvica Coward		
Wendy Kelling		
Joy Wilson		
<del>Brenda ...</del>		
Sharon Duncan		
Pauline Ricketts		
SKILLERN		
JORGENSEN		
Ausight		
B. Becker		
C. Bittner		
Janine Schumann		
Betty J. Lind		



# Petition for public toilets in C.B.T

NAME                      EMAIL                      POSTCODE

Erin Handley  
Claire Clamp  
Marlene O'Connell  
Leanne Northway  
Stara Tasker  
DAS BRANDON  
Eiranne Kiernan  
Jocelyn Patten  
Kelly Stevens  
Pauline Houghton  
Ivanika Becker  
Lobyn Clark  
Monique Lawless  
g. Maloney  
Leah Morrison



Nicole Telfer

LAVANIE Smyth

Jim Coode

FIONA SUNDERMAN

Sarah Porter

Nobel McQuinn

Elizabeth McQuinn

Caitlin McQuinn

Elizabeth Hanna

Paul Meek

Honourie Meek

Rob Firth

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NAME	EMAIL	POSTCODE
Jeremy Waspel		
Lynne Wain		
Troy Collier		
You can also sign our online p		







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NAME	EMAIL	POSTCODE
Danielle Campbell		
John Campbell		
Hanny Hawton		
Jane White		
Anne Hobson		
Leanne Telford		
Vicki Kewish		
TOM NAWINO		
ROBERT TERRY		
<p><b>You can also sign our online</b></p>		

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NAME	EMAIL	POSTCODE
Danielle Campbell		
John Campbell		
Hanny Hawton		
Jane White		
Anne Hobson		
Jeanette Telford		
Vicki Kewish		
TOM NANINO		
ROBERT TERRY		
You can also sign our online		

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NAME	EMAIL	POSTCODE
S.W. CLARKINO		
J. SIMI		
LINDA MARINOVIC		
Jen HUTCHINS		
You can also sign our online p		a































































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NAME	EMAIL	POSTCODE
Therese Eppelsdorn		
Linda von Bergheim		
JAN CRAIGFIELD		
DAVID SARBUS		
Frances Shipp		
Deirdre Higgins		
Joel Williams		
E. Wilson		
H Anderson		
S Cozzi		
C Johnston		
W Binnett		
P. CHRISTIANSEN		
g Langham		
N. O'Keefe		
J. Binzel		
Anna Ave		
C Robinson		
Brett Camp		
Jobas Clay		
Teena Felstead		
A. PERNU		
C-Sawade		

You can also sign our online p

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NAME	EMAIL	POSTCODE
ROGER KENLEY		
HOLLY CREASEL		
KEVIN PRESTNEY		
REG POLLARD		
DEBBIE POLLARD		
LEAH POLLARD		
HEIDI POLLARD		
PETEN NEVILLE		
RSD GRAM		
You can also sign our online p		



















































## **A - PROCEDURAL**

### **A9 INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS**



## **A - PROCEDURAL**

### **A10 QUESTIONS ON NOTICE**

**ITEM A10(1)**

**OUTSTANDING QUESTIONS ON NOTICE**

ACTION OFFICER

CHIEF EXECUTIVE OFFICER

DATE:

7 JULY 2015

---

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			





## A - PROCEDURAL

# A11 MAYOR'S REPORT

A Mayor's Report is due to be presented on 21 July 2015.



## **A - PROCEDURAL**

# **A12 YOUTH COUNCIL REPORT**

Youth Council will present a report to Council at the 21 July 2015 Council Meeting

# **DELEGATES**



**C1 - REPORT**

**CHIEF EXECUTIVE  
OFFICER**



## **C2 - REPORT**

# **GENERAL MANAGER CORPORATE SERVICES**



**ITEM C2.1****ASSEMBLY OF COUNCILLORS**

DIVISION: CORPORATE SERVICES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

DATE: 7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓		✓					

**OBJECTIVE**

To report on all assembly of Councillor records received 9 June 2015 and during the period 10 June to 30 June 2015.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY****RECOMMENDATION**

*That Council note and receive the attached Assembly of Councillors records received for 9 June 2015 and during the period 10 June to 30 June 2015.*

**BACKGROUND**

Section 80A of the *Local Government Act 1989* requires a written record to be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, the matters considered and any conflict of interest disclosures made by a Councillor. These records must be reported, as soon as practicable, at an ordinary meeting of the Council and recorded in the minutes.

Below is a summary of all assembly of Councillors records received for 9 June 2015 during the period 10 June 2015 to 30 June 2015.

<b>Assembly of Councillors summary of reports received for 9 June 2015 and during the period 10 June 2015 to 30 June 2015</b>		
<b>Date</b>	<b>Matters considered</b>	<b>Councillors and officers in attendance</b>
9 June 2015	SLUPP Agenda 9 June 2015	Councillors McCubbin, McIvor, Wenger John Websdale, General Manager Development Joshua Clydesdale, Manager Land Use Planning Sharyn Bolitho, Manager Economic Development Barry Hearsey, Coordinator Strategic Planning John Inglis, Coordinator Infrastructure Development Dean Morahan, Manager Assets & Projects Sabine Provily, Strategic Planner

**Assembly of Councillors summary of reports received for 9 June 2015 and during the period 10 June 2015 to 30 June 2015**

Date	Matters considered	Councillors and officers in attendance
16 June 2015	Councillors' Diary Meeting Pre Council Meeting Danny O'Brien discussion with Councillors Longford Outline Development Plan Local Coastal Hazard Assessment Upgrade Amendment C86 (Rosedale Structure Plan Implementation) Panel Recommendations Rezoning and subdivision at Stevens Street, Sale – Panel Recommendations Defence Project AIR5428 Small Business Festival Wellington Business Newsletter Real Estate Roundtable Regional Living Expo Social Media Workshops Central Gippsland Foodmap Wellington Harvest Festival Bioenergy Forum Submission to Forest Industry Advisory Council Draft Wood Encouragement Policy Tourism	Councillors Crossley, Cleary, Davine, McCubbin, McIvor, Wenger Chris Hastie, General Manager Build & Natural Environment Sharon Willison, Mayoral & Councillor Support Officer Trish Dean, Governance Officer (Item 1) Danny O'Brien (Item 2) Sabine Provily, Strategic Planned (Item 3, 5 & 6) Barry Hearsey, Coordinator Strategic Planning (Item 3, 5 & 6) Chris DeSilva, Josh Clydesdale, Manager Land Use Planning (Item 4, 5 & 6) John Websdale, General Manager Development Sharyn Bolitho, Manager Economic Development Ian Campbell, Senior Economic Development Officer Mark Coleman, Economic Development Officer Frank Norden, Tourism Development Officer

**OPTIONS**

Council has the following options:

1. Note and receive the attached assembly of Councillors records; or
2. Not receive the attached assembly of Councillors records and seek further information for consideration of a future Council meeting.

**PROPOSAL**

That Council note and receive the attached assembly of Councillors records received for 9 June 2015 and during the period 10 June 2015 to 30 June 2015.

**CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

## **LEGISLATIVE IMPACT**

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complies with Section 80A of the *Local Government Act 1989*.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013-17 Theme 2 Organisational states the following strategic objective and related strategy:

### Strategic Objective

*"An organisation that is responsive, flexible, honest, accountable and consistent."*

### Strategy 2.3

*"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."*

This report supports the above Council Plan strategic objective and strategy.

## ASSEMBLY OF COUNCILLORS

### 1. DATE OF MEETING:

09 June 15

### 2. ATTENDEES:

#### Councillors

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley		✓	Cr McCubbin	✓	
Cr Rossetti		✓	Cr Mclvor	✓	
Cr Cleary		✓	Cr Wenger	✓	
Cr Davine		✓	Cr Hole		✓
Cr Duncan		✓			

#### Officers In Attendance

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO		✓	G Butler, GMC&C		✓
A Skipitaris GMCS		✓	J Websdale , GMD	✓	
C Hastie, GMB&NE		✓			

#### Others in attendance (list names and item in attendance for)

Name	Item No.	Name	Item No.
Joshua Clydesdale*	✓	John Inglis	✓
Sharyn Bolitho	✓	Dean Morahan	✓
Barry Hearsey	✓	Sabine Provily	✓

### 3. Matters/Items considered at the meeting (list):

#### 1. SLUPP Agenda - 9 June 2015

### 4. Conflict of Interest disclosures made by Councillors:

- Councillor McCubbin declared a conflict of interest at Item No.4 of the Agenda (Rezoning Request) on the basis of the location of the subject land and left the room for the duration of the discussion.
- Joshua Clydesdale (MLUP) declared a conflict of interest in the Longford ODP under Item No.2 of the Agenda and left the room for the duration of the discussion.

## ASSEMBLY OF COUNCILLORS

**1. DATE OF MEETING:**

16 June 2015

**2. ATTENDEES:**

**Councillors:**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin	✓	
Cr Rossetti		✓	Cr Mclvor	✓	
Cr Cleary	✓		Cr Wenger	✓	
Cr Davine	✓		Cr Hole		✓
Cr Duncan		✓			

**Officers In Attendance:**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO		✓	G Butler, GML		✓
C Hastie, GMB&NE	✓		J Websdale , GMD		✓
A Skipitaris, GMCS		✓			

**Others in attendance: (list names and item in attendance for)**

Name	Item No.	Name	Item No.
Sharon Willison	1		

**3. Matters/Items considered at the meeting (list):**

**1. Councillors' Diary Meeting**

**4. Conflict of Interest disclosures made by Councillors:**

## ASSEMBLY OF COUNCILLORS

**1. DATE OF MEETING:**

2. 16 June 2015

**3. ATTENDEES:**

**Councillors:**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin	✓	
Cr Rossetti	✓		Cr Mclvor	✓	
Cr Cleary	✓		Cr Wenger	✓	
Cr Davine	✓		Cr Hole		✓
Cr Duncan		✓			

**Officers in Attendance:**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO		✓	G Butler, GMCC	✓	
A Skipitaris, GMCS	✓		J Websdale, GMD	✓	
C Hastie, GMBNE	✓				

**Others in attendance: (list names and item in attendance for)**

Name	Item No.
Trish Dean	1
Danny O'Brien	2
Sabine Provily, Barry Hearsey, Chris DeSilva	3
Josh Clydesdale,	4
Sabine Provily, Barry Hearsey, Josh Clydesdale	5
Sabine Provily, Barry Hearsey, Josh Clydesdale	6

**4. Matters / Items considered at the meeting (list):**

1. Pre-Council Agenda
2. Danny O'Brien discussion With Councillors
3. Longford Outline Development Plan
4. Local Coastal Hazard Assessment Update
5. Amendment C86 (Rosedale Structure Plan Implementation) – Panel Recommendations
6. Rezoning and Subdivision at Stevens Street, Sale - Panel Recommendations

**5. Conflict of Interest disclosures made by Councillors:**

- Cr Emily Davine declared a conflict of interest during discussion regarding Panel Recommendations - Rezoning and Subdivision at Stevens Street, Sale (Item no.6) and left meeting during this section of the meeting only.



## ASSEMBLY OF COUNCILLORS

**1. DATE OF MEETING:**

16 June 2015

**2. ATTENDEES:**

**3. Councillors:**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Crossley	✓		Cr McCubbin		
Cr Rossetti			Cr Mclvor		
Cr Cleary			Cr Wenger	✓	
Cr Davine	✓		Cr Hole		
Cr Duncan					

**Officers In Attendance:**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
D Morcom, CEO			G Butler, GML		
C Hastie, GMB&NE			J Websdale, GMD	✓	
A Skipitaris, GMCS					

**Others in attendance: (list names and item in attendance for)**

Name	Item No.	Name	Item No.
Sharyn Bolitho			
Ian Campbell			
Mark Coleman			
Frank Norden			

**4. Matters/Items considered at the meeting (list):**

Update on economic development matters including:

- |  |  |
|--|--|
| <ol style="list-style-type: none"> <li>1. Defence Project AIR5428</li> <li>3. Wellington Business Newsletter</li> <li>5. Regional Living Expo</li> <li>7. Central Gippsland Foodmap</li> <li>9. Bioenergy Forum</li> </ol> | <ol style="list-style-type: none"> <li>2. Small Business Festival Gippsland</li> <li>4. Real Estate Roundtable</li> <li>6. Social Media Workshops</li> <li>8. Wellington Harvest Festival</li> <li>10. Submission to Forest Industry Advisory Council</li> <li>11. Draft Wood Encouragement Policy</li> <li>12. Tourism</li> </ol> |
|--|--|

**5. Conflict of Interest disclosures made by Councillors:**

Nil

**ITEM C2.2****AUDIT COMMITTEE MINUTES**

DIVISION: CORPORATE SERVICES  
 ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES  
 DATE: 7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓		✓					✓

**OBJECTIVE**

To receive and note the minutes of the Audit Committee meeting held on 1 June 2015.

**RECOMMENDATION**

***That:***

- 1. Council receive and note the minutes in brief (Attachment 1) and the confidential attachment at Item F1.1 Audit Committee Minutes of 1 June 2015; and***
- 2. The information contained in the confidential attachment Item F1.1 Audit Committee Minutes of 1 June 2015 of this Council meeting agenda be designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the General Manager Corporate Services on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989: e) proposed developments; f) legal advice; and h) any other matter which the Council considers would prejudice the Council or any person be designated confidential information under Section 77 Clause (2)(b) of the Local Government Act 1989.***

**BACKGROUND**

Council maintains an Audit Committee in accordance with Section 139 of the *Local Government Act 1989*. The Audit Committee is an independent advisory Committee to Council and its primary objective is to assist Council in the effective conduct of its responsibilities for financial reporting, management of risk, maintaining a reliable system of internal controls and facilitating the organisation's ethical development. Minutes of the Audit Committee are reported direct to Council. A copy of the minutes in brief from the Audit Committee meeting of 1 June 2015 can be found at Attachment 1 of this report and is provided for the information of Council and the public in general.

**OPTIONS**

Council has the following options:

1. To receive and note the minutes from the Audit Committee Meeting of 1 June 2015; or
2. To seek further information and consider the minutes at a future meeting.

## **PROPOSAL**

To receive and note the minutes of the Audit Committee meeting held on 20 February 2015.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

## **LEGISLATIVE IMPACT**

The *Local Government Act 1989*, section 139(1) requires Council to establish an audit committee. Council's Audit Committee is an Advisory Committee to Council and operates within the Terms of Reference and Charter adopted by Council.

The Audit Committee Terms of Reference require the minutes of the Audit Committee to be forwarded to an ordinary meeting of the Council, including a report explaining any specific recommendations and key outcomes. The Audit Committee is also required to report annually to the Council summarising the activities of the Committee during the previous financial year.

This report complies with the legislative requirements and the Audit Committee Terms of Reference requirements.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013–2017 Theme 2 Organisational states the following strategic objective and related strategy:

Strategic Objective

*"An organisation that is responsive, flexible, honest, accountable and consistent."*

Strategy 2.3

*"Ensure sound governance processes that result in responsive, ethical, transparent and accountable decision making."*

This report supports the above Council Plan strategic objective and strategy.

## **RISK MANAGEMENT IMPACT**

The Audit Committee Charter identifies the management of risk as one of the primary objectives of the Audit Committee. The Audit Committee monitors the risk exposure of Council by determining if management has appropriate risk management processes and adequate management information systems in place.

## MINUTES IN BRIEF OF AUDIT COMMITTEE MEETING HELD ON MONDAY 1 JUNE 2015 AT 2PM

**Present:** Mr Peter Craighead (Chair)  
Mr Alan Hall  
Mr Graeme Coull  
Councillor John Duncan  
Councillor Peter Cleary

**In attendance:** Mr Arthur Skipitaris (General Manager Corporate Services)  
Mrs Lesley Fairhall (Manager Finance)  
Mr Chris Hastie (General Manager Built & Natural Environment)  
Ms Shami Kamunga (HLB Mann Judd)  
Mr Jon Wallace (Crowe Horwath)  
Mrs Sheryl Saynor (Executive Support Officer)

1. **Welcome**
2. **Apologies** - David Morcom, Chief Executive Officer
3. **Closure of Meeting to Public:-**

*Alan Hall/Graeme Coull*

*That the meeting be closed to the public under Section 89(2) of the Local Government Act 1989 to discuss personnel matters, legal advice and any other matter which the Council or special committee considers would prejudice the Council or any person.*

**CARRIED**

4. **Declaration of Conflict(s) of Interest:-**  
Nil

5. **Adoption of Minutes:-**

*Alan Hall/Graeme Coull*

*That the Committee adopt the minutes of the previous meeting held on 20 February 2015.*

**CARRIED**

6. **Action Items from Previous Minutes**

*Alan Hall/Graeme Coull*

*That the Audit Committee recommend to Council that it receive the report.*

*That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:*

*(h) any other matter which the Council or special committee considers would prejudice the Council or any person*

*be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.*

**CARRIED**

**7. Information Services Update**

**Alan Hall/Graeme Coull**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

***(h) any other matter which the Council or special committee considers would prejudice the Council or any person***

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

It was agreed to consider Item 25 at this point.

**25. Late Item: Audit Strategy Year ending 30 June 2015**

**Alan Hall/Graeme Coull**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

***(h) any other matter which the Council or special committee considers would prejudice the Council or any person***

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**8. Internal Audit Plan 2015/16**

**Alan Hall/Councillor Cleary**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

***(h) any other matter which the Council or special committee considers would prejudice the Council or any person***

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**9. Internal Audit Review: Management of Infrastructure Assets**

**Graeme Coull/Councillor Duncan**

***That the Audit Committee recommend to Council that it receive the report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25***

**May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:**

**(h) any other matter which the Council or special committee considers would prejudice the Council or any person.**

**be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.**

**CARRIED**

**10. Status of Internal Audit Recommendations**

**11. Victorian Auditor –General’s Reports**

**Alan Hall/Councillor Cleary**

**That the Audit Committee recommend to Council that it receive the report.**

**That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:**

**(h) any other matter which the Council or special committee considers would prejudice the Council or any person**

**be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.**

**CARRIED**

**12. Pending Accounting Standards and Changes to Accounting Policies**

**Councillor Duncan/Graeme Coull**

**That the Audit Committee recommend to Council that it receive the Report.**

**That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:**

**(h) any other matter which the Council or special committee considers would prejudice the Council or any person**

**be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.**

**CARRIED**

**13. Related Party Transactions**

**Alan Hall/Councillor Cleary**

**That the Audit Committee recommend to Council that it receive the Report.**

**That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:**

**(h) any other matter which the Council or special committee considers would prejudice the Council or any person**

**be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.**

**CARRIED**



**14. Draft Revised Council Plan 2013-17**

**Alan Hall/Graeme Coull**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

***(h) any other matter which the Council or special committee considers would prejudice the Council or any person***

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**15. Draft Council Budget 2015/2016**

**Alan Hall/Councillor Duncan**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:***

***(h) any other matter which the Council or special committee considers would prejudice the Council or any person***

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**16. Council Quarterly Performance Report**

**Graeme Coull/Alan Hall**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Act:***

***(h) any other matter which the Council or special committee considers would prejudice the Council or any person***

***be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.***

**CARRIED**

**17. Financials**

**Graeme Coull/Alan Hall**

***That the Audit Committee recommend to Council that it receive the Report.***

***That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Act:***

***(h) any other matter which the Council or special committee considers would prejudice the Council or any person***

*be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.*

**CARRIED**

**18. Fraud Report**

*Alan Hall/Councillor Duncan*

*That the Audit Committee recommend to Council that it receive the report.*

*That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:*

*(h) any other matter which the Council or special committee considers would prejudice the Council or any person*

*be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.*

**CARRIED**

**19. Excessive Staff Leave**

*Councillor Cleary/Councillor Duncan*

*That the Audit Committee recommend to Council that it receive the Report.*

*That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Act:*

*(h) any other matter which the Council or special committee considers would prejudice the Council or any person*

*be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.*

**CARRIED**

**20. Sale Livestock Exchange**

*Alan Hall/Graeme Coull*

*That the Audit Committee recommend to Council that it receive the report.*

*That the information contained in this document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:*

*(e) proposed development;*

*(h) any other matter which the Council or special committee considers would prejudice the Council or any person.*

*be designated confidential information under Clause 77(2)(b) of the Local Government Act 1989.*

**CARRIED**

**21. Current Key Risk Matters**

*Councillor Duncan/Alan Hall*

*That the Audit Committee recommend to Council that it receive the report.*

*That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:*

- f) *legal advice;*
- h) *any other matter which the Council or special committee considers would prejudice the Council or any person;*

*be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.*

**CARRIED**

**22. Risk Report**

**Graeme Coull/Alan Hall**

*That the Audit Committee recommend to Council that it receive the report.*

*That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Act:*

- h) *any other matter which the Council or special committee considers would prejudice the Council or any person;*

*be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.*

**CARRIED**

**23. Register of Commissioned Reports**

**Alan Hall/Councillor Cleary**

*That the Audit Committee recommend to Council that it receive the report.*

*That the information, contained in the attached document and designated under Section 77 Clause (2)(c) of the Local Government Act 1989 as confidential by the Chief Executive Officer on 25 May 2015 because it relates to the following grounds under Section 89(2) of the Local Government Act 1989:*

- h) *any other matter which the Council or special committee considers would prejudice the Council or any person;*

*be designated confidential information under Clause 77 (2) (b) of the Local Government Act 1989.*

**CARRIED**

**24. General Business**

**1. Tour of Desailly Street building**

**THE MEETING CLOSED AT 3.25PM.**



## C3 - REPORT

# GENERAL MANAGER DEVELOPMENT

**ITEM C3.1****QUARTERLY STRATEGIC LAND USE PLANNING UPDATE**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓		✓					

**OBJECTIVE**

To update Council on the strategic land use planning work program for the second quarter of 2015.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY****RECOMMENDATION**

***That Council receives the 2015 second quarterly update on the strategic land use planning work program (included in Attachment 1 to the report).***

**BACKGROUND**

The strategic land use planning work program is regularly reviewed by Council's Strategic Land Use Planning Projects Review Group (Review Group), which was appointed by Council at the Special Council meeting of 5 November 2014. The Review Group considered it beneficial to provide the full Council and the community with a quarterly update of the strategic land use planning work program, which comprises various prioritised projects and planning scheme amendments as outlined in Attachment 1.

**OPTIONS**

1. That Council receive the 2015 second quarterly update on the strategic land use planning work program.
2. That Council does not receive the 2015 second quarterly update on the strategic land use planning work program and seeks further information for consideration at a future Council meeting.

**PROPOSAL**

To receive the 2015 second quarterly update on the strategic land use planning work program.

## **CONFLICT OF INTEREST**

On the basis of a land ownership issue, the Manager Land Use Planning declares an interest in the item relating to the preparation of the Longford Outline Development Plan and therefore has no involvement in this project.

## **LEGISLATIVE IMPACT**

All strategic land use planning matters are considered in accordance with the *Planning and Environment Act 1987* and/or any relevant legislation.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013–2017 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

*“Appropriate and forward looking land use planning that incorporates sustainable growth and development.”*

Strategy 5.1

*“Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development.”*

This report supports the above Council Plan strategic objective and strategy.



**ATTACHMENT 1: STRATEGIC LAND USE PLANNING PROJECT AND AMENDMENT LIST - 2<sup>nd</sup> QUARTER 2015**



Current Project	Status/Details	Current Priority	Anticipated Completion
<p><b>North Sale Outline Development Plan &amp; Developer Contributions Regime</b></p>	<p>Work has commenced on the preparation of the North Sale Outline Development Plan (ODP) and associated Developer Contributions Plan.</p> <p>An inception meeting with Mesh Planning Consultants and internal officers was held on 6 February 2015 and a series of external stakeholder workshops were held on 11 March 2015.</p> <p>A draft 'Design Response' plan, which responds to the issues raised through the current background and analysis work is currently being prepared.</p>	<p>H</p>	<p>Early 15/16</p>
<p><b>Wurruk Outline Development Plan</b></p>	<p>A project brief has been prepared to provide the land owners with detailed guidance during the preparation of the South Wurruk ODP.</p> <p>A Draft 'Design Response' plan, which responds to issues identified through the analysis and background stages is currently being prepared.</p>	<p>M</p>	<p>TBC</p>
<p><b>Longford Outline Development Plan</b></p>	<p>With funding from the State Government's <i>Rural Regional Flying Squad</i>, Council is preparing an ODP for Longford. The Plan will provide the main framework and development principles to enable officers to give informed advice and guidance to landowners wanting to rezone their land.</p> <p>A Draft 'Design Response' plan was placed on formal public exhibition between 11 March and 10 April 2015 and attracted a total of sixteen submissions. It is anticipated that a final Outline Development Plan, which takes full account of all of the submissions received, will be presented to Council for consideration at its meeting of 4 August 2015. Details are available on the Council website.</p>	<p>L</p>	<p>Early 15/16</p>

Current Project	Status/Details	Current Priority	Anticipated Completion
<b>Bushfire Planning</b>	<p>\$120,000 has been received from Department of Planning and Community Development to 'localise' the new bushfire policy and planning provisions implemented by the State Government. The project involves an initial update to the Municipal Strategic Statement to better recognise bushfire risk, then a more detailed analysis of bushfire risk at a landscape level in higher risk areas. These stages have been completed.</p> <p>Officers have been working closely with the Emergency Management (Fire) Coordinator to develop a Bushfire Mitigation Plan for the area identified in Stage 2 of the Bushfire Planning Project (90 Mile Beach East) to utilise the remaining project funds.</p> <p>Implementation of the recommendations of the Plan are subject to budget outcomes.</p>	H	14/15
<b>Heritage Strategy</b>	<p>Feedback from key heritage groups across the Shire is currently being considered to inform a final draft Heritage Strategy, which will be presented to Council at a future date.</p>	M/H	15/16
<b>Heritage Study – Stage 2</b>	<p>Work has commenced on the targeted detailed assessment of a (limited) number of priority places of potential heritage significance as part of Stage 2 of the Wellington Heritage Study. Consultants will be appointed in due course to draft detailed citations for the selected sites.</p>	H	15/16

Current Amendment	Status/Details	Current Priority	Anticipated Completion
<b>C86: Rosedale Structure plan Implementation</b>	<p>The preparation of Planning Scheme Amendment C86 was authorised by the Minister for Planning on 29 July 2014 with the associated exhibition period undertaken 18 September – 3 November 2014. A total of 14 submissions were received (9 from statutory authorities and 5 from the community).</p> <p>At the meeting of 17 February 2015, Council resolved to request the Minister for Planning to appoint an independent Planning Panel to consider all submissions.</p> <p>The Planning Panel took place on 10 April 2015 in the Rosedale Neighbourhood House and the subsequent Panel Report was received on 14 May 2015. The Panel Report became available to the public on 4 June 2015.</p> <p>It is anticipated that a request for the formal adoption of the Amendment will be presented at the Council meeting of 7 July 2015.</p>	M	15/16
<b>C93: Technical Corrections Amendment</b>	<p>Work has progressed on a planning scheme amendment to correct a number of technical errors within the Wellington Planning Scheme.</p> <p>Inclusions for the amendment have now been finalised with the Department of Environment, Land, Water and Planning and as such a draft amendment package has been prepared.</p> <p>Officers will seek a Council resolution to request the Minister for Planning to prepare and approve Amendment C93 at its meeting of 7 July 2015.</p>	H	Early 15/16

<b>C95: Port Albert Rural Residential Lifestyle Lots Review and Planning Controls Review Implementation</b>	<p>Work on implementing the recommendations of the '<i>Port Albert Rural Residential Lifestyle Lots Review (2014)</i>' and '<i>Planning Controls Review (2014)</i>' is progressing.</p> <p>Amendment C95 was authorised by the Minister for Planning on 6 May 2015 with the associated exhibition period to take place between 25 June and 27 July 2015. During the exhibition period the associated amendment documentation will be available to view for comment at Council's Customer Service Centres in Yarram and Sale, as well as on Council's website.</p>	H	15/16

External Amendment Requests	Status/Details	Priority	Anticipated Completion
<p><b>C85 (P124/2013) and C88 (P373/2012): Stevens Street, Sale</b></p>	<p>C85: Request for rezoning to the Neighbourhood Residential 1 Zone (NRZ1) and subdivision of land into 2 lots.</p> <p>C88: Request for rezoning to the Neighbourhood Residential 1 Zone (NRZ1) and subdivision into 9 lots.</p> <p>At the meeting of 17 February 2015, Council resolved to request the Minister for Planning to appoint an independent Planning Panel to consider all submissions received as a consequence of the public exhibition period.</p> <p>A preliminary Directions Hearing was held on 12 March 2015, whilst the Panel Hearing itself took place 20 - 22 April 2015.</p> <p>The subsequent Panel Report was received on 4 June 2015 and became publically available on 2 July 2015. It is anticipated that the recommendations of the Panel Report will be formally considered at the Council meeting of 21 July 2015.</p>	L	Early 15/16
<p><b>C94: Rezoning of the former Sale Police Station Site</b></p>	<p>A request has been received from the Department of Justice (DoJ) to rezone the site of the former Sale Police Station, which is now surplus to requirements.</p> <p>Council officers and the consultant appointed by the DoJ to facilitate the process have been working together to develop draft planning provisions to facilitate the development of the site in accordance with Council's strategic aspirations.</p> <p>Council resolved at the Council Meeting of 5 May 2015 to request Authorisation from the Minister for Planning to prepare and exhibit Amendment C94.</p> <p>Amendment C94 was Authorised by the Minister for Planning on 22 May 2015 with the associated exhibition period to take place between 9 July and 10 August 2015.</p>	H	15/16

## Further Updates

### Planning Scheme Amendment C79: Dan Murphy's Proposal, Sale

As part of the resolution by Council to approve amendment C79 at its Ordinary Meeting of 2 July 2013, a 'post-development' review of traffic conditions at the York Street and Cunninghame Street intersection following construction of the Dan Murphy's Bottle Shop was requested.

In accordance with this requirement, a review by *Cardno Traffic Consultants* has subsequently concluded that,

*".....the intersection is operating under 'excellent' conditions, with minimal queues and delays to motorists on all legs. In our view (Cardno Traffic Consultants) the development of the site has not materially impacted the operation of the intersection, and no mitigation works or intersection improvements are required."*



**ITEM C3.2****C93 – TECHNICAL PLANNING SCHEME AMENDMENT**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

**OBJECTIVE**

To request the Minister for Planning to prepare and approve Amendment C93 in accordance with Section 8(1) and Section 20(4) of the *Planning and Environment Act 1987*.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY****RECOMMENDATION**

***That Council request the Minister for Planning to prepare and approve Amendment C93 in accordance with Section 8(1) and Section 20(4) of the Planning and Environment Act 1987.***

**BACKGROUND**

A number of minor inconsistencies and anomalies have been identified within the ordinance and maps of the Wellington Planning Scheme, which now require correction (e.g. minor zoning and grammatical anomalies). A list of such anomalies is maintained until there are a sufficient number to warrant the preparation of a planning scheme amendment to correct them. Amendment C93 aims to correct a number of identified anomalies.

A total of 33 individual items have been highlighted for inclusion in Amendment C93. A detailed overview of the proposed changes can be found at **Attachment 1** to this report. A brief summary of the proposed changes is as follows:

- Amend a number of local policies and overlay schedules to ensure that they correctly refer to other local policy clause numbers. E.g. Schedule 5 to the Development Plan Overlay requires amending as it currently makes a reference to Clause 21.06 - Economic Development when that Local Policy is actually located at Clause 21.17.
- Update current reference to the Department of Sustainability and Environment in a number of clauses so that it now refers to the Department of Environment, Land, Water and Planning.
- Delete redundant provisions, including the Public Acquisition Overlay applying to the Port of Sale Business Centre.
- Delete redundant text in Clause 21.14 - Environmental Risk.
- Rezone land in private ownership that is currently in a public zone to an appropriate private zone.

- Rezone land in public ownership that is currently in a private land use zone to an appropriate public zone.
- Amend the Longford Strategy Plan in Clause 21.05 to include Rural Living land in the plan legend.
- Amend the Lake Guthridge Heritage Precinct map in the Incorporated Document - *Sale Residential Heritage Precincts Permit Exemptions* to correct the contributory status of 149 - 153 Foster Street.
- Correct overlay boundaries.
- Rezone land to correct split zoning.
- Rezone land to correct a mapping anomaly where a parcel of land situated amongst residentially zoned land is currently within the Farming Zone.
- Amend current reference in the planning scheme to the *West Sale Aerodrome Masterplan, November 2002* so that it now reads *West Sale Aerodrome Masterplan, November 2002 (or any superseding document)*.

Amendment C93 will be prepared by the Department of Environment, Land, Water and Planning (DELWP) to implement these changes.

A Council resolution is now required in order to progress the process and allow the DELWP to proceed with the Amendment on the Minister for Planning's behalf.

## **OPTIONS**

Council has the following options:

1. That Council request the Minister for Planning to prepare and approve Amendment C93 in accordance with Section 8(1) and Section 20 (4) of the *Planning and Environment Act 1987*.
2. That Council does not request the Minister for Planning to prepare and approve Amendment C93 in accordance with Section 8(1) and Section 20(4) of the *Planning and Environment Act 1987* and seek further information prior to considering a further report at a future Council Meeting.

## **PROPOSAL**

To request the Minister for Planning to prepare and approve Amendment C93 in accordance with Section 8(1) and Section 20(4) of the *Planning and Environment Act 1987*.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

## **FINANCIAL IMPACT**

The financial cost of the amendment process has been accommodated in the Strategic Planning budget for 2015/2016. Council is required to pay statutory fees to the Minister for Planning for this amendment.

## **COMMUNICATION IMPACT**

Amendment C93 seeks to correct minor anomalies within the Wellington Planning Scheme and does not propose any change to policy. It therefore qualifies as a 'fast-tracked' amendment, which can be prepared and approved by the Minister for Planning without public exhibition, pursuant to the provisions of the *Planning and Environment Act 1987*.

## **LEGISLATIVE IMPACT**

Amendment C93 implements the objectives of planning in Victoria (as documented in Section 4 of the *Planning and Environment Act 1987*) by providing for the fair and orderly development of land through the removal of mapping and ordinance errors that place inaccurate planning provisions upon land.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013–17 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

*"Appropriate and forward looking land use planning that incorporates sustainable growth and development."*

Strategy 5.1

*"Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development."*

Amendment C93 supports the above Council Plan strategic objective and strategy.

## **PLANNING POLICY IMPACT**

The amendment is consistent with the State and Local Planning Policy Frameworks (SPPF and LPPF) within the Wellington Planning Scheme; the Gippsland Regional Growth Plan (2014) and the relevant State Government Planning Practice Notes.

## **RESOURCES AND STAFF IMPACT**

The correction of anomalies within the Wellington Planning Scheme will have a positive effect due to a reduction in administrative resources required to process applications and address enquiries about land with incorrect or redundant planning provisions.

## **COMMUNITY IMPACT**

The community impact is likely to be generally positive, as technical errors are being corrected.

## **ENVIRONMENTAL IMPACT**

No environmental impacts are expected in association with Amendment C93.

## **CONSULTATION IMPACT**

Officers have been liaising closely with the Gippsland Regional office of DELWP during the preparation of Amendment C93.

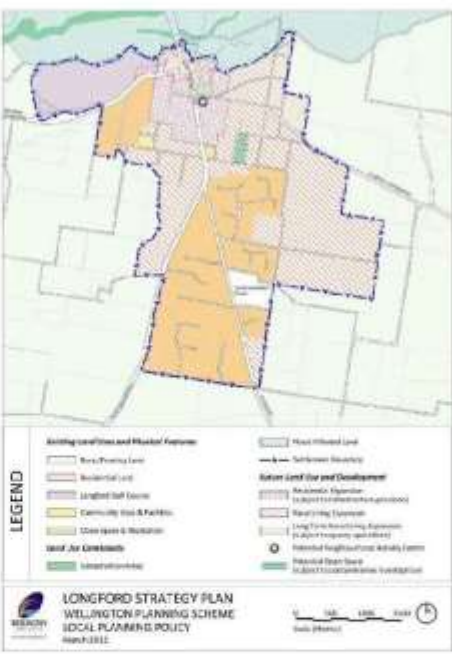
Officers have also made contact with relevant land owners. Letters of consent from affected land owners will be provided to DELWP.

**RISK MANAGEMENT IMPACT**


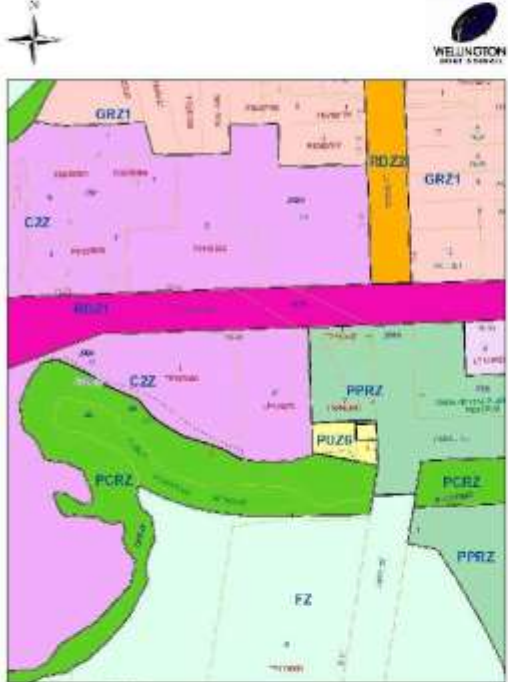
No risk management impacts are expected in association with Amendment C93.



**PROPOSED S20(4) TECHNICAL AMENDMENT**

Site	Issue	Map (existing conditions)
1. Clause 22.03 - Heritage Policy	References to other local policies in the Heritage Policy are incorrect.  Update references to other local policies within the Heritage Policy so that it now refers to the correct clause numbers.	N/A
2. Clause 43.04 - Schedule 1 to the Development Plan Overlay	References to other local policies in DPO1 are incorrect.  Update references to other local policies within DPO1 so that it now refers to the correct clause numbers.	N/A
3. Clause 42.01 - Schedule 1 to the Environmental Significance Overlay	References to other local policies in ESO1 are incorrect.  Update references to other local policies within section 4.0 of ESO1 so that it now refers to the correct clause numbers.	N/A
4. Clause 42.01 - Schedule 1, 2 and 8 to the Environmental Significance Overlay	ESO1, ESO2 and ESO8 currently refer to the Department of Sustainability and Environment. Correct reference to Department of Environment, Land, Water and Planning.	N/A
5. Clause 35.06 - Schedule (no number) to the Rural Conservation Zone	Rural Conservation Zone has two identical schedules being RCZ and RCZ1.  Remove schedule without number.	N/A



Site	Issue	Map (existing conditions)
6. Clause 21.14	<p>In clause 21.14 - Fire Landscapes Type 3, first paragraph - the second line currently reads '<i>...the west of the through to Rotomah Island in the east</i>'</p> <p>Delete 'of the' so that it now reads '<i>...the west through to Rotomah Island in the east</i>'.</p>	N/A
7. Schedule 5 to Clause 43.04 - Development Plan Overlay	<p>References to other local policies in the DPOS are incorrect.</p> <p>Correct reference to local policy 21.06 - Economic Development so that it now refers to correct clause being clause 21.17.</p>	N/A
8. Clause 21.05 - Sale, Wurruk & Longford Strategic Framework	<p>Rural living land on map is not listed in the legend to the Longford Strategy Plan in clause 21.05.</p> <p>Amend strategy plan to include Rural Living in the legend.</p>	 <p>The map displays the Longford area with various land use zones. A legend at the bottom left identifies 'Existing Land Uses and Future Reserve' with categories like 'Rural Living Land' (orange), 'Residential Land' (light green), 'Longford Golf Course' (yellow), 'Community Use &amp; Parks' (light blue), 'Open Space &amp; Recreation' (green), 'Waterways' (blue), and 'Future Reserve' (grey). The 'Future Land Use and Development' legend includes 'Rural Living Land' (orange), 'Residential Expansion' (light green), 'Commercial Expansion' (yellow), 'Long Term Rezoning Expansion' (light blue), 'Potential Neighbourhood Activity Centre' (green), and 'Potential Open Space' (grey). The map also shows 'Future Reserve' (grey) and 'Future Reserve' (grey) areas. The map is titled 'WELLINGTON PLANNING SCHEME' and 'LONGFORD STRATEGY PLAN'.</p>




Site	Issue	Map (existing conditions)
<p>9. Incorporated Document - <i>Sale Residential Heritage Precincts Permit Exemptions</i>. 149-153 Foster Street, Sale.</p>	<p>Correction to the map in the Incorporated Document for the Lake Guthridge Heritage Precinct – land at 149-153 Foster Street being lots 1 &amp; 2 on TP 539337 is currently incorrectly shown on the map as a <i>contributory property</i> - <b>change to non-contributory as previously adopted by Council as part of Amendment C26.</b></p>	 <p>Map showing the Lake Guthridge Heritage Precinct. The property at 149-153 Foster Street is highlighted in red. The map includes a north arrow, a scale bar, and a legend. The title of the map is "10 of 10 Sale Residential Heritage Precinct Permit Exemptions Incorporated Plan".</p>
<p>10. CA 3B SEC 11 (Flooding Creek South Side of 36-40 Foster Street Sale)</p>	<p>For land at Foster Street, Sale being CA 3B SEC 11 in the Parish of Sale. Correct a mapping error where a commercial zone and public use zone is applied in part to crown land on the south side of 36 – 40 Foster Street, Sale. All crown land needs to be included in the PCRZ.</p> <p><b>Rezone to PCRZ</b></p>	 <p>Map showing the rezoning of land at Foster Street, Sale. The map includes a north arrow, a scale bar, and a legend. The title of the map is "Wellington City Council". The map shows various zones including GRZ1, C2Z, PCRZ, PPRZ, PUZB, and FZ. The land at Foster Street is highlighted in green, indicating it is rezoned to PCRZ.</p>

Site	Issue	Map (existing conditions)
11.	<p>For land at Maffra-Briagolong Road, Maffra being lots 1 &amp; 2 on TP 752498 and lots 1 &amp; 2 on TP 612816 in the Parish of Maffra</p> <p>Correct a mapping error where a private land use zone (RLZ2) and overlay (DPO1) is applied to public land.</p> <p><b>Rezone to PUZ6 and delete DPO1</b></p>	 <p>The map shows a large area of land with a diagonal hatched pattern, labeled RLZ2 and DPO1. A yellow rectangular area is labeled PUZ6. To the south, a smaller area is labeled RLZ4 and DPO1. A pink vertical strip on the right edge is labeled FZ. A north arrow is in the top left, and the Wellington Smart Growth logo is in the top right. A scale bar at the bottom indicates 0, 40, 80, 120, 160 meters. A note at the bottom right states: 'This document may be of assistance to you in making a decision on the basis of information that appears on this plan. The Council is not liable for any loss or damage, including loss of profits, business and financial interests, or any other loss or damage, arising from the use of this plan for any purpose other than that for which it was prepared or intended to be used as a reference.'</p>
12.	<p>For land at 26 Sandy Creek Road, Maffra being lot S2 on PS707809 in the Parish of Maffra.</p> <p>Correct a mapping error where a public use zone (PUZ6) is applied to private land.</p> <p><b>Rezone to RLZ2 and apply DPO1.</b></p>	 <p>The map shows a large area of land with a diagonal hatched pattern, labeled RLZ2. A yellow rectangular area is labeled PUZ6. To the south, a smaller area is labeled RLZ4. A pink vertical strip on the right edge is labeled FZ. A north arrow is in the top left, and the Wellington Smart Growth logo is in the top right. A scale bar at the bottom indicates 0, 40, 80, 120, 160 meters. A note at the bottom right states: 'This document may be of assistance to you in making a decision on the basis of information that appears on this plan. The Council is not liable for any loss or damage, including loss of profits, business and financial interests, or any other loss or damage, arising from the use of this plan for any purpose other than that for which it was prepared or intended to be used as a reference.'</p>

Site	Issue	Map (existing conditions)
13.	<p>For land at 615 Maffra - Rosedale Road, Nambrok being lot 1 on TP222850 in the Parish of Denison Correct a mapping error where DDO1 which relates to industrial development has been applied to land in the Farming Zone.</p> <p><b>Delete DDO1.</b></p>	
14.	<p>For land at 4476 Hyland Hwy, Won Wron being lot 1 on TP123438 in the Parish of Boodyarn. Correct a mapping error where a public use zone applies to private land.</p> <p><b>Rezone from PCRZ to FZ.</b></p>	



Site	Issue	Map (existing conditions)
15.	<p>For land at Hyland Hwy, Won Wron being lot 1 on TP847499X in the Parish of Boodyarn.</p> <p>Correct a mapping error – a public use zone applies to private land.</p> <p><b>Rezone from PCRZ to FZ.</b></p>	 <p>The map shows a green area labeled 'PCRZ' (Public Community Residential Zone) and a pink area labeled 'FZ' (Future Zone). A north arrow is in the top left, and the Wellington City Council logo is in the top right. A scale bar at the bottom indicates 0, 25, 50, 75, 100 meters. The map date is 04/10/15, 11:10:23 AM.</p>
16. Pound Road East, Yarram	<p>For land at Pound Road East, Yarram being Lot 3 TP 948288 &amp; Lot 2 TP 948288 In the Parish of Alberton East remove redundant overlay - Heritage overlay was positioned incorrectly and affects vacant land. Redundant overlay needs to be removed.</p> <p><b>Delete HO16.</b></p>	 <p>The map shows a pink area labeled 'FZ' (Future Zone) and a grey area labeled 'HO16' (Heritage Overlay). A north arrow is in the top left, and the Wellington City Council logo is in the top right. A scale bar at the bottom indicates 0, 25, 50, 75, 100 meters. The map date is 13/11/15 10:26 AM.</p>







Site	Issue	Map (existing conditions)
<p>17. 28-34 Guthridge Parade (1-3 Greenaway Crt)</p>	<p>For land at 28-34 Guthridge Parade, Sale (1-3 Greenaway Crt) being Lots 1, 2 &amp; 3 PS 717815 in the Parish of Sale remove a redundant overlay. Overlay - HO217 refers to house, garden, trees and fence. All have been removed after a fire in 2011. Application for subdivision also included removal of remaining trees. Site is now vacant and subdivided into 3 lots. Redundant overlay needs to be removed.</p> <p><b>Delete HO217.</b></p>	

Site	Issue	Map (existing conditions)
<p>18. 66 Foster Street Sale</p>	<p>For land at 66 Foster Street Sale, being Lot 2 PS 406453 in the Parish of Sale remove a redundant overlay. PAO7 applying to site is now redundant as Council no longer intends to acquire. Council have resolved to abandon acquisition and to remove the PAO. Remove redundant overlay.</p> <p>Delete PAO7.</p>	
<p>19. Rosedale-Longford Road (Boggy Creek Road)</p>	<p>For RLZ1 land at Boggy Creek Road (Rosedale-Longford Road) remove redundant overlay. DPO 1 is redundant. Development Plan has been approved and land has been subdivided in accordance with plan. Redundant overlay needs to be removed.</p> <p>Delete DPO1.</p>	




Site	Issue	Map (existing conditions)
<p>20. Clark Court (Seaspray Road)</p>	<p>For land at Clark Court, Longford requirements of DPO1 have been met. Development plan has been submitted and approved and subdivision has occurred in accordance with plan. Redundant overlay needs to be removed.</p> <p>Delete DPO1</p>	 <p>The map shows a large orange hatched area labeled 'DPO1' and 'R1.Z1'. To the left is a pink area labeled 'R1.Z1'. To the right is a light green area labeled 'FZ'. A north arrow is in the top left, and the 'WELLINGTON' logo is in the top right. A scale bar at the bottom left shows 0, 10, 20, 30, 40 meters. A disclaimer at the bottom right states: 'The information on this map is provided as a guide only and does not constitute a guarantee of accuracy. It is the user's responsibility to verify the information on this map against the relevant official records and to ensure that the information is up to date. The Council is not liable for any loss or damage arising from the use of this information.'</p>
<p>21. 419 Freshwaters Road, Kilmanny</p>	<p>For land at 419 Freshwaters Road, Kilmanny being Lot 1 PS 713660 in the Parish of Denison amend extent of LSIO.</p> <p>Property is currently subject to LSIO - However, a detailed flood assessment carried out by WGCMA indicates it should not be covered by the overlay. Amend LSIO extent in accordance with advice from CMA.</p> <p>Amend LSIO.</p>	 <p>The map is an aerial photograph with a green outline indicating the 'LSIO' extent. A north arrow is in the top left, and the 'WELLINGTON' logo is in the top right. A scale bar at the bottom left shows 0, 10, 20, 30, 40 meters. A disclaimer at the bottom right states: 'The information on this map is provided as a guide only and does not constitute a guarantee of accuracy. It is the user's responsibility to verify the information on this map against the relevant official records and to ensure that the information is up to date. The Council is not liable for any loss or damage arising from the use of this information.'</p>

Site	Issue	Map (existing conditions)
22. Foster/ Macalister Street, Sale	<p>C2Z extent was recently amended to reflect true boundaries; DDO2 requires a minor adjustment to reflect these changes.</p> <p><b>Amend extent of DDO2.</b></p>	
23. 97-99 Avon Street, Briarolong	<p>For land at 97-99 Avon Street Briarolong, being PC367039, correct redundant zoning - Public use zone applies to land now in private ownership.</p> <p><b>Rezone from PUZ to TZ.</b></p>	

Site	Issue	Map (existing conditions)
<p>24. Target Creek Road, Licola</p>	<p>For land at Target Creek Road Licola, being Lot 1 TP812776 in the Parish of Licola, correct a mapping error – a public use zone applies to private land.</p> <p><b>Rezone from PCRZ to TZ.</b></p>	
<p>25. 317-327 York Street, Sale</p>	<p>For land at 317-327 York Street Sale, being PC 374959, correct a zoning anomaly - Split zoning applies to lot - Rezone GRZ1 land to C2Z and extend coverage of DDO2 to cover entire lot.</p> <p><b>Rezone from GRZ1 to C2Z and apply DDO2.</b></p>	

Site	Issue	Map (existing conditions)
<p>26. 180 Yarram - Port Albert Road</p>	<p>For Land at 180 Yarram-Port Albert Road, Port Albert being PC 163094 in the Parish of Alberton East - correct a zoning anomaly. Zoning anomaly exists where triangle shaped parcel of FZ land situated amongst GRZ1 land.</p> <p><b>Rezone from FZ to GRZ1.</b></p>	
<p>27. 1650 Grand Ridge Road Balook</p>	<p>For land at 1650 Grand Ridge Road, Balook being lot 1 TP 429060 in the Parish of Bulga PCRZ zoned land needs to be rezoned to allow for disposal by the Department of Education.</p> <p><b>Rezone from PCRZ to FZ.</b></p>	

Site	Issue	Map (existing conditions)
28. West Sale Aerodrome Clause 21.20 Clause 22.05 Schedule 1 to Clause 37.01	Planning Scheme currently refers to <i>West Sale Aerodrome Masterplan, November 2002</i> . Aerodrome Masterplan is currently being updated. So that a PSA isn't required each time the document is updated - <b>Update Planning Scheme to refer to <i>West Sale Aerodrome Masterplan, November 2002 (or any superseding document)</i></b> .	N/A
29. 1-11 Reeve Street Sale.	For land at 1-11 Reeve Street Sale being CA 2028 Parish of Sale, rezone to PUZ7 (other). Is the site of the new Sale Police Station.  <b>Rezone from C2Z to PUZ7.</b>	
30. Clause 21.20	For Clause 21.20 - <b>delete duplicate reference documents.</b>	N/A
31. Schedule to Clause 43.01 - HO	For the Schedule to Clause 43.01 (Heritage Overlay) - <b>delete redundant reference to HO16 and HO217.</b>	N/A

Site	Issue	Map (existing conditions)
32. Schedule to Clause 45.01-PAO	For the Schedule to Clause 45.01 (Public Acquisition Overlay) - <del>delete redundant reference to PAO7.</del>	N/A
33. Schedule to Clause 61.03	For the Schedule to Clause 61.03 (Maps comprising part of this scheme) - <del>delete redundant references to maps 80DDO, 134DPO, 136DPO and 191HO from the list.</del>	N/A



**ITEM C3.3****AMENDMENT C86 - ROSEDALE STRUCTURE PLAN IMPLEMENTATION**

DIVISION: DEVELOPMENT  
 ACTION OFFICER: MANAGER LAND USE PLANNING  
 DATE: 7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
✓	✓	✓		✓	✓			✓	

**OBJECTIVE**

To consider the Panel Report for Amendment C86 (Rosedale Structure Plan Implementation) to the Wellington Planning Scheme in accordance with Section 27 of the *Planning and Environment Act 1987*; to adopt Amendment C86 in accordance with Section 29 of the *Planning and Environment Act 1987*; and to request that the Minister for Planning approve Amendment C86 pursuant to Section 31 of the *Planning and Environment Act 1987*.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY****RECOMMENDATION**

*That:*

- 1. Council consider the Panel Report (refer to Attachment 2) for Amendment C86 to the Wellington Planning Scheme in accordance with Section 27 of the *Planning and Environment Act 1987*;**
- 2. Council adopt Amendment C86 (refer to Attachment 3) in accordance with Section 29 of the *Planning and Environment Act 1987*; and**
- 3. Council request that the Minister for Planning approve Amendment C86 pursuant to Section 31 of the *Planning and Environment Act 1987*.**

**BACKGROUND**

Council prepared the Rosedale Structure Plan to facilitate growth and development in Rosedale. After extensive consultation, the Rosedale Structure Plan was formally adopted by Council in August 2012.

Amendment C86 seeks to implement and incorporate a number of the recommendations identified in the Rosedale Structure Plan into the Wellington Planning Scheme.

All information in relation to Amendment C86 and the Rosedale Structure Plan can be found on Council's website: <http://www.wellington.vic.gov.au/Developing-Wellington/Planning-Scheme-Amendments/Amendment-C86>

On 15 July 2014 Council resolved to request the Minister for Planning to Authorise Council as the Planning Authority to proceed with exhibition of the Amendment. Authorisation was received on 29 July 2014 and Amendment C86 was exhibited from 18 September to 3 November 2014.

At the close of the exhibition period, fourteen (14) submissions were lodged with Council.

Nine (9) submissions were received from statutory authorities.

- The Department of Environment and Primary Industries supported the Amendment.
- The other statutory authorities who submitted comments did not have any objections; however there have been some small textual changes suggested to Clause 21.10 – *'Rosedale Strategic Framework'* and to the proposed Development Plan Overlay 8.

Five (5) submissions were received from local residents and community groups, which raised the following key issues:

- Two (2) submitters, both in different locations, did not believe that the land highlighted as potential General Residential Zone in Clause 21.10 is suitable for this type of development and would prefer to see the Low Density Residential Zone.
- Two (2) submitters objected to the rezoning of 15 Albert Street from Public Park and Recreation Zone to General Residential Zone 1 on the basis that it should stay reserved for potential future expansion of the swimming pool in light of the expected growth in the community.
- One (1) submitter objected to the proposed rezoning of land from the Farming Zone to Rural Living Zone 1 (0.8 Ha minimum lot size) on the basis that encouraging new residential uses in close proximity to his existing greyhound business might create the potential for neighbour conflict/disputes.

### **Planning Panel**

At its meeting of 17 February 2015, Council resolved to request the Minister for Planning to appoint an expert Planning Panel under Part 8 of the *Planning and Environment Act 1987*. The Panel Hearing took place on Friday 10 April 2015 in the Rosedale Neighbourhood House. The Panel Submission prepared and presented by Council Officers can be found in **Attachment 1** to this report.

The Planning Panel considered all of the submissions received. The Panel Report was received on 7 May 2015 and has been publicly available to view since Thursday 4 June 2015. The Panel Report can be found in **Attachment 2** to this report.

An overview of the Panel recommendations can be found in the Executive Summary on page (i) of the Report. Overall, the Panel has indicated support for the Amendment and recommends its adoption, subject to minor modifications. In its Report, the Panel concluded the following:

- 1) The Panel considers that implementation of the Amendment will assist to enhance growth opportunities for Rosedale, it will provide more housing choice, it will provide certainty for where development should be directed, and it will result in robust policy and strategic direction in the Wellington Planning Scheme for Rosedale.

The Panel recommends to adopt Amendment C86 to the Wellington Planning Scheme as exhibited, subject to further modifications.

*Officers agree with the Panel recommendation.*

- 2) The Panel does not advocate any change to the Amendment in relation to the submissions that indicated a preference for land to be rezoned to the Low Density Residential Zone rather than a zone that would provide for general residential development.

Officers note that the Panel indicate that Council would need to think of a 'fall-back' position for these areas of land in the event that the outcomes of the (current) West Gippsland Catchment Management Authority Rosedale Flood Study conclude that the land is not suitable for general residential development, particularly in light of the population projections and lot supply analysis.

*Officers consider that no change to the Amendment is required. A position in relation to the rezoning of further land for residential purposes will be considered upon the completion of the Rosedale Flood Study, which is expected to be at the end of 2015.*

- 3) The Panel concludes that the *Rosedale Structure Plan* is a significant planning document that will play a very important role in providing the strategic framework for the future development of Rosedale.

The Panel recommends:

- Updating the text in Clause 21.10 to reflect the key post exhibition modifications required in response to submissions as per Council's submissions to the Panel.
- Amending the Rosedale Strategy Map in Clause 21.10 to include a town boundary that is consistent with the *Rosedale Structure Plan* and reflect the fact that the area to the west of Rosedale-Flynn's Creek Road is within the 'Rural Living Growth Area'.

*Officers agree with the recommendations of the Panel.*

- 4) The Panel considers the proposed rezoning of the Swimming Pool is consistent with, and supports the Council vision in the *Rosedale Structure Plan* and that it should be supported.

*Officers agree with the recommendations of the Panel.*

- 5) The Panel does not support the inclusion of a 40 metre buffer provision within the proposed Development Plan Overlay – Schedule 8 (proposed by Council post exhibition) as a response to the submission made in relation to the existing Greyhound Facility.

The Panel considers that:

- there is very little rationale for the buffer;
- it sets an undesirable precedent; and
- the proposed buffer distance would impinge on the land of a neighbouring property (and in this respect, questions it fairness).

*Officers consider that the provision of a 40 metre buffer is appropriate in this particular instance and do not therefore support the views of the Panel.*

*The proposed 40 metre buffer provision is a 'site-specific' solution to protect the established activities of the Greyhound Facility and the existing use rights enjoyed by the business owner. Existing use rights only relate to the subject property and not to any future development on the adjoining land. If a buffer were not included, the 'uncontrolled' siting of a dwelling at a later date on adjoining land could potentially create adverse amenity impacts.*

*On the basis that this scenario is a 'site-specific' situation, it is not believed that a precedent would be created in this instance. As the adjacent land is currently in the Farming Zone the potential for further development will still be increased with the proposed rezoning (to RLZ1) and the proposed buffer is therefore considered to be appropriate, fair and just.*

Based on the outcomes of the Panel it is recommended that Council adopt Amendment C86 as per the Panel recommendations as set out on page (i) of the Executive Summary of the Panel Report.

Notwithstanding this, it is recommended to include the following wording within the Development Plan Overlay – Schedule 8, under the heading '*Open Space network and amenity*':

*"A 40 metre buffer distance associated with the Greyhound Business located at 210 Willung Road between any house and all facilities in connection with the Greyhound Establishment (while this use continues)."*

The updated Amendment C86 documents proposed for adoption are included in **Attachment 3** to this report.

## **OPTIONS**

Council has the following options:

1. That Council consider the Panel report for Amendment C86 to the Wellington Planning Scheme in accordance with Section 27 of the *Planning and Environment Act 1987*; adopt Amendment C86 with the changes recommended by the Panel in accordance with Section 29 of the *Planning and Environment Act 1987*; and request the Minister for Planning to approve Amendment C86 pursuant to Section 31 of the *Planning and Environment Act 1987*.
2. That Council consider the Panel report for Amendment C86 to the Wellington Planning Scheme in accordance with Section 27 of the *Planning and Environment Act 1987* and abandon Amendment C86 in full or in part.
3. That Council consider the Panel Report for Amendment C86 to the Wellington Planning Scheme in accordance with Section 27 of the *Planning and Environment Act 1987* and seek further information or changes to Amendment C86 for consideration at a future Council meeting.

## **PROPOSAL**

That Council:

1. consider the Panel report (refer to **Attachment 2**) for Amendment C86 to the Wellington Planning Scheme in accordance with Section 27 of the *Planning and Environment Act 1987*;
2. adopt Amendment C86 (refer to **Attachment 3**) in accordance with Section 29 of the *Planning and Environment Act 1987*; and
3. request the Minister for Planning to approve Amendment C86 pursuant to Section 31 of the *Planning and Environment Act 1987*.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

## **FINANCIAL IMPACT**

Further costs associated with Amendment C86 have been included in the Strategic Planning budget.

## **COMMUNICATION IMPACT**

Should the Minister for Planning approve Amendment C86, notice of the approval of Amendment C86 will appear in the Government Gazette and will be published in the Gippsland Times. Council's website will also be updated.

## **LEGISLATIVE IMPACT**

The consideration of the Panel report, the adoption of Amendment C86 and the request for the Minister's approval is in accordance with the requirements of the *Planning and Environment Act 1987*.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013–2017 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

*"Appropriate and forward looking land use planning that incorporates sustainable growth and development."*

Strategy 5.1

*"Ensure Land Use Policies and Plans utilise an integrated approach to guide appropriate land use and development."*

Amendment C86 supports the above objective and strategy.

## **PLANNING POLICY IMPACT**

Amendment C86 is consistent with the State Planning Policy Framework (SPPF) and will amend the Settlement Strategy and Strategy Plan in relation to Rosedale within the Municipal Strategic Statement (MSS) of the Wellington Planning Scheme.

The changes to the MSS seek to define the preferred future strategic growth directions for the town and aims to reflect the objectives identified within the Rosedale Structure Plan.

## **CONSULTATION IMPACT**

The exhibition of Amendment C86 took place between 25 September and 3 November 2014 and included:

- Approximately 159 notification letters with information sheets sent to all land owners/ occupiers directly affected by the Amendment and to all landowners/occupiers on adjacent lots.
- Seventeen (17) notification letters were sent to the relevant Statutory Authorities.
- Posters placed in a number of shopfronts around Prince Street advertising the exhibition and community drop-in session.

- Notification in the Gippsland Times (16 September 2014) and Latrobe Valley Express (18 September 2014).
- A community 'drop-in' session at the Rosedale Neighbourhood House on 8 October 2014.

Information regarding Amendment C86 was also provided in the following locations:

- Copies of the information sheets were available from the Rosedale Library and Neighbourhood Centre and the Rosedale Post Office.
- Copies of the exhibited Amendment documents were available for viewing in the Rosedale Library and the Council Service Centres in Sale and Yarram.
- Council and Department of Transport, Planning and Local Infrastructure Websites.

The Panel Hearing took place on 10 April 2015.



# PART A SUBMISSION

Planning Panel Hearing

## AMENDMENT C86

to the Wellington Planning Scheme

ROSEDALE STRUCTURE PLAN IMPLEMENTATION



Submission by Wellington Shire Council

27 March 2015



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## Attachments

<b>Attachment 1:</b>	Additional relevant Clauses from the State and Local Planning Policy Framework
<b>Attachment 2:</b>	Proposed updates to Clause 21.10 of the Wellington Planning Scheme
<b>Attachment 3:</b>	Proposed updates to Development Plan Overlay 8



*The Heart of Gippsland*

## 1. Introduction

This submission is made by the Wellington Shire Council (the Council), which is the Planning Authority for Amendment C86 - Rosedale Structure Plan Implementation.

Amendment C86 has been prepared to implement the recommendations of the Rosedale Structure Plan into the Wellington Planning Scheme.

Part A provides the following:

- background to the Rosedale Structure Plan;
- an explanation of the proposed amendment;
- the chronology of events in relation to the amendment process;
- the strategic assessment;
- the submissions received (including Council's responses) and
- the proposed changes to the amendment documents in response to issues raised in the submissions.

Additional supporting documentation, which was not already included as part of the Panel Documents, can be found in the Attachment 1 to this submission. This contains Clause 13, 15 and 17 from the State Planning Policy Framework and Clause 21.16.



## 2. Background on the Rosedale Structure Plan

In 2011, work commenced on the preparation of the Rosedale Structure Plan. The overall aim was to provide a robust and adaptable land use planning framework to guide the future development and growth of the town.

The key objectives for the Rosedale area as set out in the Structure Plan are to:

- Capitalise and celebrate Rosedale's location on the Princes Highway.
- Celebrate Rosedale as the 'western gateway' to the Wellington Shire and Central Gippsland.
- Create a vibrant town centre with a unique sense of place.
- Improve housing choice and diversity.
- Create a walkable community that connects with the landscape character of the area.

As part of the Structure Plan process a Rosedale, '*Background and Strategic Directions Report (May 2012)*' was also prepared.

The preparation of the Rosedale Structure Plan involved an extensive community consultation process. A Focus Group was established for the duration of the Structure Plan process, which included community groups, key stakeholders and key landowners.

A draft of the Rosedale Structure Plan was placed on public exhibition between 27 February and 2 April 2012. Public Notices were placed in the local newspapers and posters were placed around the town.

A hard copy of the draft Rosedale Structure Plan was made available for viewing in the local library and newsletters were placed in selected locations around town and sent to members of the Focus Group for further distribution into their networks. Two community consultation sessions were held on 7 March 2012 in the Neighbourhood House and on 11 March 2012 during the Sunday Market.

Eighty two (82) submissions were received during the exhibition period of which fifty eight (58) were copies of the same correspondence. Overall, the Structure Plan was well received by the community but some proposals in the draft Structure Plan resulted in much discussion within the community with opinions varying from supporting to opposing the proposed future direction of Rosedale.

The key issues were:

- *Approach to flood prone areas*  
It was emphasised in the final Structure Plan that areas identified as being affected by flooding are not to be rezoned for development until the outcomes of the proposed Rosedale Flood Study are known.
- *Staging of residential development*  
A preferred staging for development was included in the final Structure Plan with enough flexibility to respond to any future changes.
- *Rural lifestyle opportunities*  
It was emphasised in the final Structure Plan to acknowledge that rural character would be retained and health and safety consideration will be given in relation to waste water disposal and most appropriate lot sizes.

The Rosedale Structure Plan was formally adopted by Council on 7 August 2012.







The key planning recommendations<sup>1</sup> identified in the Structure Plan are:

- Update the relevant (local planning policy) sections of the Wellington Planning Scheme in accordance with the themes set out in the Structure Plan:
  - A Strong Local Identity;
  - A Small Rural Town;
  - The Town Centre and Local Economy;
  - Improved Housing Choice and Diversity; and
  - Accessibility and Movement.
- Consider rezoning of land based on sequencing proposed in Chapter 8 of the Structure Plan, which will be strongly informed by the outcome of the Rosedale Flood Study. The following three stages are proposed:
  - **Stage 1: Short-term**  
Focus on changes which can stimulate local economic activity, provide better community facilities and will help change the identity of Rosedale. Also the Rosedale Flood Study should be undertaken.
  - **Stage 2: Mid-term**  
Depending on the findings in the Rosedale Flood Study and demonstrated demand rezoning of future residential land can occur as well as specific changes in the strategic development areas (Prince Street and Railway Precinct).
  - **Stage 3: Long-term**

<sup>1</sup> Whilst Planning Scheme Amendment C86 seeks to implement the strategic land use planning recommendations of the Rosedale Structure Plan, it is acknowledged that there are also a number of 'non-planning' related recommendations included in the report that are or will be implemented as part of other projects identified within Council's general work program.



Consider potential rezoning of land to the west of Blind Joes Creek and east of Mill Lane for general residential purposes. Review the need of rezoning in the future investigation area to the east of Willung Road.

In 2014, Council commenced the preparation work for the implementation of the Rosedale Structure Plan into the Wellington Planning Scheme. As part of this preparation, consultation with the (original) Focus Group was undertaken in May 2014 to outline the proposed implementation of the Rosedale Structure Plan. This included not only proposed changes to the Planning Scheme but also the announcement of the Rosedale Flood Study (prepared by West Gippsland Catchment Management Authority) and other projects as identified in Council's work program.

A key focus of Amendment C86 is the implementation of the Structure Plan into the Local Planning Policy section of the Wellington Planning Scheme.





### 3. Amendment C86

#### Land affected by the amendment

The amendment applies to all land in Rosedale and its immediate surrounds, but the specific land parcels affected are:

Princes Highway	PCA:14SEC:3A	From IN1Z to RAZ, delete DDO1
2191 Princes Highway	CA:13SEC:3A	From IN1Z to RAZ, delete DDO1
82 Prince Street	Lot 1 PS136930	From C2Z to C1Z
84 Prince Street	Lot 2 PS136930	From C2Z to C1Z
86-90 Prince Street	Lot 2, 4 and 6 PS218529	From C2Z to C1Z
92 Prince Street	CA: 6, 7 and 8 SEC: 8	From C2Z to C1Z
92-100 Prince Street	CA:10SEC: 8	From C2Z to C1Z
81-83 Prince Street	CA:2 SEC: 7	From C2Z to C1Z
85 Prince Street	Lot 1 PS133479	From C2Z to C1Z
87 Prince Street	PCA: 4 SEC: 7	From C2Z to C1Z
89 Prince Street	PCA: 5 SEC: 7	From C2Z to C1Z
91 Prince Street	Lot 1 PS135096	From C2Z to C1Z
95 – 99 Prince Street	Lot 1 and 2 TP1527Q	From C2Z to C1Z
15 Albert Street	PCA: 8 SEC: 5	Rezone from PPRZ to GRZ1
Hood Street	PCA: 9 SEC: 5	Rezone from GRZ1 to PPRZ
10-16 Cansick Street	Lot 1 PS 521421U	Rezone from GRZ1 to PPRZ
25 Duke Street	Lot 2 PS64760	Rezone from PUZ7 to GRZ
17 Cansick Street	Lot 2 PS438121V	Rezone from PUZ1 to MUZ
Hood Street	Lot 1 PS438121V	Rezone from PUZ1 to MUZ
5-13 Cansick Street	Lot 1 PS 422482A	Rezone from C1Z to MUZ
1-3 Cansick Street	Lot 2 PS 422482A	Rezone from C1Z to MUZ
Willung Road	CA: 6A SEC: 5A	Apply EAO
164 Willung Road	Lot 2 PS145391	Apply EAO
R 46 Williams Road	CA: 4 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
Williams Road	CA: 2 and 3 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
R 91 Friends Road	CA: 1 SEC: 5	Rezone from FZ to RLZ1, apply DPO8
R 37 Hoopers Road	CA:9 SEC: 5a	Rezone from FZ to RLZ1, apply DPO8
R 103 Friends Road	CA: 7 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
R 23 Hoopers Road	CA:8 SEC: 5	Rezone from FZ to RLZ1, apply DPO8
R 210 Willung Road	CA: 13 SEC: 5	Rezone from FZ to RLZ1, apply DPO8
R 51 Hoopers Road	CA: 10 Sec: 5A	Rezone from FZ to RLZ1, apply DPO8
R 196 Willung Road	CA: 12 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
R 188 Willung Road	CA: 11 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
R 62 Willung Road	CA: 5 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
Willung Road	Lot 1 PS145391	Rezone from FZ to RLZ1, apply DPO8
40 Willung Road	CA:16B SEC 4A	Correct DDO1 to align with IN1Z

#### What the amendment does

The amendment implements the recommendations of the *Rosedale Structure Plan (2012)*.

#### Local Planning Policy changes are:

Most of the recommendations from the Structure Plan will be reflected in the local policy section of the Planning Scheme.

#### Clause 21.10 – ‘Rosedale Strategic Framework’:

Most of the recommendations set out in the Rosedale Structure Plan will be given effect through the Municipal Strategic Statement (MSS), which provides the (written) local planning policy aspirations of the Planning Scheme. This particular section provides a statement of



the key strategic land use planning and development objectives for Rosedale and the strategies and actions for achieving those objectives.

It defines the preferred future strategic growth directions for the town and aims to reflect the objectives identified within the Structure Plan. The objectives, strategies and long-term growth opportunities identified in the Structure Plan will be reflected in Clause 21.10 – 'Rosedale Strategic Framework'. These are:

- To maintain and enhance Rosedale's character as a small rural town while supporting growth.
- To strengthen Rosedale's identity as a highway town by celebrating its role as the western gateway to the heart of Gippsland.
- To create a healthy, active and liveable community through the provision of a safe walking and cycling network which connects residential areas, key nodes and heritage, cultural and landscape assets.
- To strengthen the local economy and create a vibrant town centre with a unique sense of place.
- To improve housing choice and diversity and ensure a sufficient land supply.

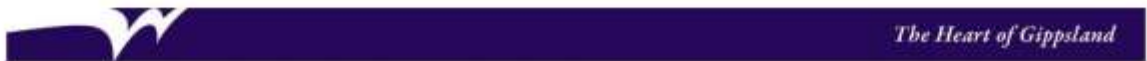
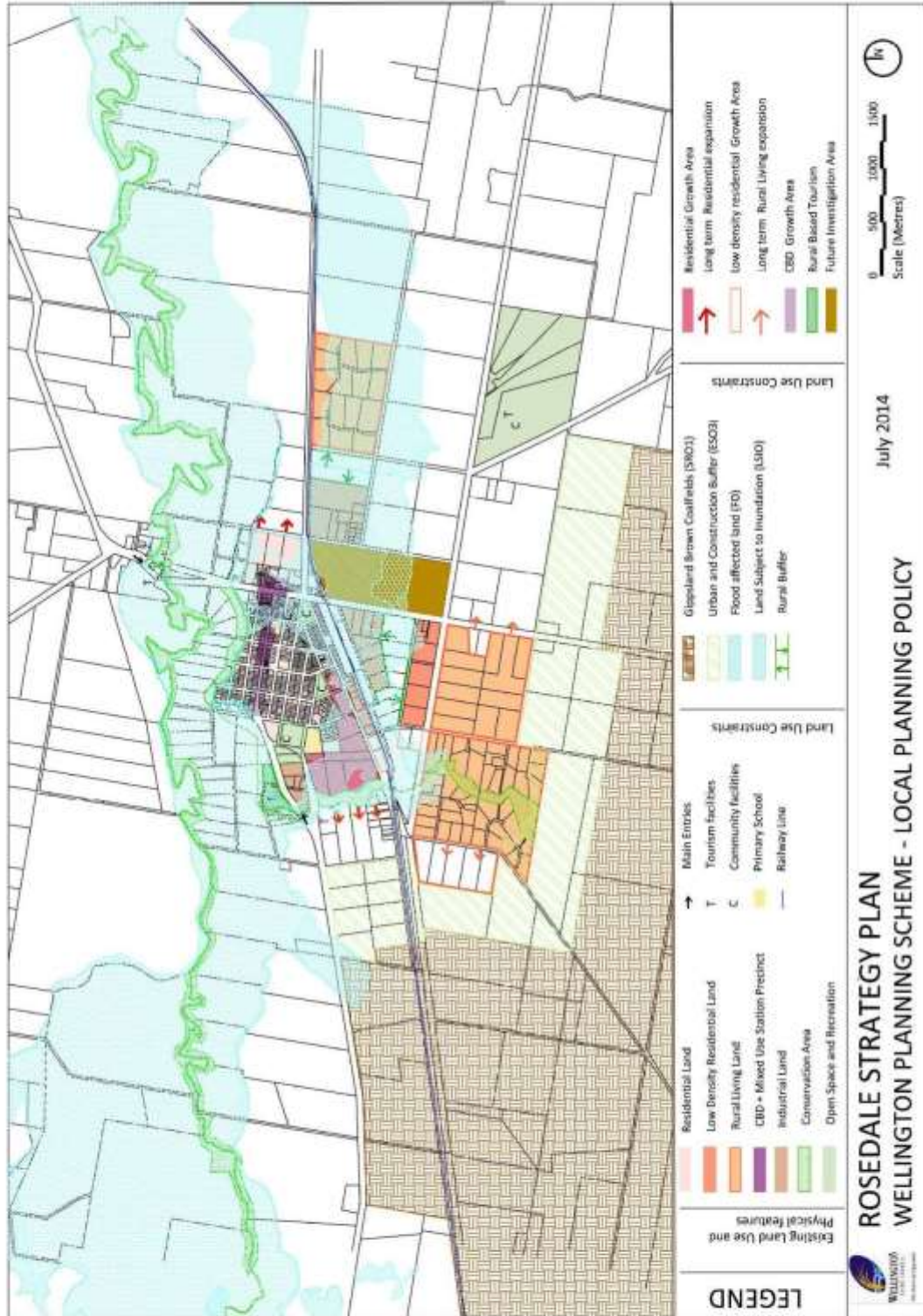
The objectives, strategies and long-term growth opportunities identified in the Structure Plan are translated into a strategy plan which will be used to control future development and the potential future rezoning of land in Rosedale. The new 'Rosedale Strategy Plan', is included in Clause 21.10 (also included on next page).

**Clause 21.20 – 'Reference documents':**

The Rosedale Structure Plan itself will also be included as a reference document in its own right within the Planning Scheme to provide supporting background information.

Include a new reference document entitled: '*Rosedale Structure Plan, 7 August 2012.*'







### Land proposed to be rezoned

A number of recommendations from the Structure Plan will be given effect by changes to the existing zones or overlays within the Planning Scheme as follows:

#### Industry, Princes Highway - creating a western town entrance



The Structure Plan recommends improving the town entries to Rosedale. The industrial area to the north of the highway at the western entrance to the town is identified as an opportunity to facilitate tourism uses.

The recommendations of the Structure Plan propose that land currently in the Industrial 1 Zone north of the Princes Highway is rezoned to the Rural Activity Zone. This will allow uses and development such as rural based tourism, which is more compatible with the existing agricultural, environmental and landscape characteristics of the area.

#### Creating business opportunities within the CBD



Land at the western edge of the CBD is currently zoned Commercial 2 Zone (previously known as B4Z). The Structure Plan identified that this zone prevented uses such as shops and therefore proposed a change to the same zone as other businesses within the town centre to provide room for expansion and allow more flexible business opportunities to be established. To facilitate this, it is proposed to rezone the Commercial 2 Zone to the Commercial 1 Zone.

#### Proposed changes to zoning around the Rosedale Swimming Pool



The Rosedale swimming pool was recently upgraded and extended along Hood Street. This extension has not yet been reflected in the Planning Scheme and as such some corrective changes are proposed to the zoning:

- The land which has now become part of the swimming pool complex on Hood Street is proposed to be rezoned to Public Park and Recreation Zone (PPRZ) to better reflect its use as a public facility.
- On the basis that it no longer has a public use, the land at 15 Albert Street is proposed to be rezoned from the PPRZ to General Residential Zone 1 to better reflect surrounding zonings.



#### Former CFA site – 25 Duke Street



The CFA has new facilities on the corner of the Princes Highway and Mackay Street. Because the old site on 25 Duke Street no longer has a public use it is proposed to rezone the land from the Public Use Zone 7 to the General Residential Zone 1 to better reflect surrounding zones.

#### Correction to zoning in Edward Crooke Reserve



The corner portion of the Edward Crooke Reserve on Hood Street and Cansick Street is currently zoned General Residential Zone 1. As this is clearly a part of the park, it is proposed to rezone it to the Public Park and Recreation Zone (PPRZ) to better reflect its use.

#### Creating opportunities within the Railway Precinct



Land in the railway precinct is currently zoned Public Use Zone and Commercial 1 Zone. It is proposed to rezone the hatched area (left) to a Mixed Use Zone (MUZ) to provide for more flexibility and adaptive reuse of the site and to accommodate a range of residential, commercial and other uses which would complement the mixed-use function of the area in general.

#### Correction to the Design and Development Overlay 1



A small correction is proposed to be made to the Design and Development Overlay 1 to align it exactly with the Industrial 1 Zone, which applies to the industrial site on Willung Road.



### Creating more Rural Lifestyle opportunities to the south of Rosedale



The land currently within the Farming Zone, bound by Williams Road, Willung Road, Hoopers Road and Friends Road, was identified within the Structure Plan as a 'Rural Residential Growth Area'.

To address the potential waste water disposal issues on the land, it is proposed to rezone this area to Rural Living Zone 1, which stipulates a minimum subdivision lot size of 0.8 Ha (~2 acres).

A Development Plan Overlay 8 is also proposed to be applied to the land to ensure that an integrated approach to the development of the site is undertaken and that the rural character of the area is protected.

### Proposed application of an Environmental Audit Overlay on Willung Road



It is understood that an area of land within the Public Use Zone (PUZ 1 and 6) on Willung Road was historically used as a gravel pit and tip site. In light of this, it can be assumed that there is a potential for contamination to exist in this area. It is therefore proposed to apply an Environmental Audit Overlay to this site, which will require investigations to be undertaken when a sensitive use is proposed.

### Consequent changes to the Planning Scheme maps are:

- Amend the Schedule to Clause 61.03 to incorporate new planning scheme maps into the Wellington Planning Scheme.
- Insert new Planning Scheme Maps 121DPO, 121EAO and 130DPO.
- Amend Planning Scheme Maps 118, 118DDO, 119, 120, 120DPO, 121, 121DDO and 130.





## 4. Chronology of events

### Council resolution and request for Authorisation

At the Council meeting of 15 July 2014 it was resolved:

*"That Council request the Minister for Planning to Authorise Council as the planning authority to prepare Amendment C86 (Rosedale Structure Plan Implementation) pursuant to Section 8A of the Planning and Environment Act 1987 and once Authorisation is granted, proceed to exhibit Amendment C86."*

Council received Authorisation (No.A02866) to prepare Amendment C86 on 29 July 2014.

### Exhibition of the amendment

The amendment was placed on public exhibition from 18 September to 3 November 2014.

The planning scheme amendment and supporting documents were made available on the internet and to view in hard copy at the Port of Sale Civic Centre in Sale; the Yarram Customer Service Centre in Yarram; and the Rosedale Library in Rosedale.

Notification letters with fact sheets were sent to:

- The prescribed ministers
- 17 statutory authorities
- 146 landowners and occupiers directly affected by the amendment and to all landowners and occupiers on adjacent lots.

Notices appeared in the following publications:

- Gippsland Times (Tuesday 16 September 2014);
- Latrobe Express (Thursday 18 September 2014); and
- Government Gazette (Thursday 18 September 2014).

Posters were placed around the Rosedale CBD advertising the exhibition period; Fact Sheets were made available at the Rosedale Library and post office and a community 'drop-in' session was held on 8 October 2014 in the Rosedale Neighbourhood House.

At the end of the exhibition period a total of 14 submissions were received.

### Exemption from Ministerial Direction 15

On 15 December 2014 Council requested an exemption for the need to comply with requirement to request the appointment of a Panel within 40 business days of the closing days for submission as set in Ministerial Direction 15.

The request was granted on 19 December 2014.



### Request for a Panel

At its meeting of 17 February 2015 Council resolved:

*"That:*

- 1. Pursuant to Section 22 of the Planning and Environment Act 1987, Council consider all written submissions received to Amendment C86; and*
- 2. Pursuant to Section 23 of the Planning and Environment Act 1987, Council requests the Minister for Planning to appoint a Planning Panel to consider all written submissions received to Amendment C86."*

A Planning Panel Hearing to consider all submissions to Amendment C86 was requested on 23 February 2015.



## 5. Strategic Assessment

### Why is the amendment required?

The amendment seeks to implement and incorporate a number of the recommendations of the *Rosedale Structure Plan* (adopted 7 August 2012) into the Wellington Planning Scheme.

The Structure Plan aims to:

- Maintain Rosedale's character as a small rural town;
- Strengthen its identity as a highway town by celebrating Rosedale as the western gateway to the heart of Gippsland;
- Create a walkable community that connects key nodes with heritage, cultural and landscape assets;
- Strengthen the local economy and create a vibrant town centre with a unique sense of place; and
- Improve housing choice and diversity.

The amendment seeks to give effect to the vision, objectives and strategies identified in the Structure Plan and therefore plan for development and growth in Rosedale in line with the community's aspirations.

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

The amendment is consistent with, and implements, the objectives of planning in Victoria specified in Section 4 of the *Planning and Environment Act 1987*. In particular, the amendment implements:

- Objective 4(1)(a) – by providing for the fair and orderly, economic and sustainable use and development of the land.

The proposed strategic framework, rezoning and associated overlays will give effect to the objectives, strategies and long-term growth opportunities which were identified in the Rosedale Structure Plan. The proposal will ensure that development in Rosedale is undertaken in an orderly, affordable and sustainable way.

The amendment strongly promotes development which is consistent with the existing land use pattern and strengthens the character of the town. The proposal includes enough flexibility for residential growth which can respond to the outcomes of the Rosedale Flood Study while maintaining a compact settlement structure which makes use of the existing commercial and community facilities.

### How does the amendment address the environmental effects and any relevant social and economic effects?

Amendment C86 will result in a positive impact on the Rosedale community through an updated Clause 21.10 - Rosedale Strategic Framework, which will ensure that the town has enough opportunities for growth while protecting and enhancing its character as a small rural town on the highway.



*The Heart of Gippsland*

The environmental effects are responded to by not allowing further encroachment of urban development in the floodplain until the Rosedale Flood Study has been undertaken. Notwithstanding this, strategies also require the protection and enhancement of existing natural assets in order to build a stronger identity for the town and create flora and fauna habitats to be enjoyed by the community.

New economic opportunities are created by rezoning land on the highway, within the CBD and around the railway station precinct to accommodate a range of commercial, retail and tourism uses. This will strengthen the local economy and build a strong and vibrant community.

The community will also benefit from the promotion of an integrated path network for cyclists and pedestrians between residential areas and key nodes.

#### Does the amendment address relevant bushfire risk?

Clause 52.47-3 is considered relevant to the proposed amendment as it seeks to:

*'...ensure that development is located and sited so that it does not increase the risk to life, property and community infrastructure from bushfire.'*

Rosedale is considered to have a low bushfire risk. On this basis, the bushfire risk is not expected to be exacerbated. The CFA was notified of the amendment but did not respond.

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

The amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Scheme pursuant to s 7(5) of the *Planning and Environment Act 1987* (the Act).

Pursuant to section 12 of the Act, the amendment complies with the following applicable Ministerial Directions:

- **Ministerial Direction No. 1 - Potentially Contaminated Land** has been considered through the inclusion of the Environmental Audit Overlay on the land on Willung Road where there is a possible history of land contamination and residential intensification may be proposed adjacent to the site.
- **Ministerial Direction No. 11 - Strategic Assessment of Amendments** ensures a comprehensive strategic evaluation of a planning scheme amendment and the outcomes it produces. This section of the submission addresses the strategic considerations outlined in the guidelines.
- **Ministerial Direction No. 15 - The Planning Scheme Amendment Process.** This planning scheme amendment is accompanied by all of the required information.





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

The following Clauses of the State Planning Policy Framework (SPPF) are considered to be relevant to the proposed amendment:

**Clause 11.02-1: 'Supply of Urban Land'**, which seeks to:

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

**Clause 11.02-3: 'Structure Planning'**, which seeks to:

*'...facilitate the orderly development of urban areas.'*

**Clause 11.02-4: 'Sequencing of development'**, which seeks to:

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

The proposals seek to rezone land to implement the recommendations of the Rosedale Structure Plan to accommodate increased residential, commercial and tourism opportunities for Rosedale.

The preferred development sequence is reflected in the Strategy Plan within Clause 21.10. The development sequence is dependent upon the outcome of the Rosedale Flood Study.

**Clause 13.02-1: 'Floodplain management'**, which seeks to:

*'...assist in the protection of:*

- *Life, property and community infrastructure from flood hazard.'*

Rosedale currently has 412 properties that are identified as being affected by flooding (based on Flood Overlay and Land Subject to Inundation Overlay mapping). Of these, 316 properties are within the town's existing urban and residential areas.

The West Gippsland Catchment Management Authority is currently undertaking a Flood Study for Rosedale, which is scheduled to be completed in November 2015. As part of this project, revisions to LSIO and FO mapping may be suggested; which would need to be implemented as part of a new planning scheme amendment. Council is not proposing to rezone areas that have been highlighted for potential residential growth within flood prone areas until the Rosedale Flood Study has been completed.

**Clause 13.03-1: 'Use of contaminated and potentially contaminated land'**, which seeks to:

*'...ensure that potentially contaminated land is suitable for its intended future use and development, and that contaminated land is used safe.'*

Given the potential for land to be contaminated, the Environmental Audit Overlay (EAO) has been proposed over a site on Willung Road in Rosedale, this will ensure that appropriate levels of investigation and assessments will be undertaken.



**Clause 15.01-1: 'Urban Design'**, which seeks to:

*'...create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity.'*

**Clause 15.01-2: 'Urban design principles'**, which seeks to:

*'...achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realms while minimising detrimental impact on neighbouring properties.'*

**Clause 15.01-3: 'Neighbourhood and subdivision design'**, which seeks to:

*'...ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods.'*

**Clause 15.01-5: 'Cultural identity and neighbourhood character'**, which seeks to:

*'...recognise and protect cultural identity, neighbourhood character and sense of place.'*

**Clause 15.03-1: 'Heritage conservation'**, which seeks to:

*'...ensure the conservation of places of heritage significance.'*

The Rosedale Structure Plan has a strong focus on the identity and the role of the township and how heritage and the public realm can strengthen Rosedale's identity and thereby attract economic and residential opportunities. This is reiterated in the updated local planning policy for the township.

**Clause 16.01-1: 'Integrated housing'**, which seeks to:

*'...promote a housing market that meets community needs.'*

The proposed amendment aims to reflect the supply of housing appropriate to the future needs of the Rosedale community. Whilst it is proposed to rezone land for Rural Living opportunities as part of this amendment, it is considered that there is still a sufficient general residential land supply available to meet existing demand until the outcomes of the Rosedale Flood Study are known - after which time the need for further residential rezoning's can be considered on a more fully informed basis.

**Clause 16.01-2: 'Location of residential development'**, which aims to:

*'...locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport.'*

Development of the existing vacant residential blocks around the town centre will support businesses and community services in Rosedale by ensuring that customers remain in close proximity to the town centre where the activities are based. The proposed growth areas as suggested on the Strategy Plan are based on proximity to facilities (primary school, recreation reserve and town centre) and potential direct access to the Princes Highway.





**Clause 16.01-4: 'Housing diversity'**, which seeks to:

*'...provide for a range of housing types to meet increasingly diverse needs.'*

**Clause 16.01-5: 'Housing affordability'**, which seeks to:

*'...deliver more affordable housing closer to jobs, transport and services.'*

**Clause 16.02-1: 'Rural residential development'**, which seeks to:

*'...to identify land suitable for rural living and rural residential development.'*

The proposed land supply is considered to be sufficient to meet the projected demand for the Rosedale area. It will provide a diverse range of rural residential and residential development opportunities across the area in appropriate locations.

New rural living areas are proposed to the south of the township adjacent to the existing rural living estate, whilst residential areas are proposed adjacent to the existing township with long-term growth opportunities along the highway corridor.

The resulting housing stock will provide a range of affordable housing options in close proximity to jobs, services and shopping areas in the regional centres of Traralgon and Sale.

**Clause 17.01-1: 'Business'**, which seeks to:

*'...encourage development which meet the communities' needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities.'*

**17.03-1: 'Facilitating tourism'**, which aims to:

*'...encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination.'*

One of the key economic development objectives of the Structure Plan relates to tourism and the ability to capture opportunities to increase the attractiveness of the town as a place to stop and spend time and money. The Structure Plan aims to exploit Rosedale's location on the Princes Highway and as such the amendment proposes the rezoning of land on the highway to provide further development opportunities for tourism uses.

**How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

Whilst **Clause 21.01: 'Municipal Profile'** and **Clause 21.02: 'Key Issues and Influences'** have helped guide the development of the Structure Plan, the following elements of the Local Planning Policy Framework are considered to be of relevance to this amendment.

**Clause 21.03: 'Vision'** - refers to *'Wellington 2030'*, which is the document containing the strategic vision for the Shire up to 2030. Implementation of the Structure Plan has a significant role to play in delivering Wellington 2030 for the people of Rosedale as it provides



further detail to the eight themes (Natural Environment, Economy, Transport and Roads, Population, Development, Wellbeing and Safety, Culture and Liveability) that are set out in the document.

**Clause 21.04: 'Settlement and Housing'** – refers to how and where growth should be accommodated over the next fifteen years. Appropriateness of development depends on infrastructure services and the encroachment of urban settlement on highly valuable agricultural land, coal related land and natural environment.

The proposed amendment encourages development in the most appropriate places.

**Clause 21.10: 'Rosedale Strategic Framework'** – sets out the current direction for land use and development within Rosedale and is implemented through the Rosedale Strategy Plan. The content of this Clause is proposed to be replaced by a new Clause 21.10, which will implement the directions and objectives as set out in the Rosedale Structure Plan, including the inclusion of a new Rosedale Strategy Plan.

**Clause 21.14: 'Environmental Risk'** – acknowledges that the Shire contains areas which are liable to flooding and susceptible to fire, contains areas which are subject to development pressure but are compromised as a result of inadequate drainage and sewerage services.

With regards to Environmental Risks, the planned growth considers flooding as a risk on the basis that no rezoning's are proposed for future residential development until the outcomes of the Rosedale Flood Study are known.

**Clause 21.15: 'Natural Resource Management', Clause 22.06: 'Coal Resources Policy' and Clause 22.07: 'Coal Buffers Policy'** – acknowledge the significant coal resources in this area and the need for recognition and protection of the coal fields.

The amendment respects the existing coal buffer to the south of Rosedale and is not proposing inappropriate encroachment into it.

**Clause 21.16: 'Built environment and heritage'** – acknowledges that significant heritage assets need to be considered in land use and development decisions.

The amendment and in particular proposed Clause 21.10 acknowledge the value that heritage has to play in the identity of Rosedale.

**Clause 21.17: 'Economic Development'** - refers to the importance of tourism and its significant potential for growth, the need to diversify the Shire's economic base and the need to protect the Shire's rural areas and high quality agricultural land.

The Structure Plan is considered to be the key policy driver to deliver on the economic development objectives for Rosedale, which mainly focus on Rosedale's location on the Princes Highway and the opportunities for tourists and the like to stop in the town.

**Clause 21.18: 'Transport'** – refers to the importance of the movement network. Rosedale is conveniently located on both the Princes Highway and the rail network.

**Clause 21.20: 'Reference Documents'** - lists the strategic studies which have guided the preparation of the Wellington Planning Scheme and which provide background information. The Rosedale Structure Plan is proposed to be included as reference document within the Wellington Planning Scheme.





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

The amendment uses the most appropriate tools of the Victorian Planning Provisions to achieve the strategic objectives of the Planning Scheme. The proposed amendment utilises existing zones, overlays and provisions and applies them appropriately to manage land development within Rosedale.

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

As part of the draft Structure Plan process the following authorities were consulted in March 2012:

- Department of Transport (now Department of Economic Development, Jobs Transport and Resources);
- VicRoads;
- VicTrack;
- Country Fire Authority;
- Department of Transport, Planning and Local Infrastructure (now Department of Environment Land Water and Planning),
- Environment Protection Authority (EPA);
- West Gippsland Catchment Management Authority (WGCMA); and
- Department of Primary Industries (now Department of Economic Development, Jobs Transport and Resources).

The Structure Plan was finalised taking into account the feedback provided from these agencies.

The West Gippsland Catchment Management Authority identified the need for a comprehensive flood study for the whole of Rosedale prior to considering rezoning of land for a residential purpose in flood prone areas. This outcome has been reflected in Clause 21.10 – *'Rosedale Strategic Framework'*.

The EPA provided a list of areas within which there are concerns relating to issues of contamination. After further consultation, an Environmental Audit Overlay is now proposed to be applied to land in public ownership on Willung Road to reflect the high potential for contamination due to its historic use as a tip site.

As part of the exhibition period for the amendment, letters were sent to 17 statutory authorities. Responses were received from seven (7) Authorities (West Gippsland Catchment Management Authority, Department of Environment and Primary Industries, Gippsland Water, Public Transport Victoria, APA Group, Department of State Development, Business and Innovation, Environment Protection Authority). Two (2) internal responses were also received from Council's heritage advisor and Built and Natural Environment.

The Department of Environment and Primary Industries indicated its support for the proposed amendment in its current form.

The West Gippsland Catchment Management Authority, Gippsland Water, APA Group and Environment Protection Authority raised no objections and in some cases made comments which relate to matters which can be addressed in later stages of the development processes and as such have no impact on the amendment.

The internal responses, Public Transport Victoria and the Department of State Development, Business and Innovation raised no objections but made suggestions and comments which



required updates to the Clause 21.10. The updates will be addressed in Chapter 6 of this submission.

**Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not likely to have a significant impact on the transport system due to the small scale of the proposed rezoning's. New rural residentially zoned land will be managed by way of a development plan, which will ensure that new roads integrate well with the existing network and suitable opportunities for active modes of transport are developed.

**What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is considered that implementation of the Rosedale Structure Plan into the Wellington Planning Scheme will have a positive effect on Council resources and decrease administrative costs through the provision of an updated, clear and concise strategic document.



## 6. Summary of issues raised in submissions and its response

At the close of the exhibition period, fourteen (14) submissions were lodged with Council. Nine (9) submissions were received from statutory authorities (Five submissions have already been addressed under the heading '*...views of the relevant agencies*' – see Chapter 5 above).

The limited number of submissions suggests that there is a notable level of support for the Rosedale Structure Plan and its implementation through the proposed planning scheme amendment. However, there were a number of key issues raised in response to the exhibition of the Amendment.

All submitters (apart from the statutory authorities) are identified by numbers which also correspond with the response to submissions table (Attachment 1 to the Council Report of 17 February 2015).

The key issues will be addressed in this submission as follows:

- A. Statutory Authorities (Suggested changes to Clause 21.10)
- B. Encroachment on existing greyhound business (submission No.4)
- C. Proposed rezoning adjacent to swimming pool (submission No's 6 and 8)
- D. Residential development on land subject to inundation (submission No's 7 and 12)

### A. *Statutory Authorities* (Suggested changes to Clause 21.10)

#### Key issues:

Council's Heritage Advisor has provided comments in relation to Clause 21.10 to better align its wording with definitions for heritage that are contained in the 'Burra Charter'.

Council's Built and Natural Environment department has suggested a subtle change in wording from a reference to '*suitable native species*' in Clause 21:10 to '*suitable species*' on the basis that there are already exotic species used in the town.

Public Transport Victoria (PTV) has suggested that:

- a reference be made to the document, 'Public Transport Guidelines for Land Use and Development (2008)'; and
- the Strategy Plan should better reflect Rosedale's location on the Victoria's Principal Freight Network and National Transport Network.

Department of State Development, Business and Innovation (DSBI) has suggested that:

- The Development Plan Overlay 8 should have reference to the proximity of the coal resource and that it should be considered in subdivision and design.
- The Rosedale Strategy Map Clause 21.10 - identifies the area west of Rosedale-Flynn's Creek Road as Low Density Residential Zone - growth area. A Rural Living Zone-growth area, was identified in Rosedale Structure Plan and this remains the preferred option.
- The Rosedale Structure Plan: the township boundary aligns with the Rural Living Zone (RLZ) and not ESO3. There would be merit in changing the township boundary to the ESO3 buffer.





### Response to the comments from Authorities

Council recognises the benefit in most of the suggestions raised by the Authorities and in response proposes to update Clause 21.10 to:

- Reflect the heritage definitions in the Burra Charter by using the word "*places*" instead of "*buildings*" and the word "*culturally*" instead of "*historically*".
- Add '*Wellington Stage One Heritage Strategy*' as a Policy guideline to be considered.
- Remove the word '*native*' when referring to species and landscape treatments.
- The Strategy Plan map will be updated to reflect that the area west of Rosedale-Flynn's Creek Road is Rural Living Zone –growth area.
- Rosedale's location on Victoria's Principal Freight Network and National Transport Network is now proposed to be reflected in the text of Clause 21.10, rather than on the Strategy Plan map.

A number of other more minor suggestions such as grammatical changes, which seek to better clarify and strengthen strategies and objections, are also proposed.

A copy of the revised Clause 21.10 is included in **Attachment 2** to this submission.

In relation to the other suggestions it should be noted that:

- In respect of the outstanding comments made by the heritage advisor; Application of policy, zones and overlays under Clause 21.10 describes how an overlay should be applied as per its purpose and objectives. Neither the Heritage Victoria Registry or Stage 1 Heritage Study are listed within the existing (textual) description of the Heritage Policy at Clause 22.03, the proposed change can therefore not be entertained.
- In relation to comments from DSBI:
  - The Environmental Significance Overlay 3 provides for the buffer between the Coalfields and the urban/developed areas. It is not considered appropriate to create an extra buffer for this overlay and therefore changes to the DPO8 in relation to the coal resource are not proposed.
  - The Rosedale Structure Plan is an adopted document and changes cannot be made in relation to the township boundary. The township boundary is not used in the Strategy Plan in Clause 21.10. It should also be noted that the township boundary follows the Rural Living Zone boundary as the 'urbanised' area.





## B. Encroachment on existing greyhound business (submission No. 4)

### Key issues raised by submitter

The submitter owns a greyhound business on land which is proposed to be rezoned to the Rural Living Zone. Concerns relating to the proposed rezoning were also raised as part of the (earlier) Structure Planning process. The key points raised by the submitter are:



1. What happened to the (his) original Structure Plan submission?
2. Proposed rezoning will encroach on lifestyle choice and privacy, which is not in line with raising family in a small rural town and diversification of lots: where will you find 13 acre lots.
3. Risk of objections from people moving in a new subdivided estate. Council is encouraging a potential conflict of dispute.
4. Thought Council would support growing local Greyhound businesses.
5. Would like to increase current Planning Permit to 20 racing dogs, 6 breeding bitches and 40 pups.
6. Costs:
  - Who is expected to pay for moving (our) business?
  - If rezoning occurs who has to pay for road construction?

### Response to the submission

Council Officers and representatives from Greyhound Racing Victoria met the submitter on-site on 17 November 2014. Greyhound Racing Victoria has indicated that the current activities on the site generally comply with the Code of Practice for the Greyhound Industry and that any outstanding requirements to comply fully with the code are achievable.

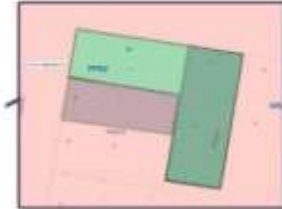
Council's responses to the individual points raised are as follows:

1. The submission to the Structure Plan was considered as part of the Structure Plan process. As existing use rights already existed, no change to the intent of the Structure Plan was deemed necessary.
2. The proposed rezoning will allow for Rural Lifestyle lots which are sought after by people looking for families who want to live in small rural towns.
3. It is recognised that a buffer exists and should be protected and therefore appropriate changes are proposed to the Development Plan Overlay 8 to protect the existing buffer. There will be no houses allowed closer than the existing houses. The draft changes to the DPO8 are enclosed in **Attachment 3**.
4. Council allows Greyhound businesses in appropriate locations, all planning permit applications are assessed on their own particular merits.
5. This matter is subject to a separate planning permit application process. Council issued an amendment to the existing planning permit on 24 February 2015, which now allows for an increase in the number of greyhounds from 20 to 30, an increase in the number of pups from 20 to 30 under the age of 15 months, and an increase in the number of brood bitches from 3 to 5.
6. The developer will be responsible for any costs directly associated with any future development.



**C. Proposed rezoning adjacent to swimming pool  
(submission No's 6 and 8)**

**Key issues raised by submitters**



The submitters believe that the proposed rezoning of 15 Albert Street from Public Park and Recreation (PPRZ) to General Residential Zone 1 (GRZ1) is a 'short-sighted' decision as it pre-empts the sale of that land. The land could be better used for parking for the swimming pool or should stay reserved for additional facilities such as a much needed lap pool in light of the expectation of growth in the community.

**Response to the submission**

The proposed zoning (GRZ1) will still allow the land to be developed with parking and/or leisure and recreation (which includes a swimming pool) if deemed necessary.

As the area is currently not in use as a public area, it is considered that the most appropriate zone is GRZ1 as it better reflects the status of the land as a vacant block within an existing residential area.

Council is not proposing any changes to Amendment C86 in relation to submission No's 6 and 8.

**D. Residential development of land subject to inundation  
(submission No's 7 and 12)**

**Key issues raised by submitters**



The submitter believes that the land will not be suitable for the intended residential development as proposed in the Rosedale Structure Plan and proposed Strategy Plan in Clause 21.10. He would like to have 4 larger (Low Density Residential Zone) lots.



The submitter believes that land west of Blind Joes Creek should be rezoned to the Low Density Residential Zone (LDRZ) in the short-term to provide new lots for people looking for this particular lifestyle. The reasoning is that:

- There is enough residential land available, people do not want normal residential lots in these towns
- Rosedale Shire's previous vision was to develop this area to LDRZ (Amendment L20).

During the Directions Hearing the submitter tabled an additional objection stating that Amendment C86 is premature and the Victorian Flood Plain Management Strategy and Rosedale Flood Study both need to be completed before undertaking Amendment C86.





### Response to the submission

#### Rezoning to Low Density Residential Zone:

The West Gippsland Catchment Management Authority is currently undertaking the Rosedale Flood Study. Until the outcomes of the study are known, Council believes that it would be premature to consider how the subject land could be effectively developed.

The areas that are referred to in the submissions are identified as (long-term) General Residential on the basis that they occupy a prominent location on the Princes Highway at the entrance of Rosedale.

Given the constraints posed by the floodplain of the Latrobe River and the proximity of the State Resource overlay, land suitable for residential development in close proximity to Rosedale is limited.

#### Previous vision - Rosedale Shire Council

It is acknowledged that the subject land (along Shaws Lane) was historically identified as potentially being suitable for LDRZ in earlier amendment proposals (L20 and L29) – however, an actual rezoning was never entertained.

In a VCAT case (reference number P2863/2005) relating to the subject land it was noted by the VCAT Member that,

*"If the Council was of the view that the RUZ is an appropriate zone for this and other neighbouring land, it should seek to rezone the land through a planning scheme amendment process. That process would allow the strategic implications of a rezoning to be properly and publicly canvassed with consideration to relevant State and local policies."*

The Rosedale Structure Plan is the appropriate process to consider any potential changes to the use and development of land for future growth. The Structure Plan has identified the subject land as being appropriate for use as long-term general residential land.

#### Amendment C86 is premature

The Rosedale Structure Plan does not only refer to residential growth to the west of the township but guides land use and development across the whole of Rosedale. For example, the Structure Plan also sets out future directions for commercial development along the Princes Highway. As the current Clause 21.10 is outdated, Council believes it is important to implement the Rosedale Structure Plan into the Planning Scheme to reflect the current vision, objectives and strategies for the township to enable growth and development in the most appropriate areas. This is in line with stages of rezoning and implementation as set out in Chapter 8 of the Rosedale Structure Plan.

In view of the above, Council proposes no changes to Amendment C86 in response to this submission.



## **7. Proposed changes to the amendment documentation**

Council acknowledges and appreciates the various concerns that have been raised by submitters to the proposal. Amendment C86 will facilitate changes to the Wellington Planning Scheme that will strategically guide growth and residential development in Rosedale in accordance with the vision set out in the Rosedale Structure Plan.

In summary, Council is proposing the following changes to Amendment C86 in response to the comments made in the various submissions:

- 1) Clause 21.10 – Rosedale Strategic Framework will be updated as outlined above (see **Attachment 2** for revised version Clause 21.10):
  - a. Reflect the heritage definitions in the Burra Charter by using the word “places” instead of “buildings” and the word “culturally” instead of historically.
  - b. Add Wellington Stage One Heritage Strategy as a Policy guideline to be considered.
  - c. Remove the word ‘native’ when referring to species and landscape treatments.
  - d. The Strategy Plan map will be updated to reflect that the area west of Rosedale-Flynns Creek Road is Rural Living Zone growth area.
  - e. Rosedale’s location on Victoria’s Principal Freight Network and National Transport Network is reflected in the text of Clause 21.10, rather than on the Strategy Plan map.
  
- 2) Update the Development Plan Overlay 8 to maintain an effective buffer to the existing Greyhound Business located on Willung Road. The proposed planning provisions will ensure that no new houses are allowed to be sited closer than the existing houses. (See **Attachment 3** for the updated DPO8).



## Attachments





## 21.10 ROSEDALE STRATEGIC FRAMEWORK

DDMM/YYYY  
Proposed CDS

### 21.10-1 Overview

18/12/2010  
Proposed CDS

Rosedale is located on the Princes Highway between Traralgon (24 km to the west) and Sale (27 km to the east) and is serviced by the Melbourne-Bairnsdale train line. The town is bound by the Latrobe River, Blind Joes Creek and their floodplains to the east and north. Rural lifestyle lots are established to the south of the town with extensive rural views. Also to the south are the Gippsland Brown Coalfields, timber plantations and the Holey Plains State Park.

Rosedale's main street, Prince Street, is located on the highway and relies, apart from the local community, on passersby visiting the local shops and amenities. The strong Crown grid pattern lay-out with historical [places/buildings](#) scattered throughout the town and roads lined with trees on wide green road reserves significantly contribute to Rosedale's distinctive character as a small rural town.

### 21.10-2 Key influences

DDMM/YYYY  
Proposed CDS

Planning is to recognise Rosedale's:

- Strong identity as a small rural town and potential to attract residents looking for a rural lifestyle while working in a regional centre such as Sale or Latrobe City.
- Position on the highway and the opportunities this creates for visitors and tourists to stop in the town.
- Potential to build on the natural assets such as the Latrobe River and Blind Joes Creek and other cultural and heritage assets.
- Accessibility to public transport (train) and a range of community services such as a primary school, library, swimming pool, kindergarten and sports clubs all of which contribute to a strong and vibrant community.
- Attractiveness for tourists and visitors due to a choice of accommodation opportunities, proximity to State and National Parks and local attractions including [heritage places](#), specialised retail and the Rosedale Speedway.

### 21.10-3 A small rural town

DDMM/YYYY  
Proposed CDS

#### Objective

To maintain and enhance Rosedale's character as a small rural town while supporting growth.

#### Strategies

Recognise Rosedale's identity as a small rural town by maintaining and enhancing the rural character which is defined by its buildings, [heritage places](#), streets and reserves by:

- Requiring that scale, location, massing and height of new development respects and enhances the [visual](#) character of the [public realm](#) ~~street~~.
- Ensuring that suitable [native](#)-species and landscape treatments are used to reflect the landscape character and setting of the town.

Build a strong identity based on Rosedale's heritage by conserving aboriginal and cultural heritage and preserving and enhancing Rosedale's ~~culturally~~<sup>historically</sup> significant ~~places~~<sup>buildings</sup>.

Minimise negative impacts on the existing environmental assets by:

- Requiring Water Sensitive Urban Design (WSUD) principles which build on existing natural environmental assets (e.g. flora and fauna habitats, water courses and drainage lines) in Rosedale.
- Providing a minimum 30m buffer on either side of Blind Joes Creek to protect it from development.

Maintain existing connections and integration of the urban areas with the surrounding landscape and existing natural environmental assets by protecting or creating views from the town to the surrounding landscape.

Require new urban development to:

- Respect the characteristics of existing nearby historical ~~places~~<sup>buildings</sup>.
- Use the existing grid pattern as a design principle for new subdivision layouts.
- Provide housing frontages to face open spaces and green reserves, where possible.

Require new development in rural areas to:

- Respond to the topography and embrace views from the surrounding land.
- Provide an appropriate interface between proposed development and adjoining rural and industrial areas to ensure minimal impacts on existing activities.

#### 21.10-4 A highway town

DDMMYYYY  
Proposed CDS

##### Objective

To strengthen Rosedale's identity as a highway town by celebrating its role as the western gateway to the heart of Gippsland.

##### Strategies

Create a good first impression of the town when people arrive in Rosedale by:

- Providing a high quality, attractive and visitor friendly urban environment on the highway and at arrival points that will encourage travellers to stop and spend time in Rosedale.
- Retaining and enhancing the historic ~~places~~<sup>buildings</sup> on the highway to provide a strong sense of place and character.
- Reinforcing the local identity of Prince Street through consistent streetscape treatment including street furniture and urban art.

Improve parking, particularly long vehicle parking for trucks and RVs (including boats and caravans) to encourage people to stop in Rosedale.

Develop an improved western town approach through:

- Upgraded landscape treatment and signage around Blind Joes Creek.
- Encouraging "sustainable" tourism uses within the rural activity area north of the highway.

Develop an improved eastern town approach through:

- Upgraded landscape treatment and signage that responds to the significant views.
- Enhancing and improving facilities in Willow Park.
- [Acknowledge the location of Rosedale on Victoria's Principal Freight Network \(PFN\) and National Transport Network.](#)

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**21.10-5 A connected town**

DDMMYYYY  
Proposed CDS

**Objective**

To create a healthy, active and liveable community through the provision of a safe walking and cycling network which connects residential areas, key nodes and heritage, cultural and landscape assets.

**Strategies**

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.

Require that future roads and access ways meet the requirements of the Infrastructure Design Manual.

Provide a high level of connectivity between new residential development, the existing Rosedale town centre and natural corridors by all modes of transport.

Provide safe walking and cycling connections between existing rural living areas, new rural living areas and the urban areas.

**21.10-6 A strong and vibrant community**

DDMMYYYY  
Proposed CDS

**Objective**

To strengthen the local economy and create a vibrant town centre with a unique sense of place.

**Strategies**

Provide for a range of retail, commercial, community and visitor based business in Rosedale by:

- Encouraging a mix of uses with a focus on retail, commercial and visitor facilities in the CBD with a variety of floor spaces to promote diversity in occupancies.
- Encouraging a mix of residential, community, cultural, commercial uses and specialised retail in the Railway Precinct, while discouraging industrial uses.

WELLINGTON PLANNING SCHEME

- Encouraging community uses in Hood Street in order to create a connection between Prince Street and the Railway Precinct.
- Encouraging long term growth of retail and commercial uses along Prince Street in a westerly direction; on the northern side of Albert Street between Hood Street and Lyons Street; and along Hood Street.

Support opportunities for the establishment of new industries on existing vacant land while recognising the potential flood impacts and amenity issues.

Create a vibrant town centre by activating public space through:

- Supporting a mix of retail, commercial and community uses in combination with residential use.
- Encouraging informal seating in public areas.
- Encouraging zero setbacks (except for existing heritage places) for retail and commercial frontages with clearly defined entrances that address the street or public spaces.

**21.10-7 Diversity of housing choice**

DDMMYYYY  
Proposed CDR

**Objective**

To improve housing choice and diversity and ensure a sufficient land supply.

**Strategies**

Facilitate development in accordance with the Rosedale Strategy Plan.

Provide for a range of lot sizes which take into account:

- Lot densities which respect existing lot sizes and the connected lifestyle character of Rosedale (existing average urban lot size is 800m<sup>2</sup>).
- Unsewered lots which need to be of a sufficient size to accommodate on-site sewerage treatment.

Support opportunities for retirement living.

Facilitate future growth while minimising encroachment of development into floodplains and protecting communities from flooding.

Provide opportunities for sufficient growth for Rosedale's urban area by:

- Supporting and prioritising the residential development of infill sites.
- Facilitating residential development of the vacant broad acre land to the east of the town (Mill Lane) as a priority.
- Facilitating new residential development between Moore Street, Rosedale - Flynns Creek Road, Cricket Street and Blind Joes Creek, subject to the outcome of the Rosedale Flood Study and West Gippsland Management Catchment Authority consent.
- Facilitating new low density residential development on Rosedale - Flynns Creek Road north of the railway line, subject to the outcome of the Rosedale Flood Study and West Gippsland Management Catchment Authority consent.

WELLINGTON PLANNING SCHEME

- Supporting subdivision of Low Density Residential Zoned land within the Rosedale Urban Area (north of the railway line) where reticulated sewerage can be provided to smaller lot sizes.
- Supporting long term residential development opportunities to the west of Blind Joes Creek and east of Mill Lane.



WELLINGTON PLANNING SCHEME

Provide opportunities for sufficient growth for Rosedale's rural area by:

- Supporting the development of existing vacant Low Density Residential Land on Williams Road while respecting the rural character and connected rural lifestyle on bigger lots.
- Supporting the development of land bound by Williams Road, Willung Road, Hoopers Road and Friends Road for rural lifestyle living.
- Supporting the long term intensification of land to the west of Rosedale-Flynn's Creek Road outside the coal buffer and to the east of Willung Road.

21.10-8  
DD/MS/YYY  
Proposed CDS

**Implementation**

The Rosedale strategies will be implemented through the planning scheme by:

**Policy guidelines**

Planning must consider as relevant:

*Rosedale Structure Plan* (Wellington Shire Council, adopted 7 August 2012)

Current Flood Data available from West Gippsland Catchment Management Authority

*Healthy by Design* guidelines

*Infrastructure Design Manual*

[Public Transport Guidelines for Land Use and Development, 2008](#)

[Evajit-Wellington Open Space Strategy 2014-24 \(to be adopted in 2014\)](#)

[Wellington Shire Heritage Study Stage 1, May 2005](#)

**Application of policy, zones and overlays**

- Apply *Clause 22.02 Rural Policy* in considering applications in the Farming Zone and Rural Activity Zone to protect agriculture and agricultural land.
- Apply *Clause 22.03 Heritage Policy* in considering applications covered by the Heritage Overlay or places included in the Victoria Heritage Inventory for direction as the most appropriate manner to undertake works in heritage places.
- Apply *Clause 22.04 Car Parking Policy* in considering a permit to reduce the number of parking spaces required to be provided under Clause 52.06.
- Apply *Clause 22.07 Coal Buffers Policy* in considering applications covered by the Urban and Construction Buffer (ES03) to ensure that the use, development and management of land mutually protects urban amenity and coal resource development.
- Apply *Clause 42.01 Environment Significance Overlay Schedule 3* where an appropriate buffer to the Gippsland Brown Coalfields needs to be taken into account to ensure that the use, development and management of land mutually protects urban amenity and coal resource development.
- Apply *Clause 43.01 Heritage Overlay* to land identified having heritage significance to conserve and enhance heritage places.
- Apply *Clause 43.02 Design and Development Schedule 3* to industrial areas to provide well planned industrial estates.

WELLINGTON PLANNING SCHEME

- Apply *Clause 43.04 Development Plan Overlay Schedule 1 and 5* to "greenfield" areas to develop a physical framework plan which outlines the desired development approach including but not limited to, location of open space and necessary community facilities; access; drainage solution based on Water Sensitive Urban Design principles; location power, water and sewerage; proposed neighbourhood character; and connections for pedestrians, cyclists and cars within the development area, to adjacent areas and key nodes in Rosedale prior to subdivision.
- Apply *Clause 44.03 Floodway Overlay* and *Clause 44.04 Land Subject to Inundation Overlay* on land identified by West Gippsland Catchment Management Authority as being flood prone to ensure that development maintains the free passage and temporary storage of floodwaters.
- Apply *Clause 45.01 Public Acquisition Overlay Schedule 2* to ensure that changes to the use or development of the land do not prejudice the purpose (a road) for which the land is to be acquired.
- Apply *Clause 45.03 Environmental Audit Overlay* to land identified as having a potential for contamination to ensure that the land is suitable for a use which could be significantly adversely affected by any contamination.

**Undertaking further strategic work**

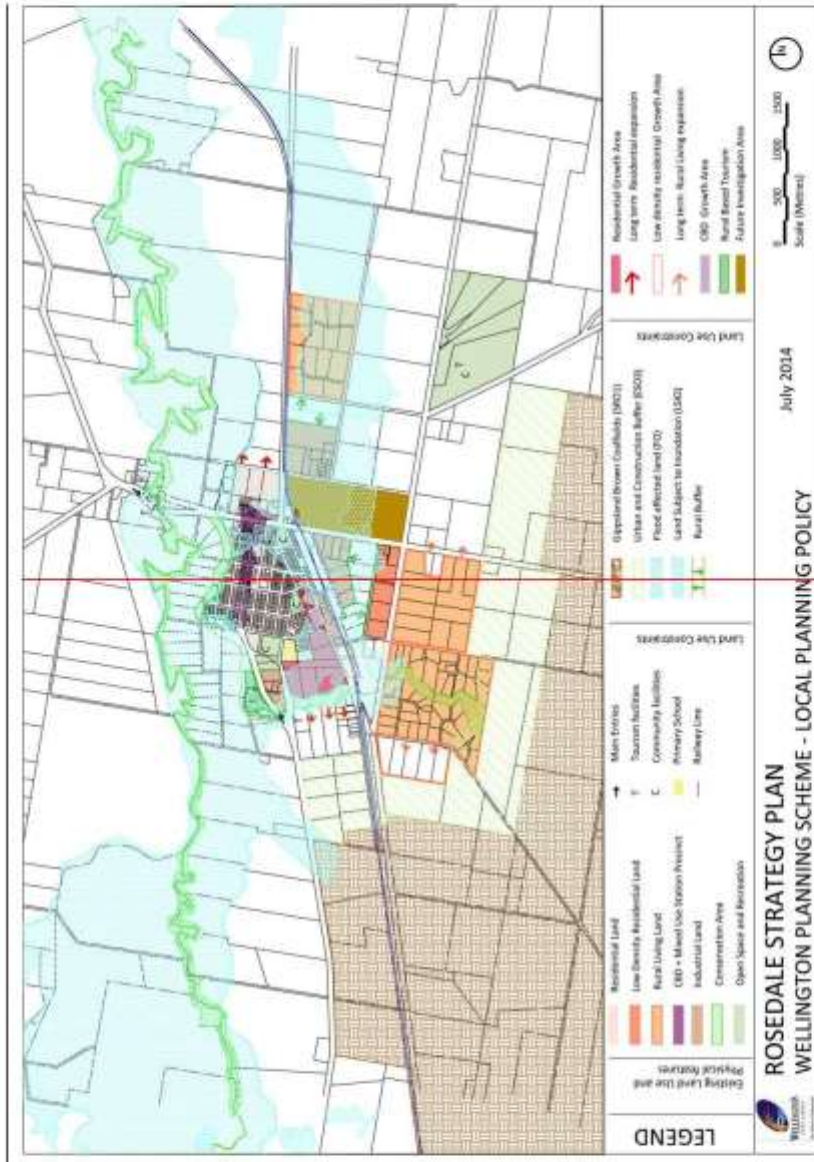
Implement the outcome of the Rosedale Flood Study by updating the Land Subject to Inundation Overlay, Flood Overlay and determine which areas are appropriate for residential and industrial development.

Investigate the opportunities for a sufficient supply of industrial land.

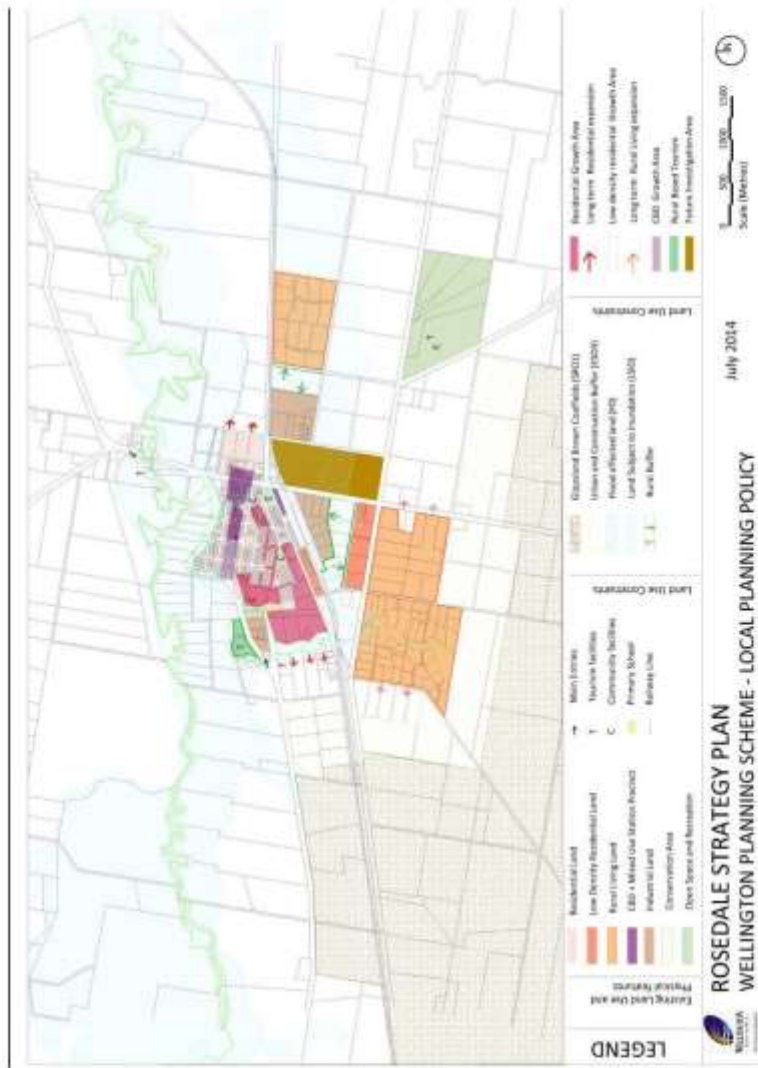
Prepare a master plan for the area that includes the Rosedale Leather factory, the eastern industrial precinct and the Farming Zone land in between these industrial parcels of land that would define the vision, design intent, location, subdivision and potential uses.

Prepare master plans for the CBD and Railway Precinct to provide a level of detail that would provide direct long term development opportunities and public realm treatment.

WELLINGTON PLANNING SCHEME



WELLINGTON PLANNING SCHEME



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Proposed  
C86

## DRAFT SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO8**.

### RURAL LIVING AREA BOUND BY WILLIAMS ROAD, WILLUNG ROAD, HOOPERS ROAD AND FRIENDS ROAD, ROSEDALE

#### 1.0 Requirement before a permit is granted

Dd/m/yyyy  
Proposed  
C86

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Building or works associated with the existing use of the land for agriculture.
- 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.

A permit must not prejudice the intended outcomes of any likely outcome of the development plan.

#### 2.0 Conditions and requirements for permits

Dd/m/yyyy  
Proposed  
C86

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 uses and developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 2 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.

#### 3.0 Requirements for development plan

Dd/m/yyyy  
Proposed  
C86

A development plan must be prepared to the satisfaction of the responsible authority.

There must be only one development plan for the whole development plan area to which this schedule applies.

##### Site Analysis

The site analysis plan must be prepared to the satisfaction of the responsible authority. The plan must show:

- the topography of the land;
- 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;
- areas affected by easements; and
- any other relevant features.

#### **Land use and subdivision**

The plan must show:

- The proposed subdivision lot layout which:
  - responds to the issues identified in the site analysis.
  - must ensure that allotments along Williams Road, Willung Road, Hoopers Road or Friends Road do not adjoin any other road reserves unless the allotment is on a corner.
  - supports buildings which front onto the road.
- The overall pattern of development and how it integrates with the immediate surrounding area.
- The proposed use and development of each part of the development plan area.

#### **Infrastructure services**

A Drainage Plan, to the satisfaction of the responsible authority and relevant Catchment Management Authority, which:

- Provides an integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
- Shows waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained.
- Provides for landscaping within any drainage depressions that integrate with the site.

A Traffic Plan which:

- Provides a convenient, sealed and safe road network design that:
  - minimises access points onto designated Category 2 roads.
  - is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle connections to adjoining communities (including existing and future areas included within the DPO) and Rosedale.
  - uses existing roads or road reserves when available. The development must be serviced with sealed roads to the satisfaction of the responsible authority, including construction of Williams Road and Hoopers Road in so far as they adjoin the Development Plan Overlay area.
  - conforms with the Infrastructural Design Manual, relevant Austroads publications and Australian Standards.
- Provides details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.
- Provides details of timing and developer provision of required infrastructure upgrades.

### Open space network and general amenity

The plan must show:

- 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.
- An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees wherever possible.
- A 40 metres buffer distance associated with the Greyhound Business located at 210 Willung Road between any proposed house and all facilities in connection with the Greyhounds establishment (while this use continuous).

### 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.

The approved development plan may be amended to the satisfaction of the responsible authority.

### Variation(s) to the development plan requirements

Any of the abovementioned components of the development plan can be varied at the discretion of the responsible authority.

## 4.0 Decision guidelines for development plan

Date: mm/yyyy  
Proposed  
CS6

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

- Whether the proposal is in accordance with the requirements for development in rural areas as outlined in Clause 21.10 – Rosedale Strategic Framework.
- Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the Healthy by Design Guidelines.
- Development requirements as set out in the Infrastructure Design Manual (IDM).
- Any open space requirements outlined in Clause 52.01 and the Wellington Open Space Strategy.
- The long-term affect on the amenity of current and proposed future land uses.
- Structure plans, policy, strategy or guidelines adopted by the responsible authority that relate to the subject land.
- The requirements of any external authority.

# PART B SUBMISSION

Planning Panel Hearing

## AMENDMENT C86

to the Wellington Planning Scheme

ROSEDALE STRUCTURE PLAN IMPLEMENTATION



Submission by Wellington Shire Council

10 April 2015



## Introduction

This submission is made by the Wellington Shire Council (the Council), which is the Planning Authority for Amendment C86 - Rosedale Structure Plan Implementation.

Amendment C86 has been prepared to formally implement the recommendations of the Rosedale Structure Plan into the Wellington Planning Scheme (the Planning Scheme).

Part B of Council's Submission, complements Part A, which was distributed to Planning Panels Victoria, Mr Chignell, Mr Atkinson and Mr Logan on 27 March 2010.

In response to the distribution of Part A of Council's Submission:

- Planning Panels Victoria requested further background information in relation to the current Rosedale Flood Study;
- Mr Chignell indicated verbally that he agreed with the proposed changes as set out in the submission; and
- Mr Atkinson sent an additional letter, which is included in **Attachment 1** to this submission.

Part B is based on the 'verbal' explanation to Amendment C86 and is given expression through the associated power point presentation given by Council Officers during the Panel Hearing at the Rosedale Neighbourhood House on 10 April 2015.

Part B provides Council's responses to the various submissions that were received during the formal public exhibition stage of the Amendment.

Council is **not** proposing to make any further changes to Amendment C86, other than those previously suggested in Part A of the Submission and on this basis does not intend to submit any further additional information at the Panel Hearing.

## Final Summary

Planning Scheme Amendment C86 seeks to implement and formally incorporate the recommendations of the Rosedale Structure Plan into the Wellington Planning Scheme.

The Rosedale Structure Plan (adopted August 2012) serves as a tool to facilitate growth and development in Rosedale by guiding future land use and development. To serve that cause in full it needs to be formally implemented into the Planning Scheme.

The Amendment has a focus on the policy framework changes to reflect the vision set out in the Rosedale Structure Plan. The proposed rezoning's throughout the town aim to create opportunities for economic growth and development, providing more rural lifestyle opportunities and facilitating small corrections to some existing zones and overlays.

Amendment C86 does not propose any rezoning in residential growth areas, which will be subject to the outcomes of the current Rosedale Flood Study.

The proposed Amendment is considered to be consistent with the *Planning and Environment Act 1987* and creates the needed opportunities for growth and development in appropriate places whilst:





- Ensuring sound, strategic planning and coordinated action at a municipal level; and
- Providing for the fair, orderly, economic and sustainable use and development for land in Rosedale.

Council recognizes and appreciates the comments and concerns that have been raised by the various submitters to the Amendment and has revised the exhibited Planning Scheme documents to reflect them, where it has been considered appropriate to do so.







## Introduction

C86 has been prepared to implement recommendations from the Rosedale Structure Plan into the Wellington Planning Scheme (WPS)

Submission is made in two parts, being Part A & Part B:

Part A (27 March 2015) provides:

- Background to the Rosedale Structure Plan
- Explanation of the Amendment
- Chronology of events
- Strategic assessment
- Consideration of submissions received and proposed changes

Responses to Part A received from Mr Chignell and Mr Atkinson



## Submission Part B -today

### Focus is on

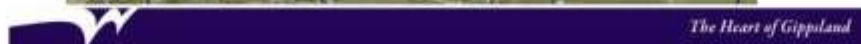
- Key issues raised in submissions and background relevant to those issues
- Council's final position on the Amendment

### Content of presentation:

- Rosedale Structure Plan
- Rosedale Flood Study
- Proposed amendments to the Wellington Planning Scheme
- Response to submissions
- Conclusion



## Rosedale



## Rosedale Structure Plan

### Primary objective

*To guide the growth and development of Rosedale in a sustainable and coordinated way that meets the needs and aspirations of the existing and future community.*

### Vision Statement

*Rosedale will be a vibrant place people want to visit, stay and enjoy. It will become the symbolic gateway to central Gippsland. At the heart of Rosedale will be a strong community identity which will attract new residents to Rosedale.*



## Key objectives



- Capitalise and celebrate Rosedale's location on the Princes Highway
- Celebrate Rosedale as the 'western gateway' to the Wellington Shire and central Gippsland area
- Create a vibrant town centre with a unique sense of place
- Improve housing choice and diversity
- Create a walkable community that connects with the landscape character of the area



## Structure Plan -adopted 7 August 2012



The Heart of Gippsland

## Flood study



**West Gippsland Catchment Management Authority advised the following:**

*Both existing zoned areas and areas proposed for future rezoning are heavily impacted by flooding and are a matter of concern.*

Presently 412 properties are identified as being affected by flooding.

Of these, 316 properties are within the town's urban and residential areas.



The Heart of Gippsland



## Flood study



WGCMA has sourced funding for the Rosedale Flood Study.

- Hydrology (initial mapping) now completed
- Draft Hydraulics report - May 2015
- Draft Mitigation Options - July 2015
- Draft Mapping incl. LSIO/FO – Sep 2015

Completion date for the Rosedale Flood Study is October 15

### Outcomes and expected benefits:

- Enhanced understanding of flooding problem
- Updated LSIO and FO to be able to rationally plan future growth and development
- A better emergency response based on improved knowledge
- A more flood-aware community



## Long-term residential growth



- **Completion of flood study prior to any further residential rezoning**
- **Updated supply/demand figures will influence extent of future rezoning**
- **Understanding of landowners willingness to develop is also important**





## Residential demand/supply



## Residential demand/supply

However, change is visible in Rosedale, several lots (~25) have been developed since the adoption of the Rosedale Structure Plan

Recent building permit data also shows an increase in take-up rates for dwellings:

- Urban areas in 2012 ~5.5 dwellings/year - in 2014 increased to 9.8 dwellings/year
- Rural areas in 2012 ~1.3 dwellings/year - in 2014 increased to 3.3 dwellings/year

Limited interest from landowners with development potential east of the town

However, 16 lot subdivision has been put on the market to the west of the town



## Proposed Amendment



## Proposed changes to MSS

- **New settlement strategy for Rosedale (Clause 21.10) based on key objectives and recommendations of structure plan**
  1. To maintain Rosedale's character as a small rural town.
  2. To strengthen the identity as a highway town by celebrating Rosedale as the western gateway to the heart of Gippsland.
  3. To create a walkable community that connects key nodes with heritage, cultural and landscape assets.
  4. To strengthen the local economy and create a vibrant town centre with a unique sense of place.
  5. To improve housing choice and diversity.
- **Update existing Strategy Plan (long-term growth map)**
- **Include Rosedale Structure Plan as a 'reference document' within the Wellington Planning Scheme**





## Response to the submissions



## Submissions from Authorities

**DEPI:** Support

**Gippsland Water, EPA and APA Group:** No objection

**WG CMA:** No objection

- Comments in relation to flood risk to specific properties

**2 Internal:** No objection – updated as suggested in Submission Part A

- Minor clarifications/ corrections to Clause 21.10 ( heritage and vegetation)

**Public Transport Victoria:** No objection- updated as suggested in Submission Part A

- Suggest clarification in Clause 21.10 ( refer to National Road Networks and existing policy)
- Wants involvement in development of Railway Precinct

**DSDBI:** No objection

- Coal buffer should be acknowledged in DPO8
- Clarification in relation to RLZ growth area on Strategy Plan needed
- Township boundary should reflect ESO3



*The Heart of Gippsland*







## DSDBI- Strategy Plan



## 210 Willung Road - Greyhounds



### Key issues raised:

1. What happened with Structure Plan submission?
2. Proposed rezoning will encroach on lifestyle choice and privacy. Not in line with raising family in small rural town and diversification of lots: were will you find 13 acre lots.
3. Risk of objections from people moving in encouraging a potential conflict of dispute
4. Thought Council would support in growing local Greyhound businesses.
5. Would like to increase current Planning Permit to 20 racing dogs, 6 breeding bitches and 40 pups.
6. Costs:
  - Who is expected to pay for moving (our) business?
  - If rezoning occurs who has to pay for road construction?



## 210 Willung Road- Greyhounds



Met with submitter on site 17 November 2014:

- Clarified most of the submitters issues
- Planning permit was amended on 24 February 2015
- Unresolved issue was the encroachment of houses v's the existing buffer

### Current business:

- No registered complaints
- Operates within existing guidelines and requirements
- Planning permit allows for 30 dogs, 5 breeding bitches, 30 pups (15 months)
- Existing use can continue under current or proposed zone



## 210 Willung Road - Greyhounds



Existing buffers are in place and should be acknowledged

- closest house to the lot boundary ~ 35 metres
- closest house to the greyhound facility ~ 40 metres

Introduction of buffer in DPO8 under 'Open space and general amenity':

*"A 40 metre buffer distance associated with the Greyhound Business located at 210 Willung Road between any proposed house and all facilities in connection with the Greyhounds establishment (while this continues)."*



## Community - Swimming Pool



2 submissions received for rezoning from PPRZ to GRZ1

**Key issue raised:**

- Land should stay reserved for future potential expansion of the pool

**Background:**

- GRZ1 will still allow swimming pool and parking (if needed)
- Better reflects the status of the land as a vacant block within an existing residential area

**Council proposal:** No change



## Cricket Street



**Key issue raised:**

- would like to develop to 4 bigger lots;
- does not believe GRZ1 is possible, would like to discuss after Flood Study completed

Submitter sent additional letter 30 March 2015 requesting clarification re Councils intentions for the land in the near future

**Background:**

- Flood Study is key; currently under development
- Once finished, potential changes to LSIO and FO could be made
- Decision on appropriate land use can then be made

**Council proposal:** No change



## West of Blind Joes Creek



### Key issue raised:

- would like to develop to LDRZ in the short-term
- enough residential land, there is a need for rural lots
- previous Rosedale Shire vision to develop to LDRZ

Additional letter sent 12 March 2015:

- Amendment is premature, wait for outcome of the Rosedale Flood Study



### Availability residential land

**Planning Practice Note 37; Rural Residential Development:**  
"Rural residential development must not impede the proper long-term growth of an urban area based on fully serviced land at normal urban densities."







## Summary

**Amendment C86 formally implements the recommendations of the Rosedale Structure Plan into the Wellington Planning Scheme, which will help growth and development to occur in line with the vision.**

In response to the submissions made the following changes are proposed:

- Update Clause 21.10 – including the strategy plan as proposed in Part A of Council's Submission
- Update the Development Plan Overlay 8 as proposed in Part A of Council's Submission



## Conclusion

**Amendment C86 , as proposed will strategically guide future growth within Rosedale and is considered to be consistent with the *Planning and Environment Act 1987*.**

**Creates opportunities for growth and development whilst:**

- Ensuring sound, strategic planning and co-ordinated action at a municipal level; and
- Providing for the fair, orderly, economic and sustainable use and development for land in Rosedale.



**Thank you**



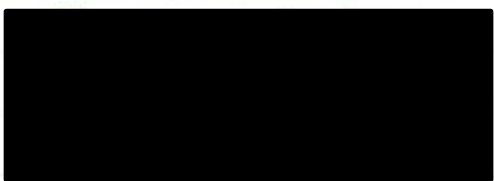
BY: .....

DEAR SABINE

RECEIVED  
30 MAR 2015

FURTHER TO SUBMISSION BY  
31<sup>ST</sup> MARCH - FOR PANEL HEARING  
ON THE 10<sup>TH</sup> APRIL AT NEIGHBOURHOOD  
HOUSE ROSEDALE

YOURS FAITHFULLY



## Amendment C86 Implementation Rosedale Structure Plan Submission

[REDACTED]

I have owned this parcel of land since 1988.

It was utilised as a small turnout paddock to compliment my farming business. Since then I have retired from farming and my grandson runs 2 or 3 cows on it as a hobby.

In 2006 I applied to the West Gippsland Catchment Management Authority to enquire if the land could be upgraded from Rural Zone to at the time Rural Activity Zone, to allow it be put to better use. Lot 5 Cricket St, Rosedale is a parcel of high ground that has fallen into the 1934 100 year flood overlay.

WGCMA application number F-2006-0375 as per document already forwarded.

The catchment authority had no objection to a 4 lot subdivision, but was subject to approval of the Wellington Shire. At that time Wellington Shire did not have any plans in place for the restructure or planning amendments in Rosedale.

Moving onto 2014-2015, the Shire has indicated towards rezoning this parcel of land and that of adjoining neighbours land in a General Residential Zone.

In my opinion, Lot 5 Cricket St, Rosedale is currently unsuitable for General Residential zone according to the WGCMA levels. Although based on the outcome of the current flood study, the land in question, once the new levels are taken, water hydrology and computer terminology is applied, the suitability may change and allow for General Residential zone.

I have an open mind for the future use of this area of Rosedale and my land in particular.

In my planning I have allowed for these 4 blocks to be used in a Rural / Residential, setup with high ground at the back for home sites on the Southern boundary as this would not interfere with drainage on adjoining properties. Please refer to map and Plan of Levels supplied by Kluge Jackson Consultants dated 10<sup>th</sup> Month 2002.

I would like to have some clarification of the direction Council intends to take with this land so that my planning can accommodate the outcomes from reviews scheduled in the near future, rather than long term.

**DOCUMENTS already forwarded to Council for review include:**

October 2002	Plan of Levels	Kluge Jackson Consultants	
10/07/2003	Application for Dwelling	WGCMA	Not pursued
28/02/2006	Possible re zoning letter	Wellington Shire Council	To Lyndon Webb
21/09/2006	Flood advice request	WGCMA	
18/10/2006	Flood level report	WGCMA	F-2006-0375
22/10/2014	Rosedale Structure Plan Submission Amendment C86	Wellington Shire	To Sabine Provily

Email to [REDACTED]

Planning Panels Victoria

*Planning and Environment Act 1987*

**Panel Report**

**Wellington Planning Scheme Amendment C86**

**Rosedale Structure Plan**

**6 May 2015**



*Planning and Environment Act 1987*  
Panel Report pursuant to Section 25 of the Act  
Wellington Planning Scheme Amendment C86  
Rosedale Structure Plan

6 May 2015



Kathy Mitchell, Chair



William O'Neil, Member

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## Overview

### Amendment Summary

<b>The Amendment</b>	Wellington Planning Scheme Amendment C86
<b>Common Name</b>	Rosedale Structure Plan
<b>Proposal</b>	The Amendment seeks to implement and incorporate the Rosedale Structure Plan into the Wellington Planning Scheme, including a number of site specific zone and overlay changes to meet the direction of the Structure Plan.
<b>Subject Site</b>	Rosedale and its immediate surrounds
<b>Planning Authority</b>	Wellington Shire Council
<b>Authorisation</b>	AO2866, 29 July 2014
<b>Exhibition</b>	18 September to 3 November 2014
<b>Submissions</b>	See Appendix A

### Panel Process

<b>The Panel</b>	Kathy Mitchell (Chair) and William O'Neil
<b>Date of Appointment</b>	2 March 2015
<b>Directions Hearing</b>	12 March 2015 at Sale
<b>Panel Hearing</b>	10 April 2015 at Rosedale
<b>Site Inspections</b>	Unaccompanied, 10 April 2015
<b>Appearances</b>	<ul style="list-style-type: none"> <li>• Wellington Shire Council, represented by Sabine Provily (Strategic Planner) and Barry Hearsey (Coordinator of Strategic Planning)</li> <li>• Phillip Logan</li> <li>• John Atkinson</li> <li>• Jeff Chignell</li> </ul>
<b>Date of this Report</b>	6 May 2015

## Executive Summary

Rosedale is a small rural town that is strategically located between Traralgon and Sale on the Princes Highway in the Wellington Shire Council. It has a main street town centre, a small residential community and it supports a range of well located community facilities, including recreation reserves and ovals, and a primary school. The topography of the land is generally flat and the township is significantly encumbered by flooding issues on all sides.

Currently, the Princes Highway is being widened so that it will be four lanes between Traralgon and Sale. In terms of the wider eastern region of Victoria, Rosedale is approximately half way between Melbourne and Lakes Entrance.

Council has seen there is opportunity to provide for the long term development of Rosedale and has prepared the Rosedale Structure Plan to guide this future growth and development process. The Structure Plan has been through a significant community engagement process and is now subject to a Planning Scheme Amendment process for its inclusion in the Wellington Planning Scheme. A Panel was appointed to consider submissions made to the formal exhibition process and to provide recommendations on how the Structure Plan should ultimately be implemented.

The Panel held a one day hearing in Rosedale and following review and consideration of the Amendment and the submissions, recommends that the Amendment be adopted subject to minor modifications.

The Panel considers Council has undertaken a robust process to prepare and deliver the Structure Plan, and it should be commended for this strategic review. The Structure Plan provides a clear and concise policy framework and setting for future land use development proposals to be assessed. While there is further work to be undertaken with regard to flood studies, the Rosedale Structure Plan is in a form that can be supported at this point in time for inclusion in the Wellington Planning Scheme.

Based on the reasons set out in this Report, the Panel recommends:

1. **Adopt Amendment C86 to the Wellington Planning Scheme as exhibited, subject to further modifications.**
2. **Adopt the Council revised version of Clause 21.10 as shown in Appendix C.**
3. **Amend the Rosedale Strategy Plan map at Clause 21.10 to:**
  - a) **Include a 'Town Boundary' consistent with that identified in the Rosedale Structure Plan.**
  - b) **Reflect that the area west of Rosedale-Flynns Creek Road is in the Rural Living Growth Area by replacing the words in the Legend "*Low density residential Growth Area*" with the words "*Rural Living Growth Area*".**
4. **Amend the exhibited Schedule 8 to the Development Plan Overlay as follows:**
  - a) **Change the third dot point of Clause 2.0 to read "*The relationship of proposed and existing nearby uses and developments, to reduce the chance of conflicting developments.*"**
  - b) **Change the first sentence of Infrastructure services under Clause 3.0 to read "*A Drainage Plan, to the satisfaction of the responsible authority ....*"**



# **1 Background**

## **1.1 The Amendment**

Amendment C86 to the Wellington Planning Scheme seeks to amend Clause 21.10 (Rosedale Strategic Framework) to implement and incorporate the recommendations of the Rosedale Structure Plan and to include the Plan as a Reference Document in the Scheme.

To implement the Structure Plan, it seeks to rezone various land parcels to reflect the recommendations from the Plan.

The Rosedale Structure Plan defines the preferred future strategic intent and growth directions for Rosedale, where objectives, strategies and long-term growth opportunities will be reflected in Clause 21.10 – ‘Rosedale Strategic Framework’.

The objectives, strategies and long-term growth opportunities identified in the Structure Plan are translated into the Rosedale Strategy Plan which will be used to control future development and the potential future rezoning of land in Rosedale. The new Rosedale Strategy Plan is included in Clause 21.10.

## **1.2 The Subject Site and Surrounds**

As a key plank of policy, the Amendment applies to all land in Rosedale and its immediate surrounds. The specific land parcels affected by the site specific rezonings are shown in Table 1.

In summary, this includes parcels of land at the western entrance to Rosedale being rezoned from Industrial 1 Zone to Rural Activity Zone; land within the main street currently zoned Commercial 2 Zone being rezoned to Commercial 1 Zone; and a significant area of rural land being rezoned from Farming Zone to the Rural Living Zone, with the application of a new Schedule 8 to the Development Plan Overlay.



**Industrial 1 Zone to Rural Activity Zone, delete Design and Development Overlay 1**

Princes Highway (PCA:14SEC:3A)      2191 Princes Highway  
(CA:13SEC:3A)

**Commercial 2 Zone to Commercial 1 Zone**

82 Prince Street (Lot 1 PS136930)	84 Prince Street (Lot 2 PS136930)	86-90 Prince Street (Lot 2, 4 and 6 PS218529)
92 Prince Street (CA: 6, 7, 8 SEC: 8)	92-100 Prince Street (CA:10SEC: 8)	81-83 Prince Street (CA: 2 SEC: 7)
85 Prince Street (Lot 1 PS133479)	87 Prince Street (PCA: 4 SEC: 7)	89 Prince Street (PCA: 5 SEC: 7)
91 Prince Street (Lot 1 PS135096)	95-99 Prince Street (Lot 1&2 TP1527Q)	

**Public Park and Recreation Zone to General Residential Zone 1**

15 Albert Street (PCA: 8 SEC: 5)

**General Residential Zone 1 to Public Park and Recreation Zone**

Hood Street (PCA: 9 SEC: 5)      10-16 Cansick Street (Lot 1 P5521421U)

**Public Use Zone 7 to General Residential Zone**

25 Duke Street (Lot 2 PS64760)

**Public Use Zone 1 to Mixed Use Zone**

17 Cansick Street (Lot 2 PS438121V)      Hood Street (Lot 1 PS438121V)

**Commercial 1 Zone to Mixed Use Zone**

5-13 Cansick Street (Lot 1 PS 422482A)      1-3 Cansick Street (Lot 2 PS 422482A)

**Apply Environmental Audit Overlay**

Willung Road (CA: 6A SEC: 5A)      164 Willung Road (Lot 2 PS145391)

**Farming Zone to Rural Living Zone 1, apply Development Plan Overlay 8**

R 46 Williams Road (CA: 4 SEC: 5A)	Williams Road (CA: 2 and 3 SEC: 5A)	R 91 Friends Road (CA: 1 SEC: 5)
R 37 Hoopers Road (CA:9 SEC: 5a)	R 103 Friends Road (CA: 7 SEC: 5A)	R 23 Hoopers Road (CA: 8 SEC: 5)
R 210 Willung Road (CA: 13 SEC: 5)	R 51 Hoopers Road (CA: 10 SEC: 5A)	R 196 Willung Road (CA: 12 SEC: 5A)
R 188 Willung Road (CA: 11 SEC: 5A)	R 62 Willung Road (CA: 5 SEC: 5A)	Willung Road (Lot 1 PS145391)

**Correct Design and Development Overlay 1 to align with Industrial 1 Zone**

40 Willung Road (CA: 16B SEC: 4A)

Table 1 Site specific rezonings

### **1.3 Exhibition and Submissions**

Following adoption of the Rosedale Structure Plan, Council received Authorisation from the Department of Transport, Planning and Local Infrastructure (No A02866) to prepare Amendment C86 on 29 July 2014. The Amendment was placed on public exhibition from 18 September to 3 November 2014. A total of 14 submissions were received, of which seven were from statutory authorities or agencies, two from within Council and five from the community.

The agency submissions and responses were generally in support of the Amendment. The Department of Environment and Primary Industries, Gippsland Water, the Environment Protection Authority and APA raised no objection. The West Gippsland Catchment Management Authority had no objection but provided comments in relation to the flood risk of specific properties. Public Transport Victoria suggested clarification of Clause 21.10 to refer to the National Road Networks and existing policy, and also that it wished to be involved in any development of the Railway Precinct. The Department of State Development and Business Innovation (DSDBI) had no objection but requested that the coal buffer be acknowledged in Schedule 8 to the Development Plan Overlay. Further, DSDBI sought clarification in relation to the Rural Living Zone growth area in the Structure Plan, and whether the township boundary should reflect Schedule 3 to the Environment Significance Overlay.

Council's internal staff made some minor suggestions regarding clarifications and corrections to Clause 21.10 in relation to heritage and vegetation.

The five individual submissions raised the following issues:

- The Amendment is premature, particularly in that the Rosedale Structure Plan should not be finalised until the outcome of the Flood Study is known
- Concern regarding the impact of the rezoning from the Farming Zone to the Rural Living Zone in Willung Road area on an existing greyhound training business
- Land in the Public Park and Recreation Zone adjacent to the Rosedale Swimming Pool should remain in public use so that expansion of the pool can occur
- Land to the west of Rosedale in the Cricket Street and Blind Joes Creek area should be developed for Low Density Residential Zone purposes, not General Residential Zone purposes as indicated on the Rosedale Strategy Plan.

### **1.4 Issues dealt with in this Report**

The Panel has considered all written submissions, as well as submissions presented to it during the Hearing. In addressing the issues raised in those submissions, the Panel has been assisted by the information provided to it as well as its observations from inspections of specific sites.

This report deals with the issues under the following headings:

- Strategic Planning Context
- Rosedale Structure Plan
- Proposed Zone and Overlay Changes

## 2 Strategic Planning Context

Council provided a response to the Strategic Assessment Guidelines as part of the Explanatory Report.

The Panel has reviewed the policy context of the Amendment and made a brief appraisal of the relevant zone and overlay controls and other relevant planning considerations.

### 2.1 Policy Framework

#### (i) State Planning Policy Framework

Council submitted that the Amendment is supported by a number of clauses in the State Planning Policy Framework (SPPF).

Clause 11.02-1: Supply of Urban Land, seeks *"To ensure a sufficient supply of land is available for residential, commercial, retail, industrial, recreational, institutional and other community uses"*.

Clause 11.02-3: Structure Planning, seeks to *"facilitate the orderly development of urban areas"*.

Clause 11.02-4: Sequencing of development, seeks to *"manage the sequence of development in growth areas so that services are available from early in the life of new communities"*. Council advised that the Amendment seeks to rezone land to implement the recommendations of the Rosedale Structure Plan to accommodate increased residential, commercial and tourism opportunities for Rosedale.

The preferred development sequence is reflected in the Structure Plan, which is ultimately dependent upon the outcome of the Rosedale Flood Study. In this regard, Clause 13.02-1: Floodplain management, seeks to:

*... assist in the protection of:*

- *Life, property and community infrastructure from flood hazard.*

Council advised that Rosedale currently has 412 properties identified as being affected by flooding (based on Flood Overlay and Land Subject to Inundation Overlay mapping). Of these, 316 properties are within the town's existing urban and residential areas. In this regard, Council fairly advised:

*The West Gippsland Catchment Management Authority is currently undertaking a Flood Study for Rosedale, which is scheduled to be completed in November 2015. As part of this project, revisions to LSIO and FO mapping may be suggested; which would need to be implemented as part of a new planning scheme amendment. Council is not proposing to rezone areas that have been highlighted for potential residential growth within flood prone areas until the Rosedale Flood Study has been completed.*

Clause 13.03-1: Use of contaminated and potentially contaminated land, seeks to: *"... ensure that potentially contaminated land is suitable for its intended future use and development ..."*. Council noted that given the potential for land to be contaminated, the Environmental



Audit Overlay has been proposed over a site on Willung Road to ensure that appropriate levels of investigation and assessments will be undertaken as part of future planning applications.

Clause 15.01-1: Urban Design, seeks to *"... create urban environments that are safe, functional and provide good quality environments with a sense of place and cultural identity"*.

Clause 15.01-3: Neighbourhood and subdivision design, seeks to *"... ensure the design of subdivisions achieves attractive, liveable, walkable, cyclable, diverse and sustainable neighbourhoods"*.

Clause 15.01-5: Cultural identity and neighbourhood character, seeks to *"... recognise and protect cultural identity, neighbourhood character and sense of place"*.

Clause 15.03-1: Heritage conservation, seeks to *"... ensure the conservation of places of heritage significance"*.

With regard to urban design matters, Council advised that the Rosedale Structure Plan has a strong focus on the identity and the role of the township and how heritage and the public realm can strengthen Rosedale's identity and attract economic and residential opportunities. This is reiterated in the updated local planning policy for the township.

Clause 16.01-1: Integrated housing, seeks to *"... promote a housing market that meets community needs"*. Council noted that the proposed amendment aims to reflect the supply of housing appropriate to the future needs of the Rosedale community. In this regard, Ms Provily said:

*Whilst it is proposed to rezone land for Rural Living opportunities as part of this amendment, it is considered that there is still a sufficient general residential land supply available to meet existing demand until the outcomes of the Rosedale Flood Study are known - after which time the need for further residential rezoning's can be considered on a more fully informed basis.*

Clause 16.01-2: Location of residential development, aims to *"... locate new housing in or close to activity centres and employment corridors and at other strategic redevelopment sites that offer good access to services and transport"*. Council advised that development of the existing vacant residential blocks around the town centre will support businesses and community services in Rosedale by ensuring that customers remain in close proximity to the town centre where the activities are based. Further, the proposed growth areas highlighted in the Strategy Plan are based on proximity to facilities (primary school, recreation reserve and town centre) and potential direct access to the Princes Highway (which the Panel notes is now being upgraded to a four lane highway as the result of an Environmental Effects Inquiry).

Clause 16.01-4 Housing diversity, seeks to *"... provide for a range of housing types to meet increasingly diverse needs"*.

Clause 16.01-5: Housing affordability, seeks to *"... deliver more affordable housing closer to jobs, transport and services"*.

Further, Clause 16.02-1: Rural residential development, seeks *“to identify land suitable for rural living and rural residential development”*. In this regard, Council advised that the proposed land supply is sufficient to meet the projected demand for the Rosedale area, and:

*It will provide a diverse range of rural residential and residential development opportunities across the area in appropriate locations.*

*New rural living areas are proposed to the south of the township adjacent to the existing rural living estate, whilst residential areas are proposed adjacent to the existing township with long-term growth opportunities along the highway corridor.*

*The resulting housing stock will provide a range of affordable housing options in close proximity to jobs, services and shopping areas in the regional centres of Traralgon and Sale.*

Clause 17.01-1: Business, seeks to *“... encourage development which meet the communities’ needs for retail, entertainment, office and other commercial services and provides net community benefit in relation to accessibility, efficient infrastructure use and the aggregation and sustainability of commercial facilities”*.

Clause 17.03-1: Facilitating tourism, aims to *“... encourage tourism development to maximise the employment and long-term economic, social and cultural benefits of developing the State as a competitive domestic and international tourist destination”*.

Council said that one of the key economic development objectives of the Structure Plan relates to tourism and the ability to capture opportunities to increase the attractiveness of the town as a place to stop and spend time and money. The Structure Plan aims to exploit Rosedale’s location on the Princes Highway and as such the Amendment proposes the rezoning of land on the highway at the western entrance to Rosedale to provide further development opportunities for commercial retailing and tourism uses.

**(ii) Local Planning Policy Framework**

Council submitted that while Clause 21.01: Municipal Profile and Clause 21.02: Key Issues and Influences have helped guide the development of the Structure Plan, the following elements of the Local Planning Policy Framework (LPPF) are of relevance to this Amendment.

Clause 21.03: Vision refers to *‘Wellington 2030’*, and contains the strategic vision for the Shire up to 2030. Council advised that implementation of the Structure Plan has a significant role in delivering *Wellington 2030* for Rosedale, as it provides further detail to eight key themes, these being Natural Environment, Economy, Transport and Roads, Population, Development, Wellbeing and Safety, Culture and Liveability.

Clause 21.04: Settlement and Housing refers to how and where growth should be accommodated over the next fifteen years. Council said that *“Appropriateness of development depends on infrastructure services and the encroachment of urban settlement on highly valuable agricultural land, coal related land and natural environment”*, and argued that the proposed Amendment encourages development in the most appropriate places.



Clause 21.10: Rosedale Strategic Framework sets out the current direction for land use and development within Rosedale, to be implemented through the Rosedale Strategy Plan. The content of this Clause will be replaced by a new Clause 21.10, which will implement the directions and objectives as set out in the Rosedale Structure Plan, including the inclusion of a new Rosedale Strategy Plan.

Clause 21.14: Environmental Risk acknowledges that the Shire contains areas which are liable to flooding and susceptible to fire, contains areas which are subject to development pressure but are compromised as a result of inadequate drainage and sewerage services. With regards to Environmental Risks, Council advised *"the planned growth considers flooding as a risk on the basis that no rezoning's are proposed for future residential development until the outcomes of the Rosedale Flood Study are known"*.

Clause 21.15: Natural Resource Management, Clause 22.06: Coal Resources Policy and Clause 22.07: Coal Buffers Policy all acknowledge the significant coal resources in the region and the need for recognition and protection of the coal assets. The Panel notes the Amendment respects the existing coal buffer to the south of Rosedale and is not proposing encroachment into it.

Clause 21.16: Built environment and heritage acknowledges that significant heritage assets need to be considered in land use and development decisions. The Amendment and the proposed Clause 21.10 support State policy at Clause 15.01 of the SPPF and acknowledges the value that heritage has to play in the identity of Rosedale.

Clause 21.17: Economic Development refers to the importance of tourism and its significant potential for growth, the need to diversify the Shire's economic base and the need to protect the Shire's rural areas and high quality agricultural land. Council submitted that *"The Structure Plan is considered to be the key policy driver to deliver on the economic development objectives for Rosedale, which mainly focus on Rosedale's location on the Princes Highway and the opportunities for tourists and the like to stop in the town"*.

Clause 21.18: Transport refers to the importance of the movement network. Rosedale is conveniently located on both the Princes Highway and the rail network, and will be even more accessible once the highway duplication is completed.

The Rosedale Structure Plan is proposed to be included as a Reference Document in the Wellington Planning Scheme.

## **2.2 Planning Scheme Provisions**

### **(i) Zones**

The Amendment seeks to make a number of zone changes, with the main zone changes including the extension of the Rural Activity Zone, the Commercial 1 Zone and the Rural Living Zone to key sites and areas.

The Rural Activity Zone is proposed to be applied to the north of the Highway at the western entrance of Rosedale to enable the opportunity for a wide range of tourism related uses. Currently the land is in the Industrial 1 Zone. The key purposes of the Rural Activity Zone include:

*To provide for the use of land for agriculture.*

*To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area.*

*To ensure that use and development does not adversely affect surrounding land uses.*

*To provide for the use and development of land for the specific purposes identified in a schedule to this zone.*

*To protect and enhance natural resources and the biodiversity of the area.*

*To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

The Commercial 1 Zone is proposed to be applied to both sides of Prince Street in the core of the town centre to enable a wider range of uses. Currently the land is in the Commercial 2 Zone. The key purposes of the Commercial 1 Zone include:

*To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses.*

*To provide for residential uses at densities complementary to the role and scale of the commercial centre.*

The Rural Living Zone is proposed to be applied to a large parcel of land to the south of Rosedale to enable 'lifestyle' type lots. Currently the land is in the Farming Zone. The key purposes of the Rural Living Zone include:

*To provide for residential use in a rural environment.*

*To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*

*To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*

*To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

The Panel considers the choice of zones by Council is appropriate for what it seeks to achieve through the implementation of the Rosedale Structure Plan. Further discussion on these proposed rezonings is provided in Chapter 4 of this report.

## **(ii) Overlays**

The Amendment proposes to introduce a new Schedule 8 to the Development Plan Overlay and apply it to land proposed to be rezoned to the Rural Living Zone, and to apply the Environmental Audit Overlay to land in Willung Road.

The Amendment further proposes to delete the Design and Development Overlay 1 (and the Industrial 1 Zone) from the land proposed to be rezoned to Rural Activity Zone at the western entrance to Rosedale. These proposals are discussed in Chapter 4 of this report.

**(iii) Policy**

The Amendment seeks to introduce a revised Clause 21.10 'Rosedale Strategic Framework' to the Planning Scheme. The Clause implements Council's vision for Rosedale and provides the policy basis for consideration of future applications. The Clause provides an Overview (21.10-1), Key influences (21.10-2) and five key policy planks, these being:

- A small rural town, with the Objective *"To maintain and enhance Rosedale's character as a small rural town while supporting growth."* (21.10-3)
- A highway town, with the Objective *"To strengthen Rosedale's identity as a highway town by celebrating its role as the western gateway to the heart of Gippsland."* (21.10-4)
- A connected town, with the Objective *"To create a healthy, active and liveable community through the provision of a safe walking and cycling network which connects residential areas, key nodes and heritage, cultural and landscape assets."* (21.10-5)
- A strong and vibrant community, with the Objective *"To strengthen the local community and create a vibrant town centre with a unique sense of place."* (21.10-6)
- Diversity of housing choice, with the Objective *"To improve housing choice and diversity and ensure a sufficient land supply."* 21.10-7.

The revised policy notes that further strategic work is required to be undertaken and finalised and this includes the Rosedale Flood Study and various Master Plans. The revised policy includes the Rosedale Strategy Plan July 2014 as the visual representation of what is being sought. Council has proposed a number of post exhibition modifications to the exhibited version of Clause 21.10 in response to submissions, as discussed in Chapter 3 of this report.

**(iv) Ministerial Directions and Practice Notes**

The Panel considers that the Amendment is consistent with the relevant Practice Notes and Ministerial Directions on the Form and Content of Planning Schemes.

**2.3 Conclusions and recommendation**

The Panel concludes that the Amendment is supported by, and implements the relevant sections of the State and Local Planning Policy Framework.

In an overarching sense, the Panel considers that the proposed updated version of the Clause 21.10 and the proposed zone and overlay controls will work in harmony with the existing provisions of the Planning Scheme. It will result in a suite of workable planning controls to guide the future development opportunities for Rosedale.

The Panel considers that implementation of the Amendment will assist to enhance growth opportunities for Rosedale, it will provide more housing choice, it will provide certainty for where development should be directed, and it will result in robust policy and strategic direction in the Wellington Planning Scheme for Rosedale.



The Panel therefore recommends that Council adopt Amendment C86 to the Wellington Planning Scheme, subject to further modifications as outlined in Chapters 3 and 4 of this report.

**Panel recommendation**

1. **Adopt Amendment C86 to the Wellington Planning Scheme as exhibited, subject to further modifications.**

## 3 Rosedale Structure Plan

### 3.1 Background

The Panel was informed that work commenced on the preparation of the Rosedale Structure Plan in 2011. The overall aim was to provide a robust and adaptable land use planning framework to guide the future development and growth of the town. Council advised that the key objectives for the Rosedale area included opportunities to:

- *Capitalise and celebrate Rosedale's location on the Princes Highway.*
- *Celebrate Rosedale as the 'western gateway' to the Wellington Shire and Central Gippsland.*
- *Create a vibrant town centre with a unique sense of place.*
- *Improve housing choice and diversity.*
- *Create a walkable community that connects with the landscape character of the area.*

As part of the process, a *Background and Strategic Directions Report (May 2012)* was prepared.

Council advised the preparation of the Rosedale Structure Plan involved an extensive community consultation process. This included:

- Focus group discussions with community groups, key stakeholders and landowners
- Draft of the Rosedale Structure Plan placed on public exhibition in early 2012, with local advertising
- Hard copy of the draft Rosedale Structure Plan available in the local library and selected locations
- Two community consultation sessions held in March 2012.

In response to the initial consultation regarding the draft version of the Structure Plan, approximately 82 submissions were lodged. Council submitted that the draft Structure Plan was generally well received by the community. The key issues to emerge included:

- Approach to flood prone areas
- Staging of residential development
- Rural lifestyle opportunities.

Council advised that the Structure Plan was updated in response to issues raised during the initial rounds of consultation with the community, and adopted on 7 August 2012. The key recommendations included updating the relevant local planning policy sections of the Wellington Planning Scheme in accordance with the themes set out in the Structure Plan as follows:

- A Strong Local Identity
- A Small Rural Town
- The Town Centre and Local Economy
- Improved Housing Choice and Diversity
- Accessibility and Movement.



Council advised that it considered various rezoning opportunities based on the sequencing proposed in Chapter 8 of the Structure Plan, which would be strongly informed by the outcome of the Rosedale Flood Study, as follows:

- *Stage 1: Short-term: Focus on changes which can stimulate local economic activity, provide better community facilities and will help change the identity of Rosedale. Also the Rosedale Flood Study should be undertaken.*
- *Stage 2: Mid-term: Depending on the findings in the Rosedale Flood Study and demonstrated demand rezoning of future residential land can occur as well as specific changes in the strategic development areas (Prince Street and Railway Precinct).*
- *Stage 3: Long-term: Consider potential rezoning of land to the west of Blind Joes Creek and east of Mill Lane for general residential purposes. Review the need of rezoning in the future investigation area to the east of Willung Road.*

Council then commenced the preparation work for the implementation of the Rosedale Structure Plan into the Wellington Planning Scheme in 2014.

### **3.2 The Rosedale Structure Plan**

The Rosedale Structure Plan (adopted August 2012) serves as a tool to facilitate growth and development in Rosedale by guiding future land use and development.

The Amendment has a focus on policy framework changes to reflect the vision set out in the Rosedale Structure Plan and a number of rezonings, which aim to create opportunities for economic growth and development, providing more rural lifestyle opportunities and facilitating small corrections to some existing zones and overlays.

Amendment C86 does not propose any rezoning in the proposed residential growth areas, which will be subject to the outcomes of the current Rosedale Flood Study.

Council submitted that the Amendment is consistent with the *Planning and Environment Act 1987* and creates the needed opportunities for growth and development in appropriate places while:

- *Ensuring sound, strategic planning and coordinated action at a municipal level; and*
- *Providing for the fair, orderly, economic and sustainable use and development for land in Rosedale.*

The Rosedale Structure Plan is a well set out and uncomplicated document upon which to refer to for future planning applications. It sets out the policy context for Rosedale, and provides an analysis of the geographic region and sub-region, as well as demographics, land supply and infrastructure issues. The Structure Plan vision is set out in chapter 5, and says in part:

*Rosedale will become a place of activity people want to visit, stay and enjoy. It will become the symbolic gateway to the Wellington Shire from the west.*

The five key themes are then identified as are the strategic development opportunities. A sequencing plan is included which identifies short, mid and long term staging.

### 3.3 Policy Implications

The Amendment seeks to implement the Rosedale Structure Plan into the Wellington Planning Scheme through Clause 21.10. Council advised the Structure Plan aims to:

- *Maintain Rosedale's character as a small rural town;*
- *Strengthen its identity as a highway town by celebrating Rosedale as the western gateway to the heart of Gippsland;*
- *Create a walkable community that connects key nodes with heritage, cultural and landscape assets;*
- *Strengthen the local economy and create a vibrant town centre with a unique sense of place; and*
- *Improve housing choice and diversity.*

The Amendment seeks to give effect to the vision, objectives and strategies identified in the Structure Plan and plan for development and growth in Rosedale in line with Council and community aspirations.

Clause 21.10 includes an Overview and highlights key influences. From Clause 21.10-3 to 21.10-7, five themes are articulated, with objectives and strategies. These themes and the relevant objectives for each include:

Clause 21.10-3 A small rural town

- *To maintain and enhance Rosedale's character as a small rural town while supporting growth.*

Clause 21.10-4 A highway town

- *To strengthen Rosedale's identity as a highway town by celebrating its role as the western gateway to the heart of Gippsland.*

Clause 21.10-5 A connected town

- *To create a healthy, active and liveable community through the provision of a safe walking and cycling network which connects residential areas, key nodes and heritage, cultural and landscape assets.*

Clause 21.10-6 A strong and vibrant community

- *To strengthen the local economy and create a vibrant town centre with a unique sense of place.*

Clause 21.10-7 Diversity of housing choice

- *To improve housing choice and diversity and ensure a sufficient land supply.*

The Rosedale Strategy Plan July 2014 is included as the Plan to the policy and the Rosedale Structure Plan 7 August 2012 is included as a Reference Document to the Scheme.

The Rosedale Strategy Plan as exhibited is provided as Figure 1.

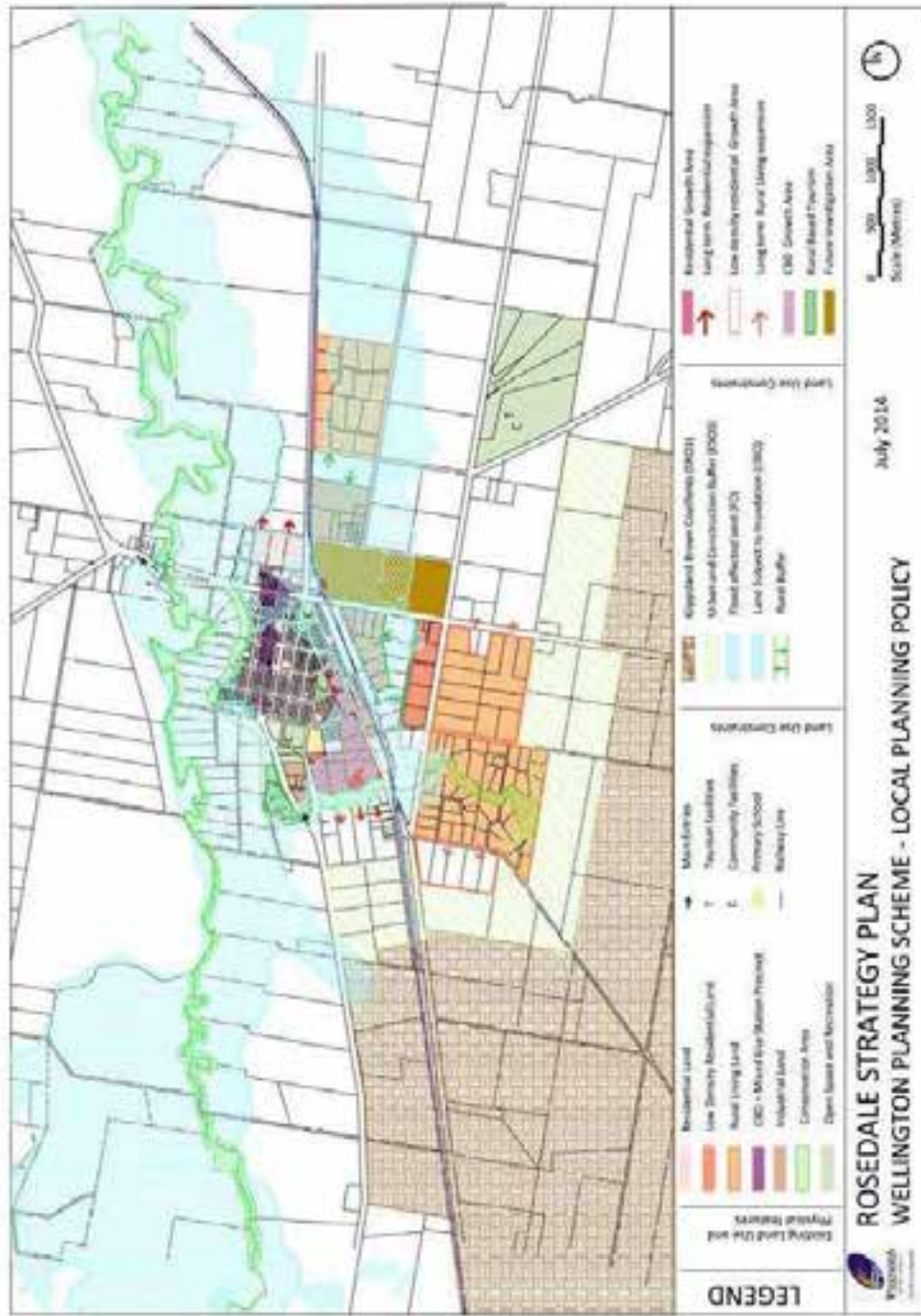


Figure 1 Rosedale Strategy Plan (Clause 21.10)



Council noted through its submissions that:

*Through the Rosedale Structure Plan, the proposed strategic framework, rezoning and associated overlays will give effect to the identified objectives, strategies and long-term growth opportunities. Implementation of the Amendment will assist in the orderly and sustainable future development of Rosedale through the key imperatives of the Rosedale Structure Plan.*

*The Amendment promotes development which is consistent with the existing land use pattern and strengthens the character of the town. The proposal includes enough flexibility for residential growth which can respond to the outcomes of the Rosedale Flood Study while maintaining a compact settlement structure which makes use of the existing commercial and community facilities.*

The Panel commends Council for the work it has undertaken in preparing the Structure Plan, and for the way in which it is proposed to be formalised in the Planning Scheme.

### **3.4 Key Issues**

There were two key issues raised in relation to the Rosedale Structure Plan. These related to various wording changes to Clause 21.10, and the extent of proposed residential development in the vicinity of Blind Joes Creek at the western entrance to Rosedale.

#### **3.4.1 Changes to Clause 21.10**

A number of discrete issues were raised in submissions in relation to heritage, inclusion of Public Transport Victoria comments, and inclusion of a town boundary. The heritage matters were raised by Council's heritage adviser and the Panel has no issue with these proposed post exhibition modifications. Likewise the Panel supports Council's proposed changes to address the matters raised by Public Transport Victoria. The Panel has included the Council version of the revised Clause 21.10 as Appendix C that reflects these supported changes.

The maps in the Structure Plan all have township boundaries but this has not been carried over to the Strategy Plan in Clause 21.10. The Panel questioned this and notes that this was also raised by Coal Resources Victoria through DSDBI who suggested that the township boundary align with the proposed Rural Living Zone, not the Environment Significance Overlay 3 buffer. DSDBI suggested that:

*In order to avoid potential confusion about the extent of the Rosedale urban area and the limited capacity for development in the coal buffer, there would be merit in modifying the Structure Plan so that the Town Boundary aligns with the ESO3 in this area.*

Council did not support including the town boundary in the Strategy Plan and said it was only included in the Structure Plan to provide the study area context. Council did not consider it appropriate to include an Urban Growth Boundary, as it said, the Plan has already been adopted by Council. This was a curious comment, as the whole intent of a Panel process is to consider submissions and make recommendations on the Amendment, including possible changes to it.

The Panel finds that for future planning purposes, it would be useful to have a designated town boundary, and considers that the Strategy Plan should have a township boundary, and for transparency, it should be the same boundary as in the Structure Plan. This is not the same as putting into place an Urban Growth Boundary. The Panel does not consider it an issue that the Township Boundary in Figure 10 of Rosedale Structure Plan extends slightly into the Environmental Significance Overlay 3 area around the existing zoned Rural Living Land in the south west of the township. Given that this area of rural living land is already subdivided at capacity, the Panel does not consider it will raise expectations about long term future growth in this part of the township.

### **3.4.2 Intent of residential development around Blind Joes Creek**

The key issues raised in relation to the Structure Plan were from Mr Logan and Mr Atkinson who both have land at the western end of Rosedale, south of the Highway.

Mr Atkinson's land lies to the immediate east of Blind Joes Creek and south of Cricket Street, next to the Rosedale Primary School. The land is identified in the Rosedale Structure Plan and the Rosedale Strategy Plan as being within the 'Residential Growth Area' of the township. Accordingly it is proposed to be developed in the long term for urban residential purposes, subject to further investigation regarding flooding. Mr Atkinson submitted that he would like his land to be developed into four lots as a low density subdivision opportunity, rather than be developed as a general residential area at conventional residential densities. The land is not proposed to be rezoned through this current Amendment process.

Mr Atkinson provided a written submission to the Panel and he spoke to his submission at the Hearing. He argued that the land was not suitable for farming, nor was it suitable for traditional residential development. He advised that Rosedale floods quite significantly and flooding has held development opportunities up for too long. He felt that the forthcoming Flood Study will demonstrate that the area is not suitable for conventional urban residential purposes.

Mr Logan's land lies to the immediate west of Blind Joes Creek, south of the Highway. The land is currently in the Farming Zone and is used for farming purposes, as well as a caravan park. In the Strategy Plan at Clause 21.10, the land is designated as a 'long term residential expansion' area.

Mr Logan provided a written submission to the Panel and he spoke to his submission at the Hearing. Mr Logan provided the Panel with a number of documents that demonstrated that he has long advocated for his land to be rezoned for low density purposes. He urged the Panel to consider these in light of his long standing issues with Council about how best his land might be used in the future. Mr Logan suggested that Amendment L20 to the former Rosedale Planning Scheme included a vision from the former Shire that the land should be developed for low density purposes.

Additionally, Mr Logan submitted that the Amendment is premature and that the Victorian Flood Plain Management Study and the Rosedale Flood Study should be completed before Amendment C86 can be considered.

He provided a summary of his dealings with Council and VCAT and suggested that a Low Density Residential Zone would be a better outcome for the site. Mr Logan advised that the



caravan park was no longer economically viable and noted that he has been trying to resolve this issue with Council for over 20 years. When asked by the Panel why he preferred a low density outcome, he responded that the township population has been stable at 1200 to 1300 for the past 20 to 30 years and that *"there is no great demand for dog boxes in Rosedale"*. He further responded to questions that he is ready to develop now, he could do a number of *"2 acre lots"*. Mr Logan advised that his low density development concept did not include provision for reticulated sewer or water, however other services such as power and telecommunications infrastructure would be extended to the land.

**(i) Council response**

Council reiterated that the Structure Plan does not advocate any rezoning of this land through this Amendment process. It is clear to Council (and the Panel) that the immediate future of this land is somewhat dependent upon the outcome of the flood studies. Council advised that once the flood studies are complete, potential changes to the Land Subject to Inundation and Flood Overlays may be required, and decisions of the appropriate land use can be made then. Council said that the area referred to as general residential is done so:

*... on the basis that they occupy a prominent location on the Princes Highway at the entrance of Rosedale.*

*Given the constraints posed by the floodplain of the Latrobe River and the proximity of the State Resource overlay, land suitable for residential development in close proximity to Rosedale is limited.*

In responding to the concern that the Amendment is premature, Council advised that:

*The Rosedale Structure Plan does not only refer to residential growth to the west of the township but guides land use and development across the whole of Rosedale. For example, the Structure Plan also sets out future directions for commercial development along the Princes Highway. As the current Clause 21.10 is outdated, Council believes it is important to implement the Rosedale Structure Plan into the Planning Scheme to reflect the current vision, objectives and strategies for the township to enable growth and development in the most appropriate areas. This is in line with stages of rezoning and implementation as set out in Chapter 8 of the Rosedale Structure Plan.*

At the request of the Panel, Council provided an update on its population projections (Document 6). This shows that the population of Rosedale in 2011 was 1133 people, and *Victoria in Future - 2014* projects Rosedale to grow by 0.7 percent each year. The average household size in Rosedale is 2.4 persons. Council has calculated that Rosedale will grow by 7.9 persons per year and anticipates a household size of 3.3 persons per dwelling. This modest level of growth equates to a requirement of 50 lots over a 15 year period, or 66 lots over a 20 year period.

Over the past 10 years to early 2014, Council approved 92 building permits in the urban area of Rosedale and 30 in the rural areas. Based on these figures, Council has estimated that 147 lots will be required in the urban areas over a 15 year period and 50 lots in the rural areas, and 196 and 66 lots respectively over a 20 year period. Plans and further information provided with this update show that there are 180 lots currently available for residential

zoned land (17 to 50 year supply) and 34 lots for rural lifestyle opportunities (10 year supply).

Council proposes no post exhibition changes to the Structure Plan in response to the submissions of Mr Atkinson and Mr Logan.

**(ii) Panel commentary**

The Panel notes that the land parcels subject of the submissions of Mr Atkinson and Mr Logan is not proposed for rezoning through the Amendment C86 process and that significant work needs to be undertaken in the short to medium term before this matter can be resolved. In particular, the Rosedale Flood Study needs to be completed and the Council would need to ensure that residential areas closer to the town centre are advanced before this land is released to ensure orderly development.

One of the issues facing Council is that there is a large area of land to the east of Rosedale that has been earmarked for residential development for many years, but no land owner has shown interest in developing it. The Panel asked Council whether it has considered preparing an outline plan or similar to assist those landowners kick start the process, but they have not. The Panel notes that this land too is encumbered by flood issues, and it appears that Council has provided significant drainage infrastructure in that area in recent years.

With regard to the comment that the Amendment is premature as the relevant flood studies are not complete, it should be noted that Wellington along with most municipal Councils in Victoria usually have a number of strategic reviews in its planning stream at any one time. While many of these stand alone, there will usually be links with other pieces of work, and there will always be 'the next piece of strategic review' in the offing. It has been put to many planning Panels that a particular Amendment should be held over until a certain piece of work is completed. Panels have generally disregarded these types of submissions because if these arguments were accepted, there could potentially be a situation where very little strategic planning work is finalised and implemented through an amendment process while it waits for the next review to be completed. This could result in a never ending cycle.

This current Amendment before the Panel must be considered on its own merits based on the material available at this point in time. It is acknowledged there are the rare exceptions where a major review has been held over while another review is being undertaken, but this is the exception, rather than the rule. A recent example of this is Amendment C190 to the Melbourne Planning Scheme (Arden Macaulay Structure Plan), which was put on hold until the outcome of the East West Link process was known. In this current case, the call for the Amendment to be put aside while the flood studies are completed, while important, is not accepted. Further, apart from this particular issue relating to the designation of land for general residential purposes, this appears to be the only matter that will require resolution post completion of the flood studies, hence it is not enough to warrant putting the Amendment to one side while this work is completed.

The Panel however, has some sympathy with the land holders and the position they find themselves in. It is clear that there is significant land designated for residential development in Rosedale, both new land and infill opportunities. The Panel considers the submission by



Mr Logan that his land is not ideal for residential development at conventional urban residential density has some merit, particularly as it is located on the western side of Blind Joes Creek which acts in part as a buffer to the urban fabric of the township. The amenity of the land is also arguably negatively impacted by its abuttal with the Highway. Mr Atkinson's land on the other hand abuts the primary school and is separated from the highway.

The information provided by Council in relation to population projections and current lot availability shows that there is adequate supply for traditional residential development in the medium term future, but less in the low density and rural lifestyle scenario.

On balance, the Panel finds that the strategic designation of both submitters land is generally appropriate at this point in time, but acknowledges that the Structure Plan may need to be reviewed once the findings and implications of the Flood Studies are fully realised. For this reason, the Panel does not advocate any change to the Amendment in this regard. Council would need however, to think of a fall-back position for these land parcels should the flood study find the land is not suitable for traditional residential development, particularly in light of the population projections and lot supply analysis.

### **3.5 Conclusions and Recommendations**

The Panel concludes that the Rosedale Structure Plan is a significant planning document that will play a very important role in providing the strategic framework for the future development of Rosedale.

The Panel supports the work of Council and finds that the Amendment should be supported as generally exhibited. The key post exhibition modifications required in response to submissions include updating the text in Clause 21.10 as per Council's submission to the Panel. The Rosedale Strategy Plan map also needs to be modified to correct an error regarding the designation of land west of Rosedale-Flynns Creek Road and to insert a town boundary that it is consistent with the Rosedale Structure Plan.

#### **Panel recommendations:**

- 2. Adopt the Council revised version of Clause 21.10 as shown in Appendix C.**
- 3. Amend the Rosedale Strategy Plan map at Clause 21.10 to:**
  - a) Include a 'Town Boundary' consistent with that identified in the Rosedale Structure Plan.**
  - b) Reflect that the area west of Rosedale-Flynns Creek Road is in the Rural Living Growth Area by replacing the words in the Legend "*Low density residential Growth Area*" with the words "*Rural Living Growth Area*".**

## 4 Proposed Zone and Overlay Changes

The Amendment proposes a number of land rezonings, most of which were not contested. These have been spatially grouped for review and consideration.

### 4.1 Western Town Entrance

The Structure Plan seeks to enhance the entrance to Rosedale and land that is currently in the Industrial 1 Zone on the north side of the Highway is proposed to be rezoned to the Rural Activity Zone. Council submitted *"this will allow uses and development such as rural based tourism, which is more compatible with the existing agricultural, environmental and landscape characteristics of the area"*.

The Panel inspected the entrance to Rosedale and agrees that the entrance into the town could be improved. Certainly it agrees that industrial uses would not be beneficial at the entrance and would detract from the rural landscape enjoyed as the entrance is approached.

This rezoning is supported by Clause 21.10-4 'A highway town', and the strategies:

*Develop an improved western town approach through:*

- *Upgraded landscape treatment and signage around Blind Joes Creek.*
- *Encouraging "sustainable" tourism uses within the rural activity area north of the highway.*

The Panel notes that the Rosedale Strategy Plan map highlights this area as 'Rural Based Tourism' at Clause 21.10.

There were no submissions received opposing this rezoning and the Council confirmed to the Panel that all landowners were notified of the proposed rezoning.

The Panel considers this rezoning is consistent with, and supports the Council vision in the Structure Plan and that it should be supported.

### 4.2 Rosedale Town Centre

The Rosedale town centre comprises a strip of shops and businesses either side of the Highway in land zoned Commercial 1 and Commercial 2. The Commercial 2 zoned land was a direct translation from the former Business 4 Zone. In respect of the existing Commercial 2 zoned land Council advised that *"... this zone prevented uses such as shops and therefore proposed a change to the same zone as other businesses within the town centre to provide room for expansion and allow more flexible business opportunities to be established"*. Accordingly the Amendment proposes to rezone the Commercial 2 land to the Commercial 1 Zone.

Council advised that as Rosedale is well positioned between Traralgon and Sale, as well as between Melbourne and Bairnsdale, and has locational advantages to the motorist as a key stopping point. Clearly the town centre will not attract the type of uses provided for in the Commercial 2 Zone, and the Panel agrees that shops, cafes and small businesses would be more desirable.

The Panel inspected the town centre and its surrounds.

This rezoning is supported by Clause 21.10-4 'A highway town', and the strategies:

*Create a good first impression of the town when people arrive in Rosedale by:*

- *Providing a high quality, attractive and visitor friendly urban environment on the highway and at arrival points that will encourage visitors to stop and spend time in Rosedale.*
- *Retaining and enhancing the historic buildings on the highway to provide a strong sense of place and character.*
- *Reinforcing the local identity of Prince Street through consistent streetscape treatment ....*

This rezoning is further supported by Clause 21.10-6 'A strong and vibrant community', and the strategies:

*Provide for a range of retail, commercial, community and visitor based businesses in Rosedale by:*

- *Encouraging a mix of uses with a focus in retail, commercial and visitor facilities in the CBD with a variety of floor spaces to promote diversity in occupancies.*
- *...*
- *Encouraging long term growth of retail and commercial uses along Prince Street in a westerly direction ...*

The Panel notes that the Rosedale Strategy Plan map highlights this area as 'CBD and Mixed Use Station Precinct' at Clause 21.10.

There were no submissions received opposing this rezoning and the Council confirmed to the Panel that all landowners were notified of the proposed rezoning.

The Panel considers this rezoning is consistent with, and supports the Council vision in the Structure Plan and that it should be supported.

### **4.3 Rosedale Swimming Pool**

The Panel was informed that the Rosedale swimming pool was recently upgraded and extended along Hood Street. Ms Provily noted that this extension has not yet been reflected in the Planning Scheme and some corrective changes are proposed to the zoning, and said:

- *The land which has now become part of the swimming pool complex on Hood Street is proposed to be rezoned to Public Park and Recreation Zone (PPRZ) to better reflect its use as a public facility.*
- *On the basis that it no longer has a public use, the land at 15 Albert Street is proposed to be rezoned from the PPRZ to General Residential Zone 1 to better reflect surrounding zonings.*

The Panel inspected the swimming pool and its surrounds.

This rezoning is supported by Clause 21.10-7 'Diversity of housing choice', and the strategies:

*Provide opportunities for sufficient growth for Rosedale's urban areas by:*

- *Supporting and prioritising the residential development of infill sites.*

There were two submissions that opposed this aspect of the Amendment.



The Rosedale Community Planning Group submitted that it would prefer the site to remain in the Public Park and Recreation Zone. While the Group noted that it appreciated the recent upgrade of the swimming pool, *“it follows that future demand for pool facilities will require more space and development – ie lap pool, hydrotherapy pool or carpark ...”* Likewise Ms Knight submitted that *“the proposed sale of the block of land adjoining the swimming pool is a short sighted decision. The growth of the town indicates Rosedale swimming pool will be in need of parking spaces as more people take advantage of the swimming facilities.”*

In response, Council submitted that it has no intention to further develop the swimming pool complex, and that parking is not and has not ever been an issue for the pool. In any event, the rezoning to the General Residential Zone will not preclude an upgrade to the swimming pool and additional car parking if required.

What the zone will enable however is an infill opportunity in an area close to retail and commercial facilities, as well as good access to a cluster of community and recreation services.

The Panel considers this rezoning is consistent with, and supports the Council vision in the Structure Plan and that it should be supported.

#### **4.4 Former Country Fire Authority Station**

The Panel was advised that the Country Fire Authority (CFA) has new facilities on the corner of the Princes Highway and Mackay Street. Because the former site on 25 Duke Street no longer has a public use, it is proposed to rezone the land from the Public Use Zone 7 to the General Residential Zone 1 to better reflect surrounding zones.

The Panel inspected the site of the former CFA station.

This rezoning is supported by Clause 21.10-7 ‘Diversity of housing choice’, and the strategies:

- Provide opportunities for sufficient growth for Rosedale’s urban areas by:*
- *Supporting and prioritising the residential development of infill sites.*

There were no submissions received opposing this rezoning.

The Panel considers this rezoning is consistent with, and supports the Council vision in the Structure Plan and that it should be supported.

#### **4.5 Edward Crooke Reserve**

The corner portion of the Edward Crooke Reserve on Hood Street and Cansick Street is currently zoned General Residential Zone 1. As this site is part of a park, the Amendment proposes to rezone it to the Public Park and Recreation Zone to better reflect its use.

The Panel inspected the Edward Crooke Reserve and its surrounds.

This rezoning is supported by Clause 21.10-5 ‘A connected town’, and the strategies:

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

- ...
- *Supporting improvements to create direct access between Cansick Street and the railway station*

There were no submissions received opposing this rezoning.

The Panel considers this rezoning is consistent with, and supports the Council vision in the Structure Plan and that it should be supported.

#### **4.6 Railway Precinct**

The Panel was advised that land in the railway precinct is currently zoned Public Use Zone and Commercial 1 Zone. Council noted that it is proposed to rezone the subject area to a Mixed Use Zone " ... to provide for more flexibility and adaptive reuse of the site and to accommodate a range of residential, commercial and other uses which would complement the mixed-use function of the area in general".

The Panel inspected the Railway Precinct and its surrounds.

This rezoning is supported by Clause 21.10-6 'A strong and vibrant community' and the strategies:

*Provide for a range of retail, commercial, community and visitor based businesses in Rosedale by:*

- ...
- *Encouraging a mix of residential, community, cultural, commercial uses and specialised retail in the Railway Precinct, while discouraging industrial uses.*
- *Encouraging community uses in Hood Street in order to create a connection between Prince Street and the Railway Precinct.*

The Panel notes that the Rosedale Strategy Plan map highlights this area as 'CBD and Mixed Use Station Precinct' at Clause 21.10.

There were no submissions received opposing this rezoning, and the Panel has previously made mention of the policy issues raised by Public Transport Victoria in Chapter 3.

The Panel considers this rezoning is consistent with, and supports the Council vision in the Structure Plan and that it should be supported.

#### **4.7 Correction to the Design and Development Overlay**

A small correction is proposed to be made to the Design and Development Overlay 1 on Planning Scheme Map 121. As currently gazetted, the extent of the Overlay extends outside the property boundary currently zoned Industrial 1 east of Willung Road.

The Panel inspected the land and has reviewed the existing Planning Scheme Maps.

The Panel agrees with Council that application of the Design and Development Overlay 1 should align with the property boundaries of land currently zoned Industrial 1.

No submissions opposed correcting the Planning Scheme Maps, as proposed by Council.

The Panel supports this aspect of the Amendment.

#### **4.8 Rural Lifestyle Opportunities**

Land currently within the Farming Zone, bound by Williams Road, Willung Road, Hoopers Road and Friends Road, was identified within the Structure Plan as a Rural Residential Growth Area. Council advised that "To address the potential waste water disposal issues on



the land, it is proposed to rezone this area to Rural Living Zone 1, which stipulates a minimum subdivision lot size of 0.8 Ha (~2 acres)". Further, Ms Provily noted that:

*A Development Plan Overlay 8 is also proposed to be applied to the land to ensure that an integrated approach to the development of the site is undertaken and that the rural character of the area is protected.*

The Panel inspected the proposed rural living area and its surrounds on two occasions.

This rezoning is supported by Clause 21.10-7 'Diversity of housing choice', and the strategies:

*Provide opportunities for sufficient growth for Rosedale's rural area by:*

- *Supporting the development of existing vacant Low Density Residential Land in Williams Road while respecting the rural character and connected rural lifestyle on bigger lots.*
- *Supporting the development of land bound by Williams Road, Willung Road, Hoopers Road and friends Road for rural lifestyle living.*
- *Supporting the long term intensification of land to the west of Rosedale-Flynns Creek Road outside the coal buffer and to the east of Willung Road.*

The Panel notes that the proposed Rosedale Strategy Plan map highlights this area as 'Rural Living Land' at Clause 21.10.

The rezoning of the land to Rural Living and the introduction of the new local policy direction at Clause 21.10 is supported by a new Schedule 8 to the Development Plan Overlay, which applies to the full area proposed to be rezoned to Rural Living. The Overlay requires one Development Plan to be prepared for the whole of the development plan area. The schedule also requires that the Development Plan must respond to a raft of issues that have been identified under the following headings: Site Analysis, Land use and subdivision, Infrastructure services (including a drainage plan and a traffic management plan), and Open space and general amenity. There are a number of decision guidelines that apply.

From the Council submission, it is understood that the area of land within the Public Use Zones 1 and 6 on Willung Road was historically used as a gravel pit and tip site. In light of this, it can be assumed that there is a potential for contamination to exist in this area. It is therefore proposed to apply an Environmental Audit Overlay to this site, which will require investigations to be undertaken when a sensitive use is proposed. No submissions opposed this aspect of the Amendment.

DSDBI noted that there would be merit in the schedule to include a reference to the proximity of the coal resource and including this factor to be considered in the subdivision design and siting of dwellings. The Panel notes that the Environment Significance Overlay 3 is in place to provide a buffer between land available for potential development and the existing State Resource Overlay 1 that relates to the coal buffer. The Panel is not convinced that there needs to be any further changes to the Development Plan Overlay in this regard.

Council confirmed to the Panel that all landowners were notified of the proposed rezoning. There was one submission received in response from the owner of an existing greyhound training business located within the proposed area to be rezoned. The submitter, Mr Chignell, is concerned that the rezoning could potentially encroach on lifestyle choice and privacy, as well as on the continued operation of the greyhound business. The Panel notes

that Mr Chignell recently had a new permit issued that now allows for 30 dogs (up from 20), five breeding bitches (down from six) and 30 pups (aged up to 15 months, down from 40).

Council advised that it and representatives from Greyhound Victoria met with the submitter. As an outcome of the meeting Council advised:

*Greyhound Racing Victoria has indicated that the current activities on the site generally comply with the Code of Practice for the Greyhound Industry and that any outstanding requirements to comply fully with the code are achievable.*

Post exhibition, Council proposed that an additional clause be added to the schedule to the Development Plan Overlay to provide a level of protection to Mr Chignell to recognise that he runs a greyhound breeding enterprise on his land. This was to be included under 'Open space network and amenity' as follows:

*A 40 metre buffer distance associated with the Greyhound Business located at 210 Willung Road between any house and all facilities in connection with the Greyhounds establishment (while this continues).*

When asked by the Panel, Council advised that the 40 metres was determined because that is the existing distance between the greyhound facility, ie the kennels and associated facilities, and the nearest neighbouring residence. The Panel was advised by Council that there are approximately 200 greyhound trainers in the Shire of Wellington and that none have a site specific planning control via a Development Plan Overlay, such as that now proposed by Council as a post exhibition modification to this Amendment.

Mr Chignell attended the Panel hearing to support his submission and the Council's additional clause in the Development Plan Overlay. He generally supported the Amendment but questioned whether a 40 metre buffer would be sufficient if there is an increase in development activity, and consequentially population, in this proposed rural living precinct.

The Panel expressed some reservations at the Hearing about the application of the buffer in this manner and raised the following issues:

- It is a one-off, and no other greyhound business in the municipality is subject to such a control
- There is no strategic basis for the 40 metres (except that 40 metres is the distance between the kennel area and the closest neighbouring residence)
- There have been no registered or informal complaints about the greyhound business or any aspect of its operations
- The majority of the buffer actually falls on neighbouring properties, not the greyhound trainers own land
- The proposed Clause was included in the Development Plan Overlay post exhibition and neighbouring properties may not be aware of it.

In its closing submission, Council acknowledged that the 40 metre buffer is very much a site specific issue, and accepted that there is a "real risk of precedent" in applying it. Council further acknowledged that the submitter has existing use rights.



The Panel considers the rezoning from the Farming Zone to the Rural Living Zone is consistent with, and supports the Council vision in the Structure Plan and that it should be supported.

The Panel further supports the application of the Development Plan Overlay, but it does not support the inclusion of the 40 metre buffer provision proposed by Council post exhibition. The Panel considers there is very little rationale for the buffer, and that it sets an undesirable precedent. Further, the buffer distance is actually applied over the neighbouring property to the north, and the Panel questions its fairness. The submitter recently had his greyhound licence extended through permit, and he will continue to have existing use rights.

The Panel therefore does not accept the need for inclusion of the buffer distance, and it supports the application of the Development Plan Overlay as exhibited in this regard.

As an aside, the Panel questions the timing of the preparation of the Development Plan, and who would take the lead for preparation of this, and suggests that Council would need to be proactive in this regard. It may be that some landowners may want to progress potential development of this land much quicker than others.

#### **4.9 Conclusions and Recommendations**

Council has undertaken the preparation of the Rosedale Structure Plan with rigour and consistency. It has resulted in a workable document that will value add to its Planning Scheme. The proposed rezonings to support the strategic intent of the Structure Plan are well thought out and will enable Council to progress its vision for Rosedale in a proactive and considered manner. As Council noted in its submission to the Panel, "*Council has focussed on the low hanging fruit*" regarding the proposed rezonings.

The importance of undertaking such a structure planning process should not be underestimated and Council is to be commended on this work.

The Panel supports the various rezonings as exhibited. It does not support the proposed buffer inclusion to Schedule 8 to the Development Plan Overlay, but concludes that the application of this overlay is warranted to guide future development of this new lifestyle precinct.

##### **Panel recommendations:**

- 4. Amend the exhibited Schedule 8 to the Development Plan Overlay as follows:**
  - a) Change the third dot point of Clause 2.0 to read "*The relationship of proposed and existing nearby uses and developments, to reduce the chance of conflicting developments.*"
  - b) Change the first sentence of Infrastructure services under Clause 3.0 to read "*A Drainage Plan, to the satisfaction of the responsible authority ....*"



## Appendix A List of Submitters

### Government agencies and authorities:

- Department of Environment and Primary Industries
- Department of State Development, Business and Innovation
- Environment Protection Authority
- West Gippsland Catchment Management Authority
- Gippsland Water
- Public Transport Victoria
- APA Group
- Wellington Shire Council – Natural Environment and Parks Division
- Wellington Shire Council – Lorraine Huddle (Heritage Adviser)

### Community submitters:

- Marion Silk, Rosedale Community Planning Group
- Fiona Knight, Rosedale Primary School
- Phillip Logan
- John Atkinson
- Jeff Chignell

## Appendix B Hearing Document List

Date	Document No	Document Name	Submitted By
10/04/2015	1	Part A Submission on behalf of Wellington Shire Council	Sabine Provily
"	2	Part B Submission on behalf of Wellington Shire Council	Sabine Provily
"	3	Extracts from Rosedale Flood Study and previous Application Documentation	Phillip Logan
"	4	Copies of correspondence	Phillip Logan
"	5	Submission Re: Lot 5 Cricket Street	John Atkinson
17/04/2015	6	Strategic Planning file note	Sabine Provily

## Appendix C Council revised version of Clause 21.10

(This version contains all of Council's proposed post exhibition changes in response to submissions as per its Part A submission, and is further annotated to note additional changes to the Rosedale Strategy Plan that are recommended by the Panel.)

### 21.10 ROSEDALE STRATEGIC FRAMEWORK

DDMM/YYYY  
Proposed C86

#### Overview

19/12/2013  
Proposed C86

Rosedale is located on the Princes Highway between Traralgon (24 km to the west) and Sale (27 km to the east) and is serviced by the Melbourne-Bairnsdale train line. The town is bound by the Latrobe River, Blind Joes Creek and their floodplains to the east and north. Rural lifestyle lots are established to the south of the town with extensive rural views. Also to the south are the Gippsland Brown Coalfields, timber plantations and the Holey Plains State Park.

Rosedale's main street, Prince Street, is located on the highway and relies, apart from the local community, on passersby visiting the local shops and amenities. The strong Crown grid pattern layout with historical places scattered throughout the town and roads lined with trees on wide green road reserves significantly contribute to Rosedale's distinctive character as a small rural town.

### 21.10-2 Key influences

DDMM/YYYY  
Proposed C86

Planning is to recognise Rosedale's:

- Strong identity as a small rural town and potential to attract residents looking for a rural lifestyle while working in a regional centre such as Sale or Latrobe City.
- Position on the highway and the opportunities this creates for visitors and tourists to stop in the town.
- Potential to build on the natural assets such as the Latrobe River and Blind Joes Creek and other cultural and heritage assets.
- Accessibility to public transport (train) and a range of community services such as a primary school, library, swimming pool, kindergarten and sports clubs all of which contribute to a strong and vibrant community.
- Attractiveness for tourists and visitors due to a choice of accommodation opportunities, proximity to State and National Parks and local attractions including heritage places, specialised retail and the Rosedale Speedway.

### 21.10-3 A small rural town

DDMM/YYYY  
Proposed C86

#### Objective

To maintain and enhance Rosedale's character as a small rural town while supporting growth.

#### Strategies

Recognise Rosedale's identity as a small rural town by maintaining and enhancing the rural character which is defined by its buildings, heritage places, streets and reserves by:

- Requiring that scale, location, massing and height of new development respects and enhances the visual character of the public realm.

- Ensuring that suitable species and landscape treatments are used to reflect the landscape character and setting of the town.

Build a strong identity based on Rosedale's heritage by conserving aboriginal and cultural heritage and preserving and enhancing Rosedale's culturally significant places.

Minimise negative impacts on the existing environmental assets by:

- Requiring Water Sensitive Urban Design (WSUD) principles which build on existing natural environmental assets (e.g. flora and fauna habitats, water courses and drainage lines) in Rosedale.
- Providing a minimum 30m buffer on either side of Blind Joes Creek to protect it from development.

Maintain existing connections and integration of the urban areas with the surrounding landscape and existing natural environmental assets by protecting or creating views from the town to the surrounding landscape.

Require new urban development to:

- Respect the characteristics of existing nearby historical places.
- Use the existing grid pattern as a design principle for new subdivision layouts.
- Provide housing frontages to face open spaces and green reserves, where possible.

Require new development in rural areas to:

- Respond to the topography and embrace views from the surrounding land.
- Provide an appropriate interface between proposed development and adjoining rural and industrial areas to ensure minimal impacts on existing activities.

#### 21.10-4 A highway town

DOIMMYYYY  
Proposed C86

##### Objective

To strengthen Rosedale's identity as a highway town by celebrating its role as the western gateway to the heart of Gippsland.

##### Strategies

Create a good first impression of the town when people arrive in Rosedale by:

- Providing a high quality, attractive and visitor friendly urban environment on the highway and at arrival points that will encourage travellers to stop and spend time in Rosedale.
- Retaining and enhancing the historic places on the highway to provide a strong sense of place and character.
- Reinforcing the local identity of Prince Street through consistent streetscape treatment including street furniture and urban art.

Improve parking, particularly long vehicle parking for trucks and RVs (including boats and caravans) to encourage people to stop in Rosedale.

Develop an improved western town approach through:

- Upgraded landscape treatment and signage around Blind Joes Creek.
- Encouraging "sustainable" tourism uses within the rural activity area north of the highway.
- Develop an improved eastern town approach through:
  - Upgraded landscape treatment and signage that responds to the significant views.
  - Enhancing and improving facilities in Willow Park.
- Acknowledge the location of Rosedale on Victoria's Principal Freight Network (PFN) and National Transport Network.

**21.10-5 A connected town**

DDMMYYYY  
Proposed C86

**Objective**

To create a healthy, active and liveable community through the provision of a safe walking and cycling network which connects residential areas, key nodes and heritage, cultural and landscape assets.

**Strategies**

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.

Require that future roads and access ways meet the requirements of the Infrastructure Design Manual.

Provide a high level of connectivity between new residential development, the existing Rosedale town centre and natural corridors by all modes of transport.

Provide safe walking and cycling connections between existing rural living areas, new rural living areas and the urban areas.

**21.10-6 A strong and vibrant community**

DDMMYYYY  
Proposed C86

**Objective**

To strengthen the local economy and create a vibrant town centre with a unique sense of place.

**Strategies**

Provide for a range of retail, commercial, community and visitor based business in Rosedale by:

- Encouraging a mix of uses with a focus on retail, commercial and visitor facilities in the CBD with a variety of floor spaces to promote diversity in occupancies.
- Encouraging a mix of residential, community, cultural, commercial uses and specialised retail in the Railway Precinct, while discouraging industrial uses.
- Encouraging community uses in Hood Street in order to create a connection between Prince Street and the Railway Precinct.
- Encouraging long term growth of retail and commercial uses along Prince Street in a westerly direction; on the northern side of Albert Street between Hood Street and Lyons Street; and along Hood Street.

Support opportunities for the establishment of new industries on existing vacant land while recognising the potential flood impacts and amenity issues.

Create a vibrant town centre by activating public space through:

- Supporting a mix of retail, commercial and community uses in combination with residential use.
- Encouraging informal seating in public areas.
- Encouraging zero setbacks (except for existing heritage places) for retail and commercial frontages with clearly defined entrances that address the street or public spaces.



**21.10-7 Diversity of housing choice**

DDMM/YYYY  
Proposed C86

**Objective**

To improve housing choice and diversity and ensure a sufficient land supply.

**Strategies**

Facilitate development in accordance with the Rosedale Strategy Plan.

Provide for a range of lot sizes which take into account:

- Lot densities which respect existing lot sizes and the connected lifestyle character of Rosedale (existing average urban lot size is 800m<sup>2</sup>).
- Unsewered lots which need to be of a sufficient size to accommodate on-site sewerage treatment.

Support opportunities for retirement living.

Facilitate future growth while minimising encroachment of development into floodplains and protecting communities from flooding.

Provide opportunities for sufficient growth for Rosedale's urban area by:

- Supporting and prioritising the residential development of infill sites.
- Facilitating residential development of the vacant broad acre land to the east of the town (Mill Lane) as a priority.
- Facilitating new residential development between Moore Street, Rosedale - Flynn's Creek Road, Cricket Street and Blind Joes Creek, subject to the outcome of the Rosedale Flood Study and West Gippsland Management Catchment Authority consent.
- Facilitating new low density residential development on Rosedale - Flynn's Creek Road north of the railway line, subject to the outcome of the Rosedale Flood Study and West Gippsland Management Catchment Authority consent.
- Supporting subdivision of Low Density Residential Zoned land within the Rosedale Urban Area (north of the railway line) where reticulated sewerage can be provided to smaller lot sizes.
- Supporting long term residential development opportunities to the west of Blind Joes Creek and east of Mill Lane.

Provide opportunities for sufficient growth for Rosedale's rural area by:

- Supporting the development of existing vacant Low Density Residential Land on Williams Road while respecting the rural character and connected rural lifestyle on bigger lots.
- Supporting the development of land bound by Williams Road, Willung Road, Hoopers Road and Friends Road for rural lifestyle living.
- Supporting the long term intensification of land to the west of Rosedale-Flynn's Creek Road outside the coal buffer and to the east of Willung Road.

**21.10-8 Implementation**

DDMM/YYYY  
Proposed C86

The Rosedale strategies will be implemented through the planning scheme by:

**Policy guidelines**

Planning must consider as relevant:

*Rosedale Structure Plan* (Wellington Shire Council, adopted 7 August 2012)

Current Flood Data available from West Gippsland Catchment Management Authority

*Healthy by Design* guidelines

*Infrastructure Design Manual*

*Public Transport Guidelines for Land Use and Development, 2008*

*Wellington Open Space Strategy 2014-24*

*Wellington Heritage Study: Stage 1, May 2005*

#### **Application of policy, zones and overlays**

- Apply *Clause 22.02 Rural Policy* in considering applications in the Farming Zone and Rural Activity Zone to protect agriculture and agricultural land.
- Apply *Clause 22.03 Heritage Policy* in considering applications covered by the Heritage Overlay or places included in the Victoria Heritage Inventory for direction as the most appropriate manner to undertake works in heritage places.
- Apply *Clause 22.04 Car Parking Policy* in considering a permit to reduce the number of parking spaces required to be provided under Clause 52.06.
- Apply *Clause 22.07 Coal Buffers Policy* in considering applications covered by the Urban and Construction Buffer (ESO3) to ensure that the use, development and management of land mutually protects urban amenity and coal resource development.
- Apply *Clause 42.01 Environment Significance Overlay Schedule 3* where an appropriate buffer to the Gippsland Brown Coalfields needs to be taken into account to ensure that the use, development and management of land mutually protects urban amenity and coal resource development.
- Apply *Clause 43.01 Heritage Overlay* to land identified having heritage significance to conserve and enhance heritage places.
- Apply *Clause 43.02 Design and Development Schedule 1* to industrial areas to provide well planned industrial estates.
- Apply *Clause 43.04 Development Plan Overlay Schedule 1 and 8* to "greenfield" areas to develop a physical framework plan which outlines the desired development approach including but not limited to; location of open space and necessary community facilities; access; drainage solution based on Water Sensitive Urban Design principles; location power, water and sewerage; proposed neighbourhood character; and connections for pedestrians, cyclists and cars within the development area, to adjacent areas and key nodes in Rosedale prior to subdivision.
- Apply *Clause 44.03 Floodway Overlay* and *Clause 44.04 Land Subject to Inundation Overlay* on land identified by West Gippsland Catchment Management Authority as being flood prone to ensure that development maintains the free passage and temporary storage of floodwaters.
- Apply *Clause 45.01 Public Acquisition Overlay Schedule 2* to ensure that changes to the use or development of the land do not prejudice the purpose (a road) for which the land is to be acquired.
- Apply *Clause 45.03 Environmental Audit Overlay* to land identified as having a potential for contamination to ensure that the land is suitable for a use which could be significantly adversely affected by any contamination.

#### **Undertaking further strategic work**

Implement the outcome of the Rosedale Flood Study by updating the Land Subject to Inundation Overlay, Flood Overlay and determine which areas are appropriate for residential and industrial development.

Investigate the opportunities for a sufficient supply of industrial land.

Prepare a master plan for the area that includes the Rosedale Leather factory, the eastern industrial precinct and the Farming Zone land in between these industrial parcels of land that would define the vision, design intent, location, subdivision and potential uses.

Prepare master plans for the CBD and Railway Precinct to provide a level of detail that would provide direct long term development opportunities and public realm treatment.

**Strategy Plan Map to be updated to:**

- a) **Include a 'Town Boundary' consistent with that identified in the Rosedale Structure Plan.**
- b) **Reflect that the area west of Rosedale-Flynns Creek Road is in the Rural Living Growth Area by replacing the words in the Legend "*Low density residential Growth Area*" with the words "*Rural Living Growth Area*".**

**(Refer Panel Recommendations 3a and 3b).**

## WELLINGTON PLANNING SCHEME

### AMENDMENT C86

#### EXPLANATORY REPORT

#### Who is the planning authority?

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

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

#### Land affected by the amendment

The amendment applies to all land in Rosedale and its direct surroundings, but specific land parcels affected by a change to a zone and/or overlay are:

<b>Princes Highway</b>	PCA:14SEC:3A	From IN1Z to RAZ, delete DDO1
<b>2191 Princes Highway</b>	CA:13SEC:3A	From IN1Z to RAZ, delete DDO1
<b>82 Prince Street</b>	Lot 1 PS136930	From C2Z to C1Z
<b>84 Prince Street</b>	Lot 2 PS136930	From C2Z to C1Z
<b>86-90 Prince Street</b>	Lot 2, 4 and 6 PS218529	From C2Z to C1Z
<b>92 Prince Street</b>	CA: 6, 7 and 8 SEC: 8	From C2Z to C1Z
<b>92-100 Prince Street</b>	CA:10SEC: 8	From C2Z to C1Z
<b>81-83 Prince Street</b>	CA:2 SEC: 7	From C2Z to C1Z
<b>85 Prince Street</b>	Lot 1 PS133479	From C2Z to C1Z
<b>87 Prince Street</b>	PCA: 4 SEC: 7	From C2Z to C1Z
<b>89 Prince Street</b>	PCA: 5 SEC: 7	From C2Z to C1Z
<b>91 Prince Street</b>	Lot 1 PS135096	From C2Z to C1Z
<b>95 – 99 Prince Street</b>	Lot 1 and 2 TP1527Q	From C2Z to C1Z
<b>15 Albert Street</b>	PCA: 8 SEC: 5	Rezone from PPRZ to GRZ1
<b>Hood Street</b>	PCA: 9 SEC: 5	Rezone from GRZ1 to PPRZ
<b>10-16 Cansick Street</b>	Lot 1 PS 521421U	Rezone from GRZ1 to PPRZ
<b>25 Duke Street</b>	Lot 2 PS64760	Rezone from PUZ7 to GRZ
<b>17 Cansick Street</b>	Lot 2 PS438121V	Rezone from PUZ1 to MUZ
<b>Hood Street</b>	Lot 1 PS438121V	Rezone from PUZ1 to MUZ
<b>5-13 Cansick Street</b>	Lot 1 PS 422482A	Rezone from C1Z to MUZ
<b>1-3 Cansick Street</b>	Lot 2 PS 422482A	Rezone from C1Z to MUZ
<b>Willung Road</b>	CA: 6A SEC: 5A	Apply EAO
<b>164 Willung Road</b>	Lot 2 PS145391	Apply EAO
<b>R 46 Williams Road</b>	CA: 4 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
<b>Williams Road</b>	CA: 2 and 3 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
<b>R 91 Friends Road</b>	CA: 1 SEC: 5	Rezone from FZ to RLZ1, apply DPO8
<b>R 37 Hoopers Road</b>	CA:9 SEC: 5a	Rezone from FZ to RLZ1, apply DPO8



<b>R 103 Friends Road</b>	CA: 7 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
<b>R 23 Hoopers Road</b>	CA:8 SEC: 5	Rezone from FZ to RLZ1, apply DPO8
<b>R 210 Willung Road</b>	CA: 13 SEC: 5	Rezone from FZ to RLZ1, apply DPO8
<b>R 51 Hoopers Road</b>	CA: 10 Sec: 5A	Rezone from FZ to RLZ1, apply DPO8
<b>R 196 Willung Road</b>	CA: 12 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
<b>R 188 Willung Road</b>	CA: 11 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
<b>R 62 Willung Road</b>	CA: 5 SEC: 5A	Rezone from FZ to RLZ1, apply DPO8
<b>Willung Road</b>	Lot 1 PS145391	Rezone from FZ to RLZ1, apply DPO8
<b>40 Willung Road</b>	CA:16B SEC 4A	Correct DDO1 to align with IN1Z

### What the amendment does

The amendment implements the recommendations and findings of the *Rosedale Structure Plan* (2012).

The amendment proposes to:

- Amend Clause 21.10- Rosedale Strategic Framework to include the key recommendations and objectives of the *Rosedale Structure Plan, 7 August 2012*.
- Amend Clause 21.20 – Reference Documents to include the Rosedale Structure Plan, 7 August 2012 as a reference document.
- Rezone PCA:14 SEC: 3A and 2191 Princes Highway in Rosedale from Industrial 1 Zone to Rural Activity Zone.
- Delete the Design and Development Overlay (DDO1) from PCA:14 SEC: 3A and 2191 Princes Highway in Rosedale.
- Rezone, 81-83, 82, 84, 85, 87, 89, 86-90, 91, 92-100 and 95-99 Prince Street in Rosedale from Commercial 2 Zone to Commercial 1 Zone.
- Rezone 15 Albert Street in Rosedale from Public Park and Recreation Zone to General Residential Zone 1.
- Rezone 10-16 Cansick Street and PCA: 9 SEC: 5 on Hood Street in Rosedale from General Residential Zone 1 to Public Park and Recreation Zone.
- Rezone 25 Duke Street in Rosedale from Public Use Zone 7 to General Residential Zone 1.
- Rezone 17 Cansick Street and Lot 1 PS438121V Hood Street in Rosedale from Public Use Zone 1 to Mixed Use Zone.
- Rezone 1-3 and 5-13 Cansick Street in Rosedale from Commercial 1 Zone to Mixed Use Zone.
- Amend the Design and Development Overlay 1 on 40 Willung Road in Rosedale to align with the Industrial 1 Zone.
- Apply the Environmental Audit Overlay to CA: 6A SEC: 5a and 164 Willung Road in Rosedale.
- Rezone Lot 1 PS145391, R62, R188, R196 and R210 Willung Road; R23, R37 and R51 Hoopers Road; R91 and R103 Friends Road; and CA 2 and 3 SEC: 5A and R46 Williams Road in Rosedale from Farming Zone to Rural Living Zone 1.
- Insert a new Schedule 8 to Clause 43.04 Development Plan Overlay for land on Lot 1 PS145391, R62, R188, R196 and R210 Willung Road; R23, R37 and R51 Hoopers Road; R91 and R103 Friends Road; and CA 2 and 3 SEC: 5A and R46 Williams Road in Rosedale from Farming Zone to Rural Living Zone 1.



- Amend Planning Scheme Maps: 118, 118DDO, 119, 120, 120DPO, 121, 121DDO and 130.
- Insert Planning Scheme Maps 121DPO, 121EAO and 130DPO.
- Amend Clause 61.03.

### **Strategic assessment of the amendment**

#### **Why is the amendment required?**

The amendment seeks to implement and incorporate a number of the recommendations of the *Rosedale Structure Plan* (adopted 7 August 2012) into the Wellington Planning Scheme.

The structure plan aims to:

- Maintain Rosedale's character as a small rural town;
- Strengthen its identity as a highway town by celebrating Rosedale as the western gateway to the heart of Gippsland;
- Create a walkable community that connects key nodes with heritage, cultural and landscape assets;
- Strengthen the local economy and create a vibrant town centre with a unique sense of place; and
- Improve housing choice and diversity.

The amendment seeks to give effect to the vision, objectives and strategies identified in the Structure Plan and therefore plan for development and growth in Rosedale in line with the community's aspirations.

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

The amendment is consistent with, and implements, the objectives of planning in Victoria specified in Section 4 of the *Planning and Environment Act 1987*. In particular, the amendment implements:

- Objective 4(1)(a) – by providing for the fair and orderly, economic and sustainable use and development of the land.

The proposed strategic framework, rezoning and associated overlays will give effect to the objectives, strategies and long term growth opportunities which were identified in the Rosedale Structure Plan. The proposal will ensure that development in Rosedale is undertaken in an orderly, affordable and sustainable way.

The amendment strongly promotes development which is consistent with the existing land use pattern and strengthens the character of the town. The proposal includes enough flexibility for residential growth which can respond to the outcomes of the Rosedale Flood Study while maintaining a compact settlement structure which makes use of the existing commercial and community facilities.

#### **How does the amendment address any environmental, social and economic effects?**

Amendment C86 will result in a positive impact on the Rosedale community through an updated Clause 21.10 - Rosedale Strategic Framework, which will ensure that the town has enough opportunities for growth while protecting and enhancing its character as a small rural town on the highway.

The environmental effects are responded to by not allowing further encroachment of urban development in the floodplain until the Rosedale Flood Study has been undertaken.

Notwithstanding this, strategies also require the protection and enhancement of existing natural assets in order to build a stronger identity for the town and create flora and fauna habitats to be enjoyed by the community.

New economic opportunities are created by rezoning land on the highway, within the CBD and around the railway station precinct to accommodate a range of commercial, retail and tourism uses. This will strengthen the local economy and build a strong and vibrant community.

The community will also benefit from the promotion of an integrated path network for cyclists and pedestrians between residential areas and key nodes.

#### **Does the amendment address relevant bushfire risk?**

Clause 52.47-3 is considered relevant to the proposed amendment as it seeks to:

- *....ensure that development is located and sited so that it does not increase the risk to life, property and community infrastructure from bushfire.*

Rosedale is considered to have a low bushfire risk. On this basis, the bushfire risk is not expected to be exacerbated. The CFA will be consulted as part of the amendment process.

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

The amendment complies with the requirements of the Ministerial Direction on the Form and Content of Planning Schemes, pursuant to s.7(5) of the *Planning and Environment Act 1987* (the Act).

Pursuant to Section 12 of the *Planning and Environment Act 1987*, the amendment complies with the following applicable Ministerial Directions:

- Ministerial Direction No. 1 – *'Potentially Contaminated Land'*
- Ministerial Direction No. 11 – *'Strategic Assessment of Amendments'*; and
- Ministerial Direction No. 15 – *'The Planning Scheme Amendment Process'*;

The planning scheme amendment is accompanied by all the required information.

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

The amendment is consistent with the State Planning Policy Framework, in particular the following clauses:

The amendment supports the State Planning Policy Framework relating to Clause 11 - Settlement, Clause 15 - Built Environment and Heritage and Clause 16 - Housing. Sufficient land is available in Rosedale to provide for the anticipated growth which reflects Rosedale's character as a small rural town on the Princes Highway.

The proposed changes are mindful of the potential flood impacts from the Latrobe River and Blind Joes Creek; the risks of potentially contaminated land; and the protection of agricultural land and the Gippsland Brown Coal fields, thereby supporting the policies set out in Clause 13 - Environmental Risks and Clause 14 - Natural Resource Management.

### **How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?**

A new Clause 21.10 – '*Rosedale Strategic Framework*', will implement Council's vision for Rosedale within the Wellington Planning Scheme - based on the vision and strategies that are set out in the Rosedale Structure Plan.

The amendment supports other parts of the Local Planning Policy Framework by responding to:

- the potential for flooding in Rosedale;
- avoiding development that is too close to the Gippsland Brown Coalfields;
- creating opportunities for the local economy; and
- retaining Rosedale as a compact, orderly settlement with rural living opportunities.

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

The amendment uses the most appropriate Victorian Planning Provisions tools to achieve the strategic objectives of the Planning Scheme. This proposed amendment utilises existing zones, overlays and provisions and applies them appropriately to manage land development within Rosedale.

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

As part of the draft Structure Plan process the following authorities were consulted in March 2012:

- Department of Transport (now Department of Transport, Planning and Local Infrastructure);
- VicRoads;
- VicTrack;
- Country Fire Authority;
- Department of Planning and Community Development (now DTPLI);
- Environment Protection Authority (EPA);
- West Gippsland Catchment Management Authority (WGCMA); and
- Department of Primary Industries.

The Structure Plan was finalised taking into account the feedback provided from these agencies.

The West Gippsland Catchment Management Authority identified the need for a comprehensive flood study for the whole of Rosedale prior to considering rezoning of land for a residential purpose in flood prone areas. This outcome has been reflected in Clause 21.10 – '*Rosedale Strategic Framework*'.

The EPA provided a list of areas within which there are concerns relating to issues of contamination. After further consultation, an Environmental Audit Overlay is now proposed to be applied to land in public ownership on Willung Road to reflect the high potential for contamination due to its historic use as a tip.

### **Does the amendment address relevant requirements of the Transport Integration Act 2010?**

The amendment is not likely to have a significant impact on the transport system due to the small scale of the proposed rezonings. New rural residentially zoned land will be managed by way of a development plan, which will ensure that new roads integrate well with the existing network and suitable opportunities for active modes of transport are developed.



### **Resource and administrative costs**

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

It is considered that implementation of the Rosedale Structure Plan into the Wellington Planning Scheme will have a positive effect on Council resources and decrease administrative costs through the provision of an updated, clear and concise strategic document.

### **Where you may inspect this Amendment**

The amendment documents are available for public inspection, free of charge, during office hours at the following locations:

Wellington Shire Council  
Sale Service Centre  
18 Desailly Street  
Sale VIC 3850

Wellington Shire Council  
Yarram Service Centre  
156 Grant Street  
Yarram VIC 3971

Rosedale Library  
2-8 Cansick Street  
Rosedale VIC 3847

The amendment can also be inspected free of charge at the Department of Transport, Planning and Local Infrastructure website at: [www.dtpli.vic.gov.au/publicinspection](http://www.dtpli.vic.gov.au/publicinspection) .

**21.10 ROSEDALE STRATEGIC FRAMEWORK**DD/MM/YYYY  
Proposed C86**21.10-1 Overview**18/12/2013  
Proposed C86

Rosedale is located on the Princes Highway between Traralgon (24 km to the west) and Sale (27 km to the east) and is serviced by the Melbourne-Bairnsdale train line. The town is bound by the Latrobe River, Blind Joes Creek and their floodplains to the east and north. Rural lifestyle lots are established to the south of the town with extensive rural views. Also to the south are the Gippsland Brown Coalfields, timber plantations and the Holey Plains State Park.

Rosedale's main street, Prince Street, is located on the highway and relies, apart from the local community, on passersby visiting the local shops and amenities. The strong Crown grid pattern layout with historical places scattered throughout the town and roads lined with trees on wide green road reserves significantly contribute to Rosedale's distinctive character as a small rural town.

**21.10-2 Key Influences**DD/MM/YYYY  
Proposed C86

Planning is to recognise Rosedale's:

- Strong identity as a small rural town and potential to attract residents looking for a rural lifestyle while working in a regional centre such as Sale or Latrobe City.
- Position on the highway and the opportunities this creates for visitors and tourists to stop in the town.
- Potential to build on the natural assets such as the Latrobe River and Blind Joes Creek and other cultural and heritage assets.
- Accessibility to public transport (train) and a range of community services such as a primary school, library, swimming pool, kindergarten and sports clubs all of which contribute to a strong and vibrant community.
- Attractiveness for tourists and visitors due to a choice of accommodation opportunities, proximity to State and National Parks and local attractions including heritage places, specialised retail and the Rosedale Speedway.

**21.10-3 A small rural town**DD/MM/YYYY  
Proposed C86**Objective**

To maintain and enhance Rosedale's character as a small rural town while supporting growth.

**Strategies**

Recognise Rosedale's identity as a small rural town by maintaining and enhancing the rural character which is defined by its buildings, heritage places, streets and reserves by:

- Requiring that scale, location, massing and height of new development respects and enhances the visual character of the public realm.
- Ensuring that suitable species and landscape treatments are used to reflect the landscape character and setting of the town.

Build a strong identity based on Rosedale's heritage by conserving aboriginal and cultural heritage and preserving and enhancing Rosedale's culturally significant places.



Minimise negative impacts on the existing environmental assets by:

- Requiring Water Sensitive Urban Design (WSUD) principles which build on existing natural environmental assets (e.g. flora and fauna habitats, water courses and drainage lines) in Rosedale.
- Providing a minimum 30m buffer on either side of Blind Joes Creek to protect it from development.

Maintain existing connections and integration of the urban areas with the surrounding landscape and existing natural environmental assets by protecting or creating views from the town to the surrounding landscape.

Require new urban development to:

- Respect the characteristics of existing nearby historical places.
- Use the existing grid pattern as a design principle for new subdivision layouts.
- Provide housing frontages to face open spaces and green reserves, where possible.

Require new development in rural areas to:

- Respond to the topography and embrace views from the surrounding land.
- Provide an appropriate interface between proposed development and adjoining rural and industrial areas to ensure minimal impacts on existing activities.

#### **21.10-4 A highway town**

DDMM/YYYY  
Proposed C86

##### **Objective**

To strengthen Rosedale's identity as a highway town by celebrating its role as the western gateway to the heart of Gippsland.

##### **Strategies**

Create a good first impression of the town when people arrive in Rosedale by:

- Providing a high quality, attractive and visitor friendly urban environment on the highway and at arrival points that will encourage travellers to stop and spend time in Rosedale.
- Retaining and enhancing the historic places on the highway to provide a strong sense of place and character.
- Reinforcing the local identity of Prince Street through consistent streetscape treatment including street furniture and urban art.

Improve parking, particularly long vehicle parking for trucks and RVs (including boats and caravans) to encourage people to stop in Rosedale.

Develop an improved western town approach through:

- Upgraded landscape treatment and signage around Blind Joes Creek.
- Encouraging "sustainable" tourism uses within the rural activity area north of the highway.

Develop an improved eastern town approach through:

- Upgraded landscape treatment and signage that responds to the significant views.
- Enhancing and improving facilities in Willow Park.

Acknowledge the location of Rosedale on Victoria's Principal Freight Network (PFN) and National Transport Network.

**21.10-5 A connected town**

DDMM/YYYY  
Proposed C88

**Objective**

To create a healthy, active and liveable community through the provision of a safe walking and cycling network which connects residential areas, key nodes and heritage, cultural and landscape assets.

**Strategies**

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.

Require that future roads and access ways meet the requirements of the Infrastructure Design Manual.

Provide a high level of connectivity between new residential development, the existing Rosedale town centre and natural corridors by all modes of transport.

Provide safe walking and cycling connections between existing rural living areas, new rural living areas and the urban areas.

**21.10-6 A strong and vibrant community**

DDMM/YYYY  
Proposed C88

**Objective**

To strengthen the local economy and create a vibrant town centre with a unique sense of place.

**Strategies**

Provide for a range of retail, commercial, community and visitor based business in Rosedale by:

- Encouraging a mix of uses with a focus on retail, commercial and visitor facilities in the CBD with a variety of floor spaces to promote diversity in occupancies.
- Encouraging a mix of residential, community, cultural, commercial uses and specialised retail in the Railway Precinct, while discouraging industrial uses.
- Encouraging community uses in Hood Street in order to create a connection between Prince Street and the Railway Precinct.

- Encouraging long term growth of retail and commercial uses along Prince Street in a westerly direction; on the northern side of Albert Street between Hood Street and Lyons Street; and along Hood Street.

Support opportunities for the establishment of new industries on existing vacant land while recognising the potential flood impacts and amenity issues.

Create a vibrant town centre by activating public space through:

- Supporting a mix of retail, commercial and community uses in combination with residential use.
- Encouraging informal seating in public areas.
- Encouraging zero setbacks (except for existing heritage places) for retail and commercial frontages with clearly defined entrances that address the street or public spaces.

#### **21.10-7 Diversity of housing choice**

DDMM/YYYY  
Proposed C86

##### **Objective**

To improve housing choice and diversity and ensure a sufficient land supply.

##### **Strategies**

Facilitate development in accordance with the Rosedale Strategy Plan.

Provide for a range of lot sizes which take into account:

- Lot densities which respect existing lot sizes and the connected lifestyle character of Rosedale (existing average urban lot size is 800m<sup>2</sup>).
- Unsewered lots which need to be of a sufficient size to accommodate on-site sewerage treatment.

Support opportunities for retirement living.

Facilitate future growth while minimising encroachment of development into floodplains and protecting communities from flooding.

Provide opportunities for sufficient growth for Rosedale's urban area by:

- Supporting and prioritising the residential development of infill sites.
- Facilitating residential development of the vacant broad acre land to the east of the town (Mill Lane) as a priority.
- Facilitating new residential development between Moore Street, Rosedale - Flynn's Creek Road, Cricket Street and Blind Joes Creek, subject to the outcome of the Rosedale Flood Study and West Gippsland Management Catchment Authority consent.
- Facilitating new low density residential development on Rosedale - Flynn's Creek Road north of the railway line, subject to the outcome of the Rosedale Flood Study and West Gippsland Management Catchment Authority consent.
- Supporting subdivision of Low Density Residential Zoned land within the Rosedale Urban Area (north of the railway line) where reticulated sewerage can be provided to smaller lot sizes.
- Supporting long term residential development opportunities to the west of Blind Joes Creek and east of Mill Lane.

Provide opportunities for sufficient growth for Rosedale's rural area by:

- Supporting the development of existing vacant Low Density Residential Land on Williams Road while respecting the rural character and connected rural lifestyle on bigger lots.
- Supporting the development of land bound by Williams Road, Willung Road, Hoopers Road and Friends Road for rural lifestyle living.
- Supporting the long term intensification of land to the west of Rosedale-Flynns Creek Road outside the coal buffer and to the east of Willung Road.

**21.10-8 Implementation**

DD/MM/YYYY  
Proposed CBS

The Rosedale strategies will be implemented through the planning scheme by:

**Policy guidelines**

Planning must consider as relevant:

*Rosedale Structure Plan* (Wellington Shire Council, adopted 7 August 2012)

Current Flood Data available from West Gippsland Catchment Management Authority

*Healthy by Design* guidelines

*Infrastructure Design Manual*

*Public Transport Guidelines for Land Use and Development, 2008*

*Wellington Open Space Strategy 2014-24*

*Wellington Heritage Study: Stage 1, May 2005*

**Application of policy, zones and overlays**

- Apply *Clause 22.02 Rural Policy* in considering applications in the Farming Zone and Rural Activity Zone to protect agriculture and agricultural land.
- Apply *Clause 22.03 Heritage Policy* in considering applications covered by the Heritage Overlay or places included in the Victoria Heritage Inventory for direction as the most appropriate manner to undertake works in heritage places.
- Apply *Clause 22.04 Car Parking Policy* in considering a permit to reduce the number of parking spaces required to be provided under Clause 52.06.
- Apply *Clause 22.07 Coal Buffers Policy* in considering applications covered by the Urban and Construction Buffer (ESO3) to ensure that the use, development and management of land mutually protects urban amenity and coal resource development.
- Apply *Clause 42.01 Environment Significance Overlay Schedule 3* where an appropriate buffer to the Gippsland Brown Coalfields needs to be taken into account to ensure that the use, development and management of land mutually protects urban amenity and coal resource development.
- Apply *Clause 43.01 Heritage Overlay* to land identified having heritage significance to conserve and enhance heritage places.
- Apply *Clause 43.02 Design and Development Schedule 1* to industrial areas to provide well planned industrial estates.



- Apply *Clause 43.04 Development Plan Overlay Schedule 1 and 8* to "greenfield" areas to develop a physical framework plan which outlines the desired development approach including but not limited to; location of open space and necessary community facilities; access; drainage solution based on Water Sensitive Urban Design principles; location power, water and sewerage; proposed neighbourhood character; and connections for pedestrians, cyclists and cars within the development area, to adjacent areas and key nodes in Rosedale prior to subdivision.
- Apply *Clause 44.03 Floodway Overlay* and *Clause 44.04 Land Subject to Inundation Overlay* on land identified by West Gippsland Catchment Management Authority as being flood prone to ensure that development maintains the free passage and temporary storage of floodwaters.
- Apply *Clause 45.01 Public Acquisition Overlay Schedule 2* to ensure that changes to the use or development of the land do not prejudice the purpose (a road) for which the land is to be acquired.
- Apply *Clause 45.03 Environmental Audit Overlay* to land identified as having a potential for contamination to ensure that the land is suitable for a use which could be significantly adversely affected by any contamination.

#### **Undertaking further strategic work**

Implement the outcome of the Rosedale Flood Study by updating the Land Subject to Inundation Overlay, Flood Overlay and determine which areas are appropriate for residential and industrial development.

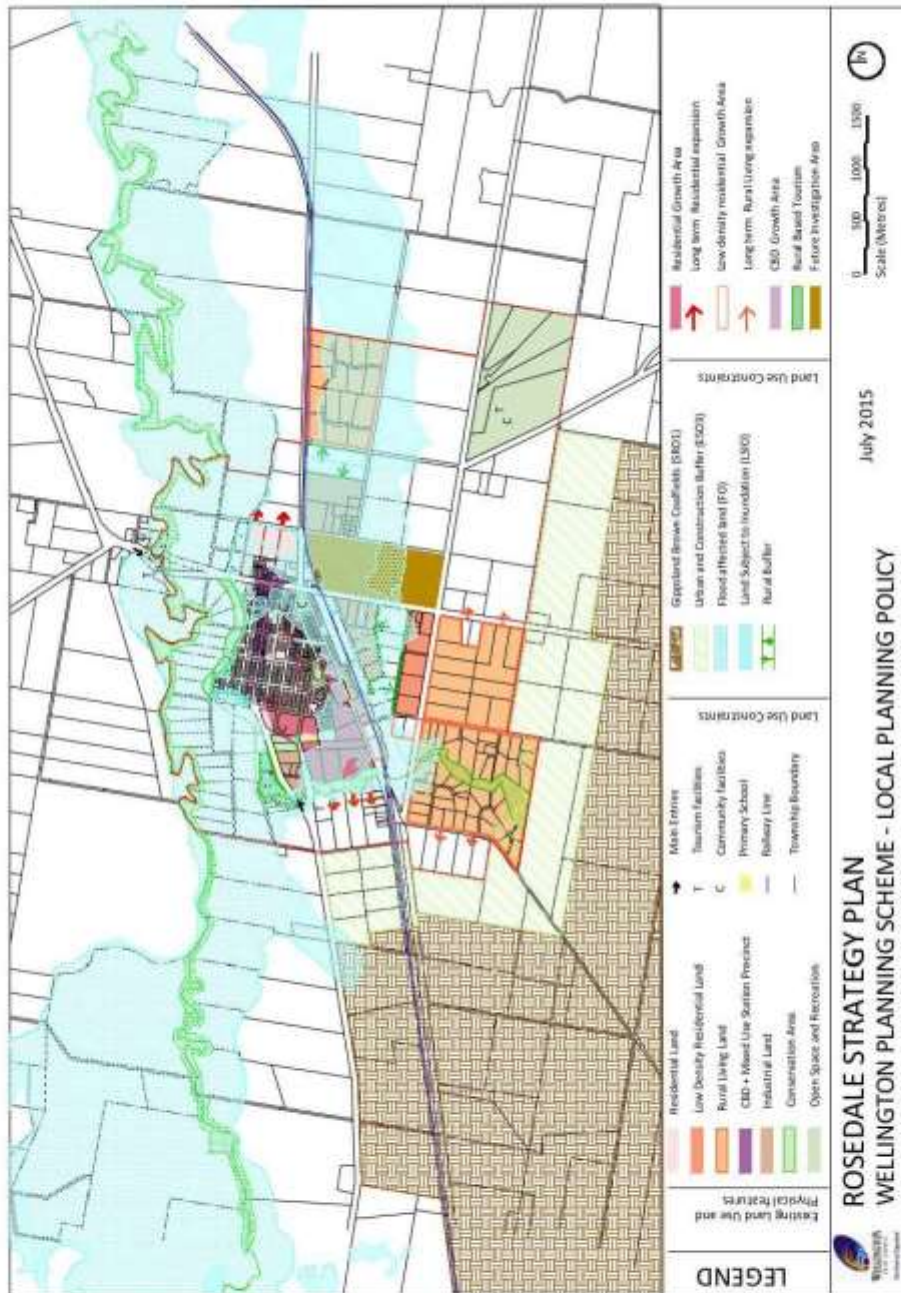
Investigate the opportunities for a sufficient supply of industrial land.

Prepare a master plan for the area that includes the Rosedale Leather factory, the eastern industrial precinct and the Farming Zone land in between these industrial parcels of land that would define the vision, design intent, location, subdivision and potential uses.

Prepare master plans for the CBD and Railway Precinct to provide a level of detail that would provide direct long term development opportunities and public realm treatment.



WELLINGTON PLANNING SCHEME



**21.20**

04/12/2014  
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**REFERENCE DOCUMENTS**

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme. Decision makers should use these for background research only. Material in these documents that potentially provides policy guidance on decision making but which is not specifically referenced to by the Scheme, should not be given any weight.

- *Assessment of Agricultural Quality of Land in Gippsland, Swan and Volam, 1984*
- *Basslink – Land Use and Development Controls, 2002*
- *City of Sale Restoration and Conservation Guidelines, May 1983*
- *City of Sale Heritage Study, March 1994*
- *East Gippsland Regional Catchment Strategy*
- *Gippsland Lakes Coastal Action Plan, 1999*
- *Gippsland Lakes Future Directions and Action Plans, 2002*
- *Gippsland Lakes Shore Erosion and Revegetation Strategy, Department of Natural Resources and Environment, Gippsland Coastal Board, 2002*
- *Siting and Design Guidelines for Structures on the Victorian Coast, 1998*
- *Group accommodation and Safety guidelines, Country Fire Authority, February 1997*
- *Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District, 2002*
- *Healthy by Design: A planners' guide to environments for active living, National Heart Foundation of Australia, 2004*
- *Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road August 2013.*
- *Infrastructure Design Manual (IDM)*
- *Integrated Coastal Planning for Gippsland – Coastal Action Plan, Gippsland Coastal Board,*
- *Mapped Salinity Discharge and Potential for Recharge within the Wellington Shire and showing Domestic Water Supply Catchments, Department of Natural Resources and Environment,*
- *Municipal Reference Document, Wellington Shire, Coastal Spaces Landscape Assessment Study, 2006*
- *Planning conditions and guidelines for subdivisions, Country Fire Authority, September 1991*
- *Port Albert Conservation Study, 1982*
- *Port Albert Masterplan, 2002*
- *Port Albert & Palmerston Urban Design Guidelines, 2007*
- *Recreational accommodation and Safety Guidelines, Country Fire Authority, February 1997*
- [Rosedale Structure Plan, 7 August 2012](#)
- *Sale and Region Business Opportunities Study, 2003*
- *Sale, Wurruk and Longford Structure Plan, 2010 and updates; Relocation of Sale Greyhound Racing Club Strategic Justification (NBA Group, 2014)*

WELLINGTON PLANNING SCHEME

- *Sale CBD Precinct Plan, 2010*
- *Siting and Design Guidelines for Structures on the Victorian Coast, 1998*
- *State Overview Report, Coastal Spaces Landscape Assessment Study, 2006*
- *Stratford Townscape Study, 1993*
- *Victorian Coastal Strategy, 2001*
- *Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach, February 2007*
- *Wellington Shire Council, Golden Beach/Paradise Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Loch Sport Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Marns Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, McLoughlins Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Robertsons Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Seaspray Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, The Honeysuckles Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Woodside Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Heritage Study: Stage 1, May 2005*
- *Wellington Shire Stormwater Management Plan, 2002*
- *West Sale Aerodrome Master Plan, November 2002*
- *West Sale Aerodrome Public Authority Management Agreement, June 2003*
- *West Gippsland Regional Catchment Strategy 2013 (or any superseding document)*
- *Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District, 2002*
- *Wellington Economic Development and Tourism Strategy 2011 15 (or any superseding document)*
- *Sale and Region Business Opportunities Study, 2003*

Ddmm/yyyy  
Proposed  
C86

## **DRAFT SCHEDULE 8 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO8**.

### **RURAL LIVING AREA BOUND BY WILLIAMS ROAD, WILLUNG ROAD, HOOPERS ROAD AND FRIENDS ROAD, ROSEDALE**

#### **1.0 Requirement before a permit is granted**

Ddmm/yyyy  
Proposed  
C86

A permit may be granted before a development plan has been prepared to the satisfaction of the responsible authority for the following:

- Building or works associated with the existing use of the land for agriculture.
- 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.

A permit must not prejudice the intended outcomes of any likely outcome of the development plan.

#### **2.0 Conditions and requirements for permits**

Ddmm/yyyy  
Proposed  
C86

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 uses and developments, to reduce the chance of conflicting developments.
- The need to minimise access points to designated Category 2 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.

#### **3.0 Requirements for development plan**

Ddmm/yyyy  
Proposed  
C86

A development plan must be prepared to the satisfaction of the responsible authority.

There must be only one development plan for the whole development plan area to which this schedule applies.

##### **Site Analysis**

The site analysis plan must be prepared to the satisfaction of the responsible authority. The plan must show:

- the topography of the land;
- 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;
- areas affected by easements; and
- any other relevant features.

#### **Land use and subdivision**

The plan must show:

- The proposed subdivision lot layout which:
  - responds to the issues identified in the site analysis.
  - must ensure that allotments along Williams Road, Willung Road, Hoopers Road or Friends Road do not adjoin any other road reserves unless the allotment is on a corner.
  - supports buildings which front onto the road.
- The overall pattern of development and how it integrates with the immediate surrounding area.
- The proposed use and development of each part of the development plan area.

#### **Infrastructure services**

A Drainage Plan, to the satisfaction of the responsible authority and relevant Catchment Management Authority, which:

- Provides an integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
- Shows waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained.
- Provides for landscaping within any drainage depressions that integrate with the site.

A Traffic Plan which:

- Provides a convenient, sealed and safe road network design that:
  - minimises access points onto designated Category 2 roads.
  - is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle connections to adjoining communities (including existing and future areas included within the DPO) and Rosedale.
  - uses existing roads or road reserves when available. The development must be serviced with sealed roads to the satisfaction of the responsible authority, including construction of Williams Road and Hoopers Road in so far as they adjoin the Development Plan Overlay area.
  - conforms with the Infrastructural Design Manual, relevant Austroads publications and Australian Standards.
- Provides details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.
- Provides details of timing and developer provision of required infrastructure upgrades.



### **Open space network and general amenity**

The plan must show:

- 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.
- An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees wherever possible.
- A 40 metres buffer distance associated with the Greyhound Business located at 210 Willung Road between any proposed house and all facilities in connection with the Greyhounds establishment (while this use continuous).

### **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.

The approved development plan may be amended to the satisfaction of the responsible authority.

### **Variation(s) to the development plan requirements**

Any of the abovementioned components of the development plan can be varied at the discretion of the responsible authority.

## **4.0 Decision guidelines for development plan**

Date: mm/yyyy  
Proposed  
C88

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

- Whether the proposal is in accordance with the requirements for development in rural areas as outlined in Clause 21.10 – Rosedale Strategic Framework.
- Supportive Environments for Physical Activity (SEPA) principles of healthy urban design – refer to the Healthy by Design Guidelines.
- Development requirements as set out in the Infrastructure Design Manual (IDM).
- Any open space requirements outlined in Clause 52.01 and the Wellington Open Space Strategy.
- The long-term affect on the amenity of current and proposed future land uses.
- Structure plans, policy, strategy or guidelines adopted by the responsible authority that relate to the subject land.
- The requirements of any external authority.

04/12/2014  
C72 Proposed  
C95

**SCHEDULE TO CLAUSE 61.03**

**Maps comprising part of this scheme:**

- 1, 1HO, 1WMO
- 2, 2WMO
- 3, 3HO, 3WMO
- 4, 4WMO
- 5, 5HO, 5WMO
- 6, 6WMO
- 7, 7HO, 7WMO
- 8, 8WMO
- 9, 9HO, 9WMO
- 10, 10WMO
- 11, 11WMO
- 12, 12ESO8, 12HO, 12WMO,
- 13, 13WMO
- 14, 14ESO8, 14WMO
- 15, 15DPO, 15HO, 15WMO
- 16, 16ESO8, 16WMO
- 17, 17HO, 17WMO
- 18, 18WMO
- 19, 19WMO
- 20, 20WMO
- 21, 21WMO
- 22, 22WMO
- 23, 23WMO
- 24, 24HO, 24LSIO-FO, 24WMO
- 25, 25ESO2, 25LSIO-FO, 25WMO
- 26, 26DPO, 26HO, 26LSIO-FO,
- 27, 27DPO, 27WMO
- 28, 28DPO
- 29, 29DPO, 29WMO
- 30, 30WMO
- 31, 31EAO, 31WMO
- 32, 32WMO
- 33, 33DPO, 33PAO, 33LSIO-FO, 33WMO
- 34, 34WMO

WELLINGTON PLANNING SCHEME

- 35, 35LSIO-FO, 35WMO
- 36, 36LSIO-FO, 36WMO
- 37, 37ESO2, 37LSIO-FO, 37WMO
- 38, 38DPO, 38LSIO-FO, 38WMO
- 39, 39ESO2, 39LSIO-FO, 39WMO
- 40, 40WMO
- 41, 41LSIO-FO
- 42, 42LSIO-FO
- 43, 43LSIO-FO
- 44, 44WMO
- 45, 45DDO, 45EAO, 45DPO, 45ESO7, 45LSIO-FO, 45WMO
- 46, 46ESO7, 46LSIO-FO
- 47, 47HO, 47LSIO-FO
- 48, 48HO, 48LSIO-FO
- 49, 49LSIO-FO
- 50, 50DDO, 50DPO, 50HO, 50LSIO-FO
- 51, 51DPO, 51LSIO-FO
- 52, 52DPO
- 53, 53DPO, 53EAO, 53LSIO-FO
- 54, 54DDO, 54DPO, 54EAO, 54SBO
- 55, 55DDO, 55HO, 55LSIO-FO
- 56, 56DDO, 56DPO
- 57, 57DPO, 57LSIO-FO
- 58, 58DDO, 58DPO, 58ESO2, 58LSIO-FO
- 59, 59DDO, 59DPO, 59EAO, 59HO, 59LSIO-FO
- 60, 60DDO, 60DPO
- 61, 61DDO, 61LSIO-FO
- 62, 62DDO, 62DPO, 62HO, 62LSIO-FO
- 63, 63DDO, 63ESO2, 63WMO
- 64
- 65, 65ESO2, 65WMO
- 66, 66ESO2, 66HO, 66LSIO-FO, 66WMO
- 67, 67HO, 67LSIO-FO
- 68, 68DPO, 68LSIO-FO
- 69, 69DDO, 69DPO, 69LSIO-FO, 69EAO
- 70, 70DDO, 70DPO, 70EAO, 70LSIO-FO, 70PAO
- 71, 71DDO
- 72, 72LSIO-FO

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- 73, 73LSIO-FO
- 74, 74DDO, 74HO, 74LSIO-FO
- 75, 75DDO, 75LSIO-FO
- 76, 76DDO, 76ESO2, 76HO, 76LSIO-FO
- 77, 77DDO, 77ESO2, 77HO, 77LSIO-FO
- 78, 78DDO, 78ESO1, 78ESO2, 78HO, 78LSIO-FO
- 79
- 80, 80DDO
- 81, 81AEO, 81DDO, 81ESO7
- 82, 82AEO, 82DDO, 82HO, 82LSIO-FO
- 83, 83DDO, 83HO, 83LSIO-FO
- 84, 84DDO, 84DPO, 84HO
- 85, 85DDO, 85DPO, 85PAO
- 86, 86AEO, 86DDO, 86EAO, 86PAO
- 87, 87DDO, 87LSIO-FO, 87DPO
- 88, 88DDO, 88HO, 88LSIO-FO
- 89, 89DDO, 89DPO, 89HO, 89LSIO-FO, 89PAO
- 90, 90DDO, 90DPO, 90HO, 90PAO
- 91, 91AEO, 91DDO, 91PAO, 91DPO
- 92, 92DDO, 92DPO, 92PAO, 92LSIO-FO
- 93, 93DDO, 93DPO, 93HO, 93PAO, 93LISO-FO
- 94, 94DDO, 94HO, 94LSIO-FO, 94DPO, 94PAO
- 95, 95DDO, 95DPO, 95EAO, 95ESO4, 95HO, 95LSIO-FO, 95RXO
- 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
- 104, 104AEO, 104DDO, 104ESO1, 104ESO2, 104LSIO-FO
- 105, 105DDO, 105ESO1, 105ESO2, 105HO, 105LSIO-FO
- 106, 106ESO1, 106ESO2, 106LSIO-FO, 106WMO
- 107, 107ESO1, 107ESO2, 107LSIO-FO, 107WMO, 107RO
- 108, 108ESO1, 108ESO2, 108LSIO-FO, 108WMO
- 109, 109DDO, 109ESO1, 109ESO2, 109LSIO-FO, 109WMO
- 110, 110DDO, 110ESO1, 110ESO2, 110LSIO-FO, 110WMO

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- 111, 111DDO, 111ESO1, 111ESO2, 111ESO6, 111LSIO-FO, 111WMO
- 112, 112DDO, 112ESO2, 112LSIO-FO, 112RXO
- 113, 113DDO, 113ESO1, 113ESO2, 113ESO6, 113LSIO-FO, 113WMO, 113RXO
- 114, 114ESO1, 114ESO2, 114LSIO-FO, 114WMO
- 115, 115LSIO-FO, 115SRO1
- 116, 116ESO3, 116HO, 116LSIO-FO, 116PAO
- 117, 117DDO, 117DPO, 117LSIO-FO, 117PAO
- 118, 118DDO, 118DPO, 118ESO2, 118LSIO-FO, 118PAO
- 119, 119DDO, 119DPO, 119EAO, 119HO, 119LSIO-FO, 119PAO
- 120, 120DDO, 120DPO, 120ESO3, 120LSIO-FO
- 121, 121DDO, [121DPO](#), [121EAO](#), 121HO, 121LSIO-FO
- 122, 122HO, 122PAO, 122LSIO-FO
- 123, 123AEO, 123DDO, 123ESO7, 123PAO, 123LSIO-FO
- 124, 124ESO7, 124PAO
- 125, 125HO, 125DDO, 125LSIO-FO, 125AEO, 125PAO
- 126, 126ESO2, 126HO, 126DDO, 126DPO, 126LSIO-FO
- 127, 127AEO, 127DDO, 127DPO, 127ESO2, 127ESO5, 127HO, 127LSIO-FO
- 128, 128AEO, 128DDO, 128ESO2, 128ESO5, 128LSIO-FO
- 129, 129DPO, 129ESO3, 129LSIO-FO, 129PAO, 129WMO, 129SRO1
- 130, 130DDO, [130DPO](#), 130ESO3, 130ESO7, 130LSIO-FO, 130WMO, 130SRO1
- 131, 131ESO7, 131WMO, 131SRO1, 131LSIO-FO
- 132, 132HO, 132LSIO-FO, 132WMO, 132SRO1
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- 135, 135DDO, 135DPO, 135ESO2, 135LSIO-FO, 135WMO, 135SRO1
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- 144, 144ESO3, 144LSIO-FO, 144WMO, 144SRO1
- 145, 145ESO2, 145LSIO-FO, 145WMO, 145SRO1
- 146, 146LSIO-FO, 146WMO
- 147, 147ESO2, 147LSIO-FO, 147WMO, 147SRO1
- 148, 148DDO, 148ESO2, 148LSIO-FO, 148WMO, 148SRO1



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- 149, 149ESO2, 149LSIO-FO
- 150, 150DDO, 150ESO1, 150ESO2, 150LSIO-FO, 150WMO, 150RO
- 151, 151ESO1, 151ESO2, 151LSIO-FO, 151WMO
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- 154, 154ESO1, 154ESO2, 154LSIO-FO, 154WMO, 154RO
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- 168, 168DDO, 168ESO1, 168ESO2, 168LSIO-FO, 168WMO, 168RO
- 169, 169DDO, 169ESO1, 169ESO2, 169LSIO-FO, 169WMO, 169RO
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- 176, 176WMO
- 177, 177WMO
- 178, 178ESO2, 178HO, 178WMO, 178SRO1
- 179, 179ESO2, 179WMO, 179SRO1
- 180, 180ESO1, 180ESO2, 180LSIO-FO, 180WMO
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- 182, 182ESO2, 182LSIO-FO, 182WMO, 182PAO
- 183, 183LSIO-FO, 183PAO
- 184, 184DDO, 184ESO1, 184ESO2, 184LSIO-FO
- 185, 185DDO, 185ESO1, 185ESO2, 185LSIO-FO, 185RO, 185WMO
- 186, 186WMO

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- 187, 187WMO
- 188, 188 DDO, 188ESO2, 188LSIO-FO, 188WMO
- 189, 189DPO, 189ESO2, 189LSIO-FO, 189WMO
- 190, 190ESO2, 190LSIO-FO, 190WMO, 190SRO1
- 191, 191DDO, 191DPO, 191ESO2, 191ESO3, 191HO, 191SRO1, 191VPO, 191LSIO-FO, 191WMO
- 192, 192DDO, 192ESO3, 192SRO1
- 193, 193DDO, 193 DPO, 193HO, 193LSIO-FO
- 194, 194ESO3, 194SRO1
- 195, 195DDO, 195DPO, 195PAO
- 196, 196AEO, 196DPO, 196ESO2, 196SRO1, 196VPO, 196LSIO-FO, 196WMO
- 197, 197DPO, 197VPO, 197WMO
- 198, 198AEO, 198ESO2, 198SRO1, 198VPO, 198WMO
- 199, 199VPO, 199WMO
- 200, 200VPO
- 201, 201ESO1, 201ESO2, 201LSIO-FO, 201WMO
- 202, 202DDO, 202ESO1, 202ESO2
- 203, 203ESO1, 203ESO2, 203LSIO-FO
- 204, 204ESO2, 204HO, 204WMO
- 205, 205DDO, 205ESO1, 205ESO2, 205HO, 205LSIO-FO, 205WMO, 205SRO1
- 206, 206ESO2, 206SRO1, 205LSIO-FO
- 207, 207DDO, 207ESO1, 207ESO2, 207ESO3, 207LSIO-RO, 207HO, 207WMO, 207SRO1
- 208, 208DPO, 208DDO, 208ESO1, 208ESO2, 208ESO3, 208LSIO-FO, 208HO, 208SRO1
- 209, 209DPO, 209DDO, 209ESO1, 209ESO2, 209LSIO-FO, 209HO, 209PAO
- 210, 210DDO, 210ESO1, 210ESO2, 210LSIO-FO
- 211, 211ESO1, 211ESO2, 211ESO3, 211HO, 211SRO1, 211LSIO-FO
- 212, 212DDO, 212ESO3, 212HO, 212LSIO-FO
- 213, 213DDO, 213ESO2, 213ESO3, 213HO, 213LSIO-FO
- 214, 214AEO, 214ESO1, 214ESO2, 214ESO3, 214HO, 214SRO1, 214LSIO-FO
- 215, 215DDO, 215ESO1, 215ESO2, 215ESO3, 215HO, 215LSIO-FO
- 216, 216AEO, 216ESO1, 216ESO2
- 217, 217DDO, 217ESO2
- 218, 218ESO2, 218LSIO-FO
- 219, 219DDO, 219ESO2, 219LSIO-FO
- 220
- 221, 221ESO1, 221ESO2
- 222, 222ESO1



# WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Zone	Description
C1Z	Community Centre Zone
GRZ1	General Residential Zone
PPRZ	Public Purpose Residential Zone
MUZ	Municipal Utility Zone

Scale: 1:50,000

AUSTALIAN MAP INFO ONLINE

Victoria

AMENDMENT C86

MAP No 119

**WELLINGTON PLANNING SCHEME - LOCAL PROVISION**



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For a full list of zones, please refer to the Wellington Planning Scheme. For a full list of zones, please refer to the Wellington Planning Scheme.

Scale: 1:10,000

Australian Standard Time Zone

Victoria

AMENDMENT C85



# WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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Scale: 1:5000

AUSTALIAN MAP INFO SERVICE

AMENDMENT C86

NEED TO KNOW? VISIT OUR WEBSITE: [www.vic.gov.au](http://www.vic.gov.au)

**WELLINGTON PLANNING SCHEME - LOCAL PROVISION**



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Map 120 Wellington - 120444-1

Scale 1:1000

AMENDMENT CB6

MAP No 130

ZONES

**WELLINGTON PLANNING SCHEME - LOCAL PROVISION**



To see the map in a larger format, click on the map icon in the top right corner of the page.  
 To see the map in a smaller format, click on the map icon in the top left corner of the page.

City of Wellington  
Planning and Development Unit

0 100 200 300 400 500

WITH UNRESERVED TOLERANCE

WELLINGTON  
MUNICIPALITY

PLAN 49221
AMENDMENT C88
MAP No 118DDO

**AREA TO BE DELETED FROM A DESIGN AND DEVELOPMENT OVERLAY**

**WELLINGTON PLANNING SCHEME - LOCAL PROVISION**



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Area To Be Deleted From Design and Development Overlay

Scale: 1:1000

WELLINGTON PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C88

MAP No 121DDO

AREA TO BE DELETED FROM A DESIGN AND DEVELOPMENT OVERLAY

MAP No 121DDO

**WELLINGTON PLANNING SCHEME - LOCAL PROVISION**



This document is a copy of the Planning Scheme and is not a legal instrument. It is subject to the provisions of the Resource Management Act 1991 and the Planning Act 2013.

This document is a copy of the Planning Scheme and is not a legal instrument. It is subject to the provisions of the Resource Management Act 1991 and the Planning Act 2013.

DESIGN AND DEVELOPMENT OVERLAY

AMENDMENT C88

MAP No 121DDO

WITH UNRECORDED TARIFF

0 100 200 300 400 500 METRES

NORTH

Victoria

1:10,000

121DDO



**WELLINGTON PLANNING SCHEME - LOCAL PROVISION**



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**DEVELOPMENT PLAN OVERLAY**

**AMENDMENT C88**

**MAP No 120DPO**

# WELLINGTON PLANNING SCHEME - LOCAL PROVISION



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AMENDMENT C88

Scale: 1:10,000

AUSTALIAN MAP (PROJ) 2012

AMENDMENT C88

MAP No 121DPO

DEVELOPMENT PLAN OVERLAY

MAP No 121DPO

**WELLINGTON PLANNING SCHEME - LOCAL PROVISION**



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1:2000

MAP INFORMATION (INFO) CORE 10

MAP No 1300PO

DEVELOPMENT PLAN OVERLAY

AMENDMENT C86  
MAP No 1300PO

**WELLINGTON PLANNING SCHEME - LOCAL PROVISION**



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NEED TO HOLDING METRIC SCALE MAP

WITH UNRESERVED TARIFF

PLAN 49221

AMENDMENT C88

**ENVIRONMENTAL AUDIT OVERLAY**

**MAP No 121EAO**

*Planning and Environment Act 1987*

**WELLINGTON PLANNING SCHEME**

**AMENDMENT C86**

**INSTRUCTION SHEET**

The planning authority for this amendment is the Wellington Shire Council.

The Wellington Planning Scheme is amended as follows:

**Planning Scheme Maps**

The Planning Scheme Maps are amended by a total of 12 attached maps sheets.

**Zoning Maps**

1. Amend Planning Scheme Map Nos. 118, 119, 120, 121 and 130 in the manner shown on the 5 attached maps marked "Wellington Planning Scheme, Amendment C86".

**Overlay Maps**

2. Amend Planning Scheme Map Nos. 118DDO, 120DPO and 121DDO in the manner shown on the 4 attached maps marked "Wellington Planning Scheme, Amendment C86".
3. Insert new Planning Scheme Map Nos. 121DPO, 121EAO and 130DPO in the manner shown on the 3 attached maps marked "Wellington Planning Scheme, Amendment C86".

**Planning Scheme Ordinance**

The Planning Scheme Ordinance is amended as follows:

4. In Local Planning Policy Framework – replace Clause 21.10 with a new Clause 21.10 in the form of the attached document.
5. In Local Planning Policy Framework – replace Clause 21.20 with a new Clause 21.20 in the form of the attached document.
6. In Overlays – Clause 43.03, insert a new Schedule 8 in the form of the attached document.
7. In General Provisions – Clause 61.03, replace the schedule with a new Schedule in the form of the attached document.

End of document



**ITEM C3.4****PLANNING DECISIONS**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

MANAGER LAND USE PLANNING

DATE:

7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓	✓	✓	✓			✓		

**OBJECTIVE**

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the month of May 2015 for information.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY****RECOMMENDATION**

***That Council note the report on recent planning permit trends and Planning Application Determinations between 1 May and 31 May 2015.***

**BACKGROUND**

Statutory Planners have delegated authority under the *Planning and Environment Act 1987* to make planning decisions in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme including the issue of: planning permits, amended permits, extensions of time, refusal of planning permits and notices of decision to grant a planning permit.

A copy of planning permit decisions made between 1 May and 31 May 2015 is included in Attachment 1.

Attachment 2 provides an overview of recent planning permit trends including decisions made, efficiency of decision making and the estimated value of approved development (derived from monthly Planning Permit Activity Reporting data).

**OPTIONS**

Council may choose to note this report, alternatively, Council may choose to seek further information and refer this report to another meeting.

**PROPOSAL**

That Council note the report on recent planning permit trends and planning application determinations between 1 May and 31 May 2015.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a conflict of interest.

## **COMMUNICATION IMPACT**

The monthly report communicates information about planning trends and determinations including the issue of planning permits, amended permits, refusal of planning permits and notices of decision to grant a planning permit.

## **LEGISLATIVE IMPACT**

All planning decisions have been processed and issued in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme.

## **COUNCIL POLICY IMPACT**

All planning decisions have been issued after due consideration of relevant Council policy, including Council's Heritage Policy and the requirements of the State and Local Planning Policy Framework in the Wellington Planning Scheme.

## **COUNCIL PLAN**

The Council Plan 2013–2017 Theme 5 Land Use Planning states the following strategic objective and related strategy:

Strategic Objective

*"Appropriate and forward looking land use planning that incorporates sustainable growth and development."*

Strategy 5.2

*"Provide user friendly, accessible planning information and efficient planning processes."*

This report supports the above Council Plan strategic objective and strategy.

## **ENVIRONMENTAL IMPACT**

Planning decisions are made in accordance with the relevant environmental standards to ensure that environmental impacts are minimised

**PLANNING APPLICATION DETERMINATIONS  
BETWEEN 1/05/2015 AND 31/05/2015**

<b>Application No/Year</b>	<b>Date Received</b>	<b>Property Title &amp; Address</b>	<b>Proposal</b>	<b>Status</b>
143-2/2011	25/03/2015	Assessment No. 83915 CA: 59C SEC: 2 HUGHES RD CLYDEBANK	Amendment to permit for development of a dwelling shed.	Permit Issued by Delegate of Resp/Auth 18/05/2015
169-2/2013	12/03/2015	Assessment No. 208744 CA: 13 WILLUNG RD ROSEDALE	Amendment to permit for use and development of a dwelling and stables.	Permit Issued by Delegate of Resp/Auth 7/05/2015
158-2/2014	1/04/2015	Assessment No. 276709 LOT: 14 PS: 30371 59 BAY ST PORT ALBERT	Amendment to permit for two storey dwelling.	Permit Issued by Delegate of Resp/Auth 8/05/2015
227-2/2014	2/04/2015	Assessment No. 331710 CA: 5 SEC: 1 24 CAHILL ST BRIAGOLONG	Amendment to permit for an emergency services facility.	Permit Issued by Delegate of Resp/Auth 18/05/2015
272-1/2014	22/08/2014	Assessment No. 176438 PC: 163040 2 CEDAR CRT GLOMAR BEACH	Use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth 26/05/2015
291-2/2014	13/05/2015	Assessment No. 383075 LOT: 1 TP: 866893L GLENMAGGIE RD GLENMAGGIE	Use & development of a dwelling/removal of native vegetation <40ha.	Permit Issued by Delegate of Resp/Auth 27/05/2015
294-2/2014	4/05/2015	Assessment No. 87072 PC: 362248E 110 LIND AVE DARGO	Application to change liquor licence - increase patrons	Permit Issued by Delegate of Resp/Auth 11/05/2015
318-1/2014	26/09/2014	Assessment No. 44966 LOT: 7 PS: 10183 33 PALMERSTON ST SALE	GRZ1 subdivision of the land into 2 lots.	NOD issued by Delegate of Respon/Auth 22/05/2015
374-2/2014	11/05/2015	Assessment No. 215517 LOT: 466 PS: 52647 91 FAIRWAY AVE GOLDEN BEACH	Amendment to permit for relocation of an existing dwelling.	Permit Issued by Delegate of Resp/Auth 28/05/2015
407-1/2014	12/12/2014	Assessment No. 182238 PC: 333087 2,362-2,380 SHORELINE THE HONEYSUCKLES	Development of a dwelling and garage.	Permit Issued by Delegate of Resp/Auth 7/05/2015
408-1/2014	12/12/2014	Assessment No. 364182 CA: 16A 79A RIVERSDALE RD MAFFRA	FZ subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 1/05/2015

Application No/Year	Date Received	Property Title & Address	Proposal	Status
22-1/2015	6/02/2015	Assessment No. 105932 LOT: 1 PS: 613349N SALE HEYFIELD RD FULHAM	Use and development of the land for gravel and sand extraction.	Permit Issued by Delegate of Resp/Auth 22/05/2015
39-1/2015	16/02/2015	Assessment No. 299420 LOT: 2 PS: 207466P 45 YARRAM-MORWELL YARRAM	Resubdivision of 2 existing lots to create a smaller lot for dwelling.	Permit Issued by Delegate of Resp/Auth 29/05/2015
40-1/2015	16/02/2015	Assessment No. 352047 PC: 373103V 10-12 SKENE CRT COONGULLA	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 8/05/2015
45-1/2015	20/02/2015	Assessment No. 239541 LOT: 383 PS: 50201 3 REEVES ST LOCH SPORT	Use and development of the land for a plant nursery & shed.	Permit Issued by Delegate of Resp/Auth 8/05/2015
50-1/2015	24/02/2015	Assessment No. 90266 LOT: 3 PS: 124245 82 BLANKS RD BRIAGOLONG	Use and development of a dwelling in association with horticulture.	Permit Issued by Delegate of Resp/Auth 15/05/2015
52-1/2015	25/02/2015	Assessment No. 271601 LOT: 1 PS: 639666U 5,021 HVLAND HWY WON WRON	Use and development of the land for a plant nursery & sale of alcohol.	Permit Issued by Delegate of Resp/Auth 14/05/2015
58-1/2015	3/03/2015	Assessment No. 90498 LOT: 4 PS: 119583 615 STOCKDALE	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 1/05/2015
63-1/2015	10/03/2015	Assessment No. 428730 LOT: 3 PS: 729763 UPPER MAFFRA RD MAFFRA WEST UPPER	Subdivision of the land into three lots (re-subdivision).	Permit Issued by Delegate of Resp/Auth 22/05/2015
65-1/2015	10/03/2015	Assessment No. 248864 LOT: 1031 PS: 55692 43 WILHELM ST LOCH SPORT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 22/05/2015
71-1/2015	13/03/2015	Assessment No. 342881 LOT: 1 PS: 506995K 104 BACK BOISDALE RD BOISDALE	Buildings and works associated with development of an outbuilding.	Permit Issued by Delegate of Resp/Auth 7/05/2015
72-1/2015	13/03/2015	Assessment No. 319293 LOT: 3 PS: 203875 89 MAFFRA RD HEYFIELD	Development of the land for motor vehicle repairs.	Permit Issued by Delegate of Resp/Auth 5/05/2015
73-1/2015	13/03/2015	Assessment No. 242487 LOT: 2289 PS: 70941 31 THE BOULEVARD LOCH SPORT	Buildings and works associated with development of a single dwelling.	Permit Issued by Delegate of Resp/Auth 7/05/2015

Application No/Year	Date Received	Property Title & Address	Proposal	Status
74-1/2015	13/03/2015	Assessment No. 102327 LOT: 2 PS: 627860B 744A GRDMES RD DENTSON	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 18/05/2015
75-1/2015	16/03/2015	Assessment No. 353292 LOT: 1 TP: 192296L 17 WELLINGTON ST COONGULLA	Buildings and works associated with development of a dwelling.	Permit Issued by Delegate of Resp/Auth 22/05/2015
76-1/2015	16/03/2015	Assessment No. 360941 LOT: 2 PS: 547884F 60 LITTLES RD MAFFRA	Buildings and works associated with reconstruction of dwelling.	Permit Issued by Delegate of Resp/Auth 26/05/2015
79-1/2015	18/03/2015	Assessment No. 282178 LOT: 3 PS: 4479H 23 RICHARD RD WOODSIDE BEACH	Buildings and works associated with extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 15/05/2015
82-1/2015	18/03/2015	Assessment No. 237941 PC: 102552 169-171 NATIONAL PARK LOCH SPORT	Buildings/works associated with development of replacement dwelling.	Permit Issued by Delegate of Resp/Auth 22/05/2015
84-1/2015	19/03/2015	Assessment No. 398255 LOT: 14 PS: 534182N 23 MALMO ST MAFFRA	Development of the land for a storage facility	Permit Issued by Delegate of Resp/Auth 7/05/2015
85-1/2015	20/03/2015	Assessment No. 225268 PC: 373288E 6-8 CAMPBELL ST LOCH SPORT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 27/05/2015
87-1/2015	25/03/2015	Assessment No. 278382 LOT: 5 BLK: 10 PS: 3222 35 TARRAVILLE RD PORT ALBERT	Buildings and works associated with development of a dwelling/shed.	Permit Issued by Delegate of Resp/Auth 15/05/2015
89-1/2015	25/03/2015	Assessment No. 274415 PC: 373421F 31 KIRKSOPP ST ALBERTON	Buildings and works associated with development of a single dwelling.	Permit Issued by Delegate of Resp/Auth 15/05/2015
91-1/2015	26/03/2015	Assessment No. 429506 LOT: 1 TP: 108087W 12 HOLLANDS LANDING HOLLANDS LANDING	Buildings and works associated with construction of a crossover.	Refusal Issued by Delegate of Respo/Auth 19/05/2015
94-1/2015	31/03/2015	Assessment No. 233031 LOT: 1 TP: 92383Y 10 KOALA CRT LOCH SPORT	Buildings/works associated with development of a single dwelling.	Permit Issued by Delegate of Resp/Auth 12/05/2015
94-2/2015	19/05/2015	Assessment No. 233031 LOT: 1 TP: 92383Y 10 KOALA CRT LOCH SPORT	Amendment to permit for buildings and works for a dwelling.	Permit Issued by Delegate of Resp/Auth 27/05/2015

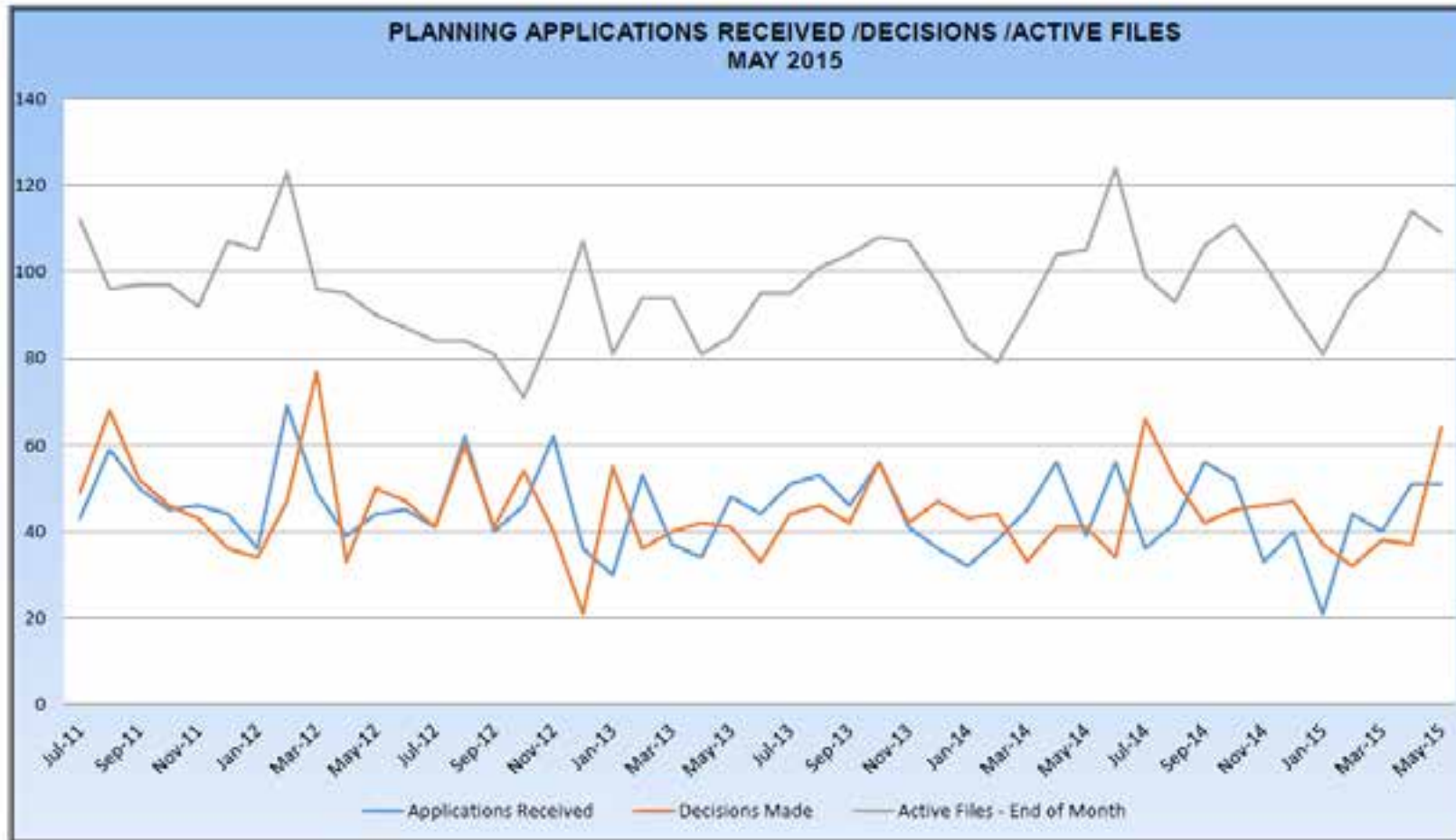


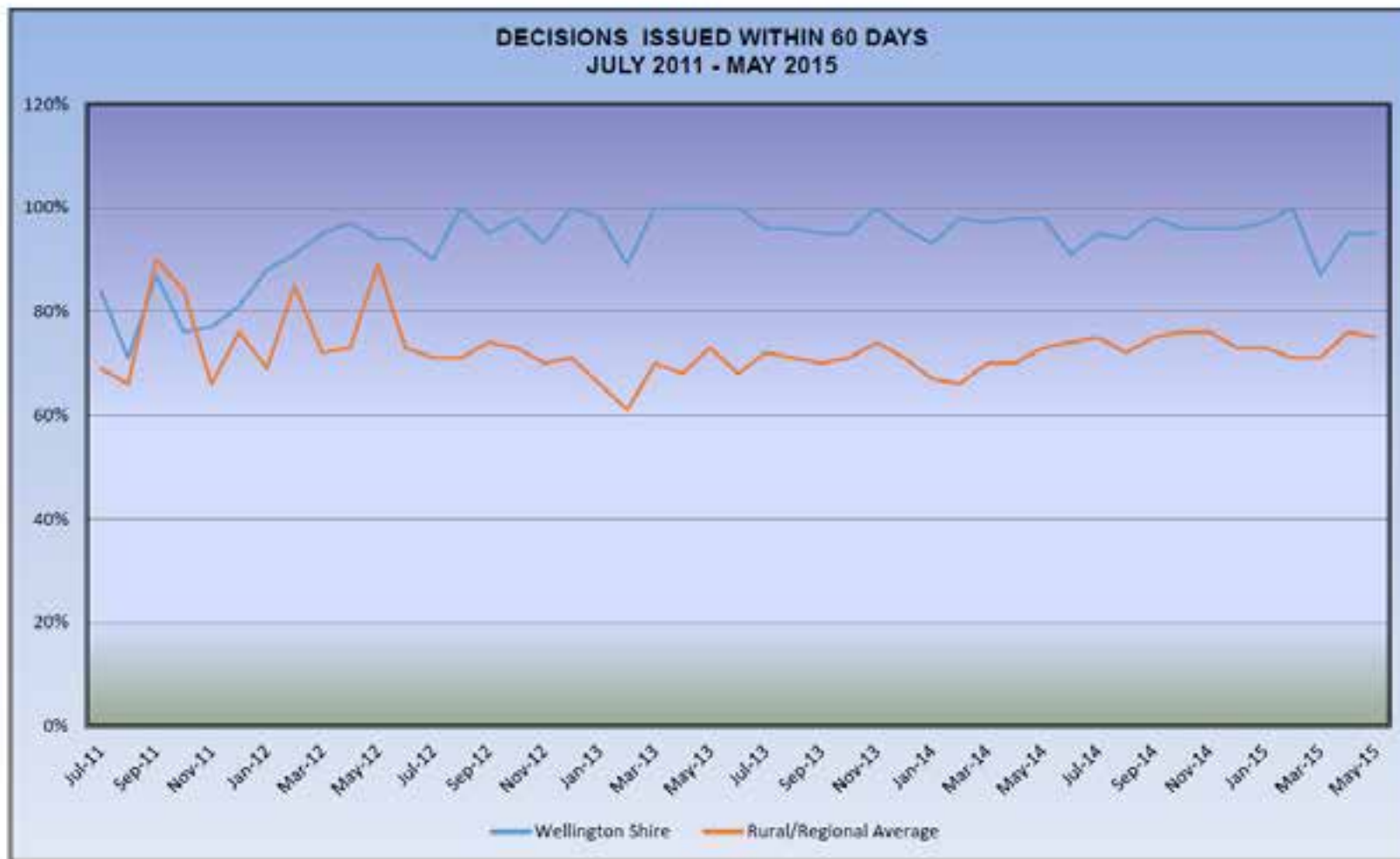
Application No/Year	Date Received	Property Title & Address	Proposal	Status
95-1/2015	31/03/2015	Assessment No. 393447 LOT: 2 PS: 205063 271 FALLS LANE BUNDALAGUAH	Two lot subdivision - boundary re-alignment.	Permit Issued by Delegate of Resp/Auth 7/05/2015
96-1/2015	31/03/2015	Assessment No. 83188 LOT: 1 PS: 724758 FALLS LANE STRAITFORD	Two lot subdivision - boundary re-alignment.	Permit Issued by Delegate of Resp/Auth 12/05/2015
97-1/2015	1/04/2015	Assessment No. 352963 LOT: 40 PS: 54201 33 TAMBORITHA TCE COONGULLA	Buildings/works associated with extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 29/05/2015
99-1/2015	1/04/2015	Assessment No. 410555 LOT: 1 TP: 675944K 42 STATION ST YARRAM	Buildings/works associated with development of industrial shed.	Permit Issued by Delegate of Resp/Auth 22/05/2015
100-1/2015	8/04/2015	Assessment No. 384826 LOT: 1 PS: 431821D 379-381 RAGLAN ST SALE	Buildings and works associated with extensions to existing office.	Permit Issued by Delegate of Resp/Auth 18/05/2015
102-1/2015	2/04/2015	Assessment No. 243212 LOT: 1303 PS: 58872 34 THRIPTOMENE ST LOCH SPORT	Buildings and works associated with construction of a shed.	Permit Issued by Delegate of Resp/Auth 27/05/2015
104-1/2015	7/04/2015	Assessment No. 316737 LOT: 1 TP: 408123X DAVIS ST HEYFIELD	Re-subdivision of the land into 2 new lots.	Permit Issued by Delegate of Resp/Auth 29/05/2015
110-1/2015	8/04/2015	Assessment No. 238477 LOT: 687 PS: 53109 41 NATIONAL PARK RD LOCH SPORT	Buildings and works associated with extension to dwelling.	Permit Issued by Delegate of Resp/Auth 26/05/2015
111-1/2015	8/04/2015	Assessment No. 413823 LOT: A PS: 608274X 1 DUKE ST PORT ALBERT	Buildings and works associated with development of seven dwellings.	Withdrawn 28/05/2015
113-1/2015	9/04/2015	Assessment No. 388660 CA: 1H SEC: 2 16 ROSENEATH RD MEERLIEU	Buildings and works associated with an Emergency Services Facility.	Permit Issued by Delegate of Resp/Auth 12/05/2015
114-1/2015	9/04/2015	Assessment No. 388637 PC: 162765M 3,869 SOUTH GIPPSLAND GIFFARD WEST	Buildings and works associated with an Emergency Services Facility.	Permit Issued by Delegate of Resp/Auth 12/05/2015
116-1/2015	10/04/2015	Assessment No. 42853 PCA: 1 SEC: 17 145-147 MACALISTER ST SALE	Buildings and works associated with development of a garage.	Permit Issued by Delegate of Resp/Auth 14/05/2015

Application No/Year	Date Received	Property Title & Address	Proposal	Status
117-1/2015	10/04/2015	Assessment No. 317842 PCA: 26A 2A GORDON ST HEYFIELD	Buildings and works associated with an emergency services facility.	Permit Issued by Delegate of Resp/Auth 11/05/2015
119-1/2015	14/04/2015	Assessment No. 205567 LOT: 1 PS: 66556 2.631 LONGFORD	Buildings and works associated with development of a storage shed.	Permit Issued by Delegate of Resp/Auth 5/05/2015
121-1/2015	15/04/2015	Assessment No. 405894 LOT: 2 PS: 610646X 87A REEVE ST SALE	Removal of a sewerage easement.	Permit Issued by Delegate of Resp/Auth 27/05/2015
124-1/2015	16/04/2015	Assessment No. 234922 LOT: 889 PS: 55692 2 LEON ST LOCH SPORT	Buildings and works associated with extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 19/05/2015
125-1/2015	16/04/2015	Assessment No. 347153 LOT: 1 PS: 6078377 572 MAFFRA	Buildings and works associated with extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 21/05/2015
129-1/2015	20/04/2015	Assessment No. 108209 LOT: 1 TP: 446943R 3.826 HEYFIELD	Buildings and works extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 26/05/2015
131-1/2015	20/04/2015	Assessment No. 306308 LOT: 15 PS: 316750T 146 JOHNSON ST MAFFRA	Erection of signage.	Permit Issued by Delegate of Resp/Auth 1/05/2015
133-1/2015	21/04/2015	Assessment No. 42317 LOT: 2 TP: 393085T 102 MACALISTER ST SALE	Buildings and works associated with development of a shed.	Permit Issued by Delegate of Resp/Auth 5/05/2015
134-1/2015	23/04/2015	Assessment No. 382705 PCA: 58A 599 TARRA VALLEY RD DEVON NORTH	Buildings and works associated with extension to existing building.	Permit Issued by Delegate of Resp/Auth 20/05/2015
137-1/2015	29/04/2015	Assessment No. 183657 PC: 362802E 21 GRENFELL DVE THE HONEYSUCKLES	Buildings and works/outbuilding removal of native vegetation.	Permit Issued by Delegate of Resp/Auth 29/05/2015
142-1/2015	30/04/2015	Assessment No. 78279 CA: B SEC: 1 1 TYERS ST STRATFORD	Advertising sign.	Permit Issued by Delegate of Resp/Auth 5/05/2015
152-1/2015	8/05/2015	Assessment No. 407197 PC: 168718P 2.147 BENGWORDEN RD PERRY BRIDGE	Buildings and works/extension to emergency services facility.	Permit Issued by Delegate of Resp/Auth 14/05/2015

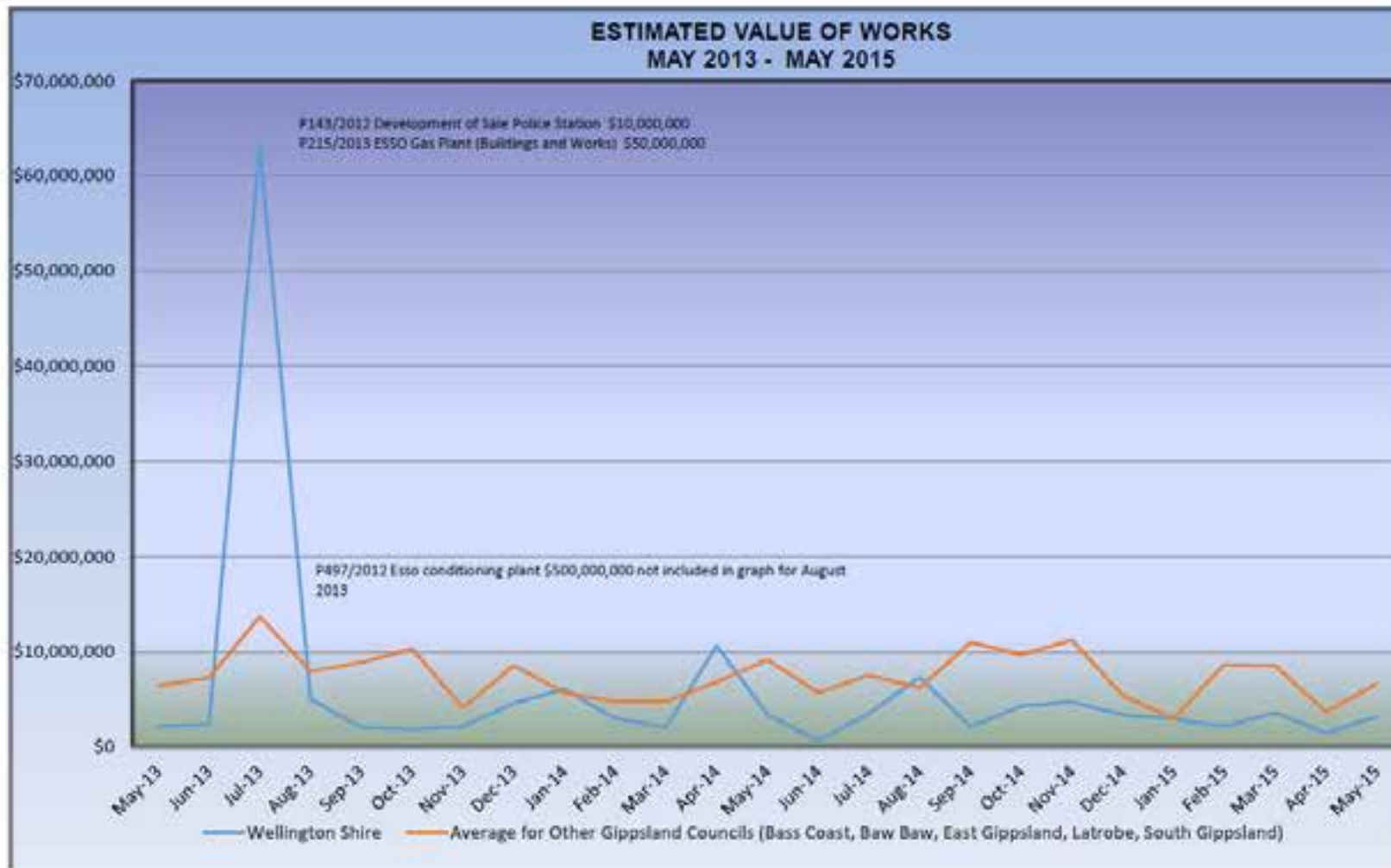
Application No/Year	Date Received	Property Title & Address	Proposal	Status
153-1/2015	8/05/2015	Assessment No. 371088 PCA: 160A 237 ALBERT RIVER RD STACEYS BRIDGE	Building and works/extension to existing emergency services facility.	Permit Issued by Delegate of Resp/Auth 20/05/2015
160-1/2015	12/05/2015	Assessment No. 430132 LOT: 623 PS: 52648 29 MERIDAN RD GOLDEN BEACH	Remove native vegetation	Permit Issued by Delegate of Resp/Auth 26/05/2015
161-1/2015	13/05/2015	Assessment No. 420257 LOT: 143 PS: 637841Y 26 WOONDELLA BVD SALE	Buildings and works/development of a dwelling.	Permit Issued by Delegate of Resp/Auth 19/05/2015

**Total No of Decisions Made: 62**









**ITEM C3.5****ONSHORE UNCONVENTIONAL GAS**

DIVISION:

DEVELOPMENT

ACTION OFFICER:

GENERAL MANAGER DEVELOPMENT

DATE:

7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
	✓		✓	✓		✓			

**OBJECTIVE**

To update Councillors in relation to the Victorian Government's new inquiry into the exploration, extraction, production and rehabilitation of onshore unconventional gas in Victoria and recommend a submission be made in relation to the inquiry.

**PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY****RECOMMENDATION**

***That Council note the Andrews Labor Government's Inquiry into Unconventional Gas in Victoria and resolve to make a submission to The Secretary, Environment and Planning Committee outlining:***

- ***That Council have been actively involved in a range of State Government activities related to the mining of unconventional gas over the past three years;***
- ***That Council support the Government's move to maintain the current moratorium until such a time as:***
  - ***This new inquiry has reported to Parliament; and***
  - ***The Government can provide assurance through sound scientific based evidence that concerns associated with the safety and integrity of Gippsland's aquifers can be resolved and that a detailed socioeconomic impact assessment is undertaken and demonstrates net community benefit.***

**BACKGROUND**

On 10 June 2015 the Victorian Parliament's Environment and Planning Committee contacted Council seeking a submission to its inquiry into onshore unconventional gas.

The inquiry will fulfil the Andrews Labor Government's election promise to have a thorough and considered inquiry into onshore gas in Victoria, based on robust scientific evidence and community engagement.

A moratorium has been in place since August 2012 and will remain for all onshore gas activities including exploration, drilling and hydraulic fracturing until the inquiry reports to Parliament.

The previous Coalition Government commissioned a review into the mining of coal seam gas and other unconventional gases, chaired by former Federal Liberal Party Minister, Peter Reith.

Wellington Shire Council has previously participated in a number of activities and inquiries relating to the mining of onshore unconventional gas.

At its Ordinary Council meeting of 16 October 2012, Councillors unanimously resolved to make representation to the State Government expressing their overall support of reforms made in relation to onshore gas exploration as part of the Draft National Framework for Harmonised Regulation for Coal Seam Gas.

Furthermore at its Ordinary Council meeting of 17 December 2013, Councillors unanimously resolved to write to the Premier congratulating the Government on extending the moratorium until at least July 2015. Council was particularly favourable of the Governments undertaking to pass legislation banning the use of benzene, toluene, ethylbenzene and xylenes, chemicals that are sometimes used in fracking.

Through Council's past involvement in activities relating to the mining of unconventional gas, Council has developed a position that supports the Government's thorough and robust gathering of scientific evidence, in regards to the impacts of unconventional gas mining, in order to inform their regulatory activity in the industry.

In particular, Council's position has been to support the moratorium until the government can provide assurance through sound scientific based evidence that concerns associated with the safety and integrity of Gippsland's aquifers can be resolved and that detailed socioeconomic impact assessments are undertaken and demonstrate a net community benefit.

## **OPTIONS**

The following options are available to Council:

1. Council could note the Andrews Labor Governments Inquiry into Unconventional Gas in Victoria and resolve to make a submission to The Secretary, Environment and Planning Committee.
2. Council could note the Andrews Labor Governments Inquiry into Unconventional Gas and resolve to not make a submission to The Secretary, Environment and Planning Committee.

## **PROPOSAL**

That Council note the Andrews Labor Governments Inquiry into Unconventional Gas in Victoria and resolve to make a submission to The Secretary, Environment and Planning Committee outlining:

- That Council have been actively involved in a range of State Government activities related to the mining of unconventional gas over the past three years;
- That Council support the Government's move to maintain the current moratorium until such a time as:
  - This new inquiry has reported to Parliament; and
  - The Government can provide assurance through sound scientific based evidence that concerns associated with the safety and integrity of Gippsland's aquifers can be resolved and that a detailed socioeconomic impact assessment is undertaken and demonstrates net community benefit.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

## **COMMUNICATION IMPACT**

Council will continue to provide updates in regards to unconventional gas on an as needs basis as well as continue to ensure the Information Portal ' Onshore Gas and Other Unconventional Gas' on the Wellington Shire website is maintained and up-to-date.

## **COUNCIL POLICY IMPACT**

The regulation of the coal seam gas and coal mining industries is primarily the responsibility of the state and territory governments who are also responsible for making decisions in relation to the licensing of mining and extractive industries.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013-2017 Theme 1 Leadership and Engagement states the following vision and strategic objective:

### Vision

*"Wellington residents feel engaged and informed by Council. Council has a reputation for leadership, taking action on the initiatives to realise Wellington 2030."*

### Strategic Objective

*"Our community is informed about Council business and is involved in Council decision making. Council advocates on behalf of the community."*

This report supports the above Council Plan vision and strategic objective.

## **COMMUNITY IMPACT**

The issue of onshore unconventional gas is one that has created considerable discussion amongst the community. Council remains committed to ensuring the community have opportunity to engage in this discussion by providing an Information Portal on the Wellington Shire website and encouraging the government to actively engage with interested parties.



## C4 - REPORT

# GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT





## **C5 - REPORT**

# **GENERAL MANAGER COMMUNITY AND CULTURE**

**ITEM C5.1****BRIAGOLONG RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE  
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES  
 DATE: 7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓	✓	✓				✓	

**OBJECTIVE**

For Council to receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 18 May 2015 and the meeting notes from the meeting held on 15 June 2015.

**RECOMMENDATION**

***That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 18 May 2015 and the meeting notes from the meeting held on 15 June 2015.***

**BACKGROUND**

The Briagolong Recreation Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Briagolong Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Briagolong Recreation Reserve for the use and enjoyment of the local community.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

Conflict of Interest: It was noted that conflicts of interest were called for at the commencement of the meetings, with no conflicts being declared.

## **OPTIONS**

Council has the following options:

1. Receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 18 May 2015 and the meeting notes from the meeting held on 15 June 2015; or
2. Seek further information to be considered at a future Council Meeting.

## **PROPOSAL**

That Council receive the minutes from the Briagolong Recreation Reserve Committee of Management's Ordinary Meeting held on 18 May 2015 and the meeting notes from the meeting held on 15 June 2015.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

## **LEGISLATIVE IMPACT**

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

## **COUNCIL POLICY IMPACT**

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

*Asset and infrastructure that meet current and future community needs.*

Strategy 4.2

*Ensure assets are managed, maintained and renewed to meet service needs.*

## **CONSULTATION IMPACT**

Meetings held by the Briagolong Recreation Reserve Committee of Management are open to the public.

## BRIAGOLONG RECREATION RESERVE

### Special Committee of Council

**MEETING DATE: 18<sup>th</sup> MAY 2015**

**MEETING TIME: 7.30PM**

**MEETING VENUE: BRIAGOLONG RECREATION RESERVE**

#### 1. Present/apologies

Name	Title	Representing	Present/Apology
Peter Cleary	Councillor	Wellington Shire Council	Present
Megan Lee		Briagolong Junior Football	Apology
Chris Pleydell		Briagolong Junior Football	Present
Jacob Annear		Boisdale/Briagolong Cricket	Absent
Bradley Mynott		Boisdale/Briagolong Cricket	Absent
Kylie Wright	Secretary	Briagolong & District Pony	Present
Jenny Elliot	President	Briagolong & District Pony	Present
Stephen Noble		Community	Absent
Vanessa Randle	Treasurer	Briagolong Tennis Club	Present
Mick Pleydell		Briagolong Tennis Club	Absent
Jess Fry		Non appointed representative of Briagolong Junior Football	Present

**Quorum achieved: YES**

#### 2. Declaration of conflicts of interest: Not declared

#### 3. Confirmation of minutes of previous meeting:

**Moved: Kylie**

**Seconded: Peter**

#### 4. Business arising from previous meeting:

- cleaning discussed after functions/parties huge mess in bathroom, bottle tops scattered over oval - large clean up required.

#### 5. Correspondence in:

- Invite from shire for volunteer breakfast
- Hall fire fee
- Email from Terri Matthiesson resignation from committee
- Treasurers' report
- Metering factsheet

#### 6. Correspondence out -

- Vanessa to put an ad for cleaner in the Redgum review, also for calls for committee members community needed.
- Kylie handed Di Annear bookings paperwork and received same back.

#### 7. Reports –

### 7.1 Presidents report –

- NIL

### 7.2 Treasurers report -

- Presented by Vanessa

### 7.3 User group reports –

**Cricket club** – not present

**Football club** – going well, short on numbers but kids are having fun.

Signage discussed by Jess – will approach committee with ideas next meeting.

**Pony Club** – no rally last month due to poor weather. Team of 7 for games team in Bairnsdale came 3<sup>rd</sup> – Congratulations.

**Community** – NIL present to report

**Tennis Club** – NIL to report

**Shire** – will be paying 60% of works on veranda and kitchen door.

**8. Volunteers:** NIL to report

### 9. OHS/Risk/Facility Fault report:

- Veranda poles and guttering – urgently require attention as rotten and are a safety hazard.
- Kitchen door between kitchen and clubrooms still requires replacing.
- Under 10 girls played with NO separate showers/toilets.
- Disability access concerns still ongoing re: access to rooms and toilets.

**10. New Rules of the Committee:** NIL to report

### General Business – to be further discussed next meeting if quorum is achieved

- Terri resigned from Committee via email - read out to all members present
- Bookings - major clashes with 2 bookings accepted on same date, Briagolong rec reserve paid for alternate hall fee for 1 of the bookings.
- Terri has been sent a message in regards to all paperwork she still has in regards to the Briagolong Recreation reserve.
- Hire to be increased to \$250.00 per night, Bond remains at \$500.

**Moved: Jess (not able to move minutes. Jenny contacted by Kylie and has agreed to move in place of Jess)**      **Seconded: Kylie**

- Megan raised issue via text scrap metal requires organising to be picked up – Megan will do – Kylie to contact Megan to advise committee in agreeance.
- Jenny to ask Ant Duncan to put screws in white fold up table whilst he is here.
- Ant Duncan will commence works on the veranda poles, kitchen/clubroom door replacement.
- Kitchen refurbishment discussed.
- Meetings now 2nd Monday of every month all in agreeance.

Mtg closed: 9pm

**8. Next meeting: 8<sup>th</sup> JUNE**



# BRIAGOLONG RECREATION RESERVE

## Special Committee of Council

### MEETING NOTES

**MEETING DATE: 15<sup>th</sup> JUNE 2015**

**MEETING TIME: 7.30PM**

**MEETING VENUE: BRIAGOLONG RECREATION RESERVE**

#### 1. Present/apologies

Name	Title	Representing	Present/Apology
Peter Cleary	Councillor	Wellington Shire Council	Apology
Megan Lee		Briagolong Junior Football	Apology
Chris Pleydell		Briagolong Junior Football	Present
Jacob Annear		Boisdale/Briagolong Cricket	Absent
Bradley Mynott		Boisdale/Briagolong Cricket	Absent
Kylie Wright	Secretary	Briagolong & District Pony	Present
Jenny Elliot	President	Briagolong & District Pony	Apology
Stephen Noble		Community	Absent
Vanessa Randle	Treasurer	Briagolong Tennis Club	Present
Mick Pleydell		Briagolong Tennis Club	Present
Jess Fry		Non appointed representative of Briagolong Junior Football	Apology

**Quorum achieved: NO**

**2. Declaration of conflicts of interest: Not declared**

**3. Confirmation of minutes of previous meeting:**

**Moved: No Quorum**

**Seconded: No Quorum**

**4. Business arising from previous meeting:**

To be discussed next meeting.

**5. Correspondence in:**

- Remittance advice from Shire for GST \$192.88 dated 12.5.2015.
- Pump shed Electricity account: \$232.73
- Rec reserve Electricity account: \$784.50
- Shire expression of interest of furniture offer – now expired.
- Ausnet Rec Reserve rebate X 2 - \$125.00
- Society cheque account statement
- Ant's Carpentry account – for works on supply and fit veranda poles X 3 and fit and supply new kitchen door - \$443.62

**6. Correspondence out -**

**7. Reports –**

**7.1 Presidents report –**

**7.2 Treasurers report -**

**7.3 User group reports –**

**Cricket club –**

**Football club –**

**Pony Club –.**

**Community –**

**Tennis Club –**

**Shire –**

**8. Volunteers:**

**9. OHS/Risk/Facility Fault report:**

- Disability access concerns still ongoing re: access to rooms and toilets.

**10. New Rules of the Committee: NIL to report**

**General Business:**

Mtg closed: 8pm

**8. Next meeting: 13<sup>th</sup> JULY 2015 @ 7.30pm**

**ITEM C5.2****MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT MINUTES**

DIVISION: COMMUNITY AND CULTURE  
 ACTION OFFICER: MANAGER HEALTHY LIFESTYLES  
 DATE: 7 JULY 2015

IMPACTS									
Financial	Communication	Legislative	Council Policy	Council Plan	Resources & Staff	Community	Environmental	Consultation	Risk Management
		✓	✓	✓				✓	

**OBJECTIVE**

For Council to receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 4 May 2015.

**RECOMMENDATION**

*That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 4 May 2015.*

**BACKGROUND**

The Maffra Recreation Reserve Committee of Management is a Special Committee of Council under Section 86 of the *Local Government Act 1989* and operates within the provisions of a Council approved Instrument of Delegation.

The objectives of the Special Committee are:

- To manage, operate and maintain the Maffra Recreation Reserve for the community in an efficient, effective and practical manner.
- To undertake activities designed to protect, promote, utilise and develop the Maffra Recreation Reserve for the use and enjoyment of the local community.

As provided under the Committee's Instrument of Delegation the minutes of all meetings are to be presented to Council and highlight the day to day activities being undertaken by the Committee.

Conflict of Interest: It was noted that conflicts of interest were called for at the commencement of the meeting, with no conflicts being declared.

**OPTIONS**

Council has the following options:

1. Receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 4 May 2015; or

2. Seek further information to be considered at a future Council Meeting.

## **PROPOSAL**

That Council receive the minutes from the Maffra Recreation Reserve Committee of Management's Ordinary Meeting held on 4 May 2015.

## **CONFLICT OF INTEREST**

No staff and/or contractors involved in the compilation of this report have declared a Conflict of Interest.

## **LEGISLATIVE IMPACT**

This report is in accordance with Section 91(4) of the *Local Government Act 1989*.

## **COUNCIL POLICY IMPACT**

This report is in accordance with Council Policy 5.3.2 which establishes a framework for the guidance of Council in relation to the roles and responsibilities of Committees.

## **COUNCIL PLAN IMPACT**

The Council Plan 2013-17 Theme 4 Infrastructure states the following strategic objective and related strategy:

Strategic Objectives

*Asset and infrastructure that meet current and future community needs.*

Strategy 4.2

*Ensure assets are managed, maintained and renewed to meet service needs.*

## **CONSULTATION IMPACT**

Meetings held by the Maffra Recreation Reserve Committee of Management are open to the public.

MAFFRA RECREATION RESERVE COMMITTEE OF MANAGEMENT  
(SPECIAL COMMITTEE of WELLINGTON SHIRE COUNCIL)  
GENERAL MEETING

Held Monday May 4<sup>th</sup>, 2015

PRESENT-, Jennifer Toma, Mark Hewlitt, Matthew Coleman, Lisa Ogilvie, D. Proud, J. Vardy & Charlie Coleman.

APOLOGIES – Irene Crockford, Cheryl Dowling, John Duncan, Steve Dingwall & Paul Bourke.

Conflict of interest the Chairman, M. Hewlitt, advised committee members that they are obliged to declare any conflict of interest arising from items to be discussed at this meeting.

MINUTES of the general meeting held on Monday February 2<sup>nd</sup> were read and received on the motion of C. Coleman and seconded by M. Coleman. CARRIED

BUSINESS ARISING –

1/ ACTION- Secretary to follow up with quotes for digital signage

CORRESPONDENCE

Inward – SRW newsletter

- WSC re invitation to breakfast for Volunteers Week
- Home Hardware re relocation of store to Brown/Wiggs Stratford Road

Outward – letters to committee members with meeting invitations.

Correspondence read and received on the motion of J. Toma and seconded by J. Vardy. CARRIED

The TREASURER'S report was presented by the Treasurer, L. Ogilvie

Account submitted for payment;

\$2,000.00 for the spoon drain in front of the Function Centre, from Maffra Trowel Trades.

The meter readings from the Maffra Agricultural Show have been submitted to the Treasurer.

Moved L. Ogilvie and seconded J. Vardy that the Treasurers Report be accepted and accounts passed for payment. CARRIED

REPORTS

Kennel Club- Members competition postponed to a future date due to complications with VicDogs. Show preparations are well in hand. K.C. members have expressed interest in contributing towards the cost of the portable radio units and will book them for August shows if suitable.

Agricultural Society-request that the piles of dirt in front of the horse yards be moved prior to the 2015 Maffra Show.

The Jack Williamson arena was sown with seed on Friday May 1<sup>st</sup>.

EVPHC Inc- a report was tabled. Thanks was conveyed to M. Coleman for his message about the Jack Williamson arena, also thanks for the permission to place markers, these are proving to be highly successful.

Maffra Football/Netball Club- has acquired two portable radio units (at the cost of \$2,500 plus installation). It was decided by committee to organise a demonstration of the units for interested user groups. ACTION Secretary and Treasurer to organise and inform user groups.

There has been major restoration works to the main oval following the Anzac Day game, due to water damage to the playing surface. An air-rator has borrowed

The next major project for the main oval is the drainage issue; this will be undertaken after football season and Maffra show in consultation with professionals and WSC.



MOTION that Maffra Recreation Reserve Committee of Management relinquish the complete control of the old Maffra Football Club clubrooms (McLean Street boundary) and the new Legends Room (at present under construction) to the Maffra Football/Netball Club Inc. Motion moved J. Vardy and seconded by L. Ogilvie.

**CARRIED**

**ACTION** Letter to be sent addressed to David Morcom, CEO Wellington Shire Council.

**MAINTENANCE** –most sanitary fixtures have been fitted under a sponsorship arrangement

A European wasp nest (outside the home changerooms) was destroyed by a pest controller.

The tractor has an oil leak into the radiator, possible head gasket or water leak.

**ACTION** take to Donald's for quote on repairs.

**GENERAL BUSINESS**

1/ The main meeting room needs a reliable heater to be installed. Inquires to be made.

2/ Bushy Park Tractor Pull via Craig Hamilton is interested in the old oval lights. After discussion it was decided to offer the towers as a donation and offer the lights for a donation to this committee of \$2,00.00.

3/ The netballers are seeking to borrow the three tier seating from the Agricultural Society to be used at the netball courts. Terry Flynn to discuss with M. Coleman.

The meeting closed at 8.40pm.

The next meeting will be held Monday June 1<sup>st</sup>, 2015.

**Maffra Recreation Reserve**  
**Profit & Loss**  
April 2015

	Apr 15	Jul 14 - Apr 15
<b>Income</b>		
<b>Electricity contributions</b>		
Maffra Agricultural Society	0	557
Maffra Football & Netball Club	0	1,398
Maffra Municipal Band	0	191
Poultry Club	0	364
<b>Total Electricity contributions</b>	0	2,510
Hire of Reserve	0	955
Interest Received (Bendigo)	4	56
<b>Rentals</b>		
Camping (Kennel Club)	0	1,641
Casual (Motorhomes)	0	17
CWA	0	134
East Vic Pleasure Harness Club	0	118
Kennel Club	0	535
Maffra Agricultural Society	0	984
Maffra Football & Netball Club	0	5,000
Maffra Lions Club	0	164
Maffra Municipal Band	0	669
McKay Lease	0	273
Poultry Club	0	433
<b>Total Rentals</b>	0	9,968
<b>Wellington Shire</b>		
Operating Grant	0	16,338
<b>Total Wellington Shire</b>	0	16,338
<b>Total Income</b>	4	29,827
<b>Expense</b>		
Audit	0	120
CFA Service	0	80
Cleaning (T. Van Baalen)	0	523
Electricity & Gas (PowerDirect)	0	7,292
<b>Fuel and Oil</b>		
Tractor/ Ride-On (MG Trading)	0	1,268
<b>Total Fuel and Oil</b>	0	1,268
<b>Repairs and Maintenance</b>		
(General)	0	86
Buildings (Concrete)	0	43
Buildings (General)	0	31
Buildings (Locksmith)	0	381
Buildings (Plumbing)	0	192
Equipment (Defib)	0	532
Grounds (Brown Wigg)	0	27
Grounds (David Cordas)	0	1,091

2:42 PM  
16/06/14  
Cash Basis

**Maffra Recreation Reserve**  
**Profit & Loss**  
April 2015

	<u>Apr 15</u>	<u>Jul 14 - Apr 15</u>
Grounds (Fertiliser)	0	55
Grounds (Home Hardware)	0	22
Grounds (Maffra Poly & Pumps)	0	8
Grounds (McCarthy Plumbers)	0	1,174
Grounds (Seed)	0	51
Grounds (Wire & Joiners)	0	30
Tractor (Service)	0	429
Tractor / Ride On (Repairs)	0	125
<b>Total Repairs and Maintenance</b>	<u>0</u>	<u>4,277</u>
Waste Removal (Maffra Waste)	0	1,484
Water Rates (Gippsland Water)	0	1,596
Water Rates (SRW)	0	599
<b>Total Expense</b>	<u>0</u>	<u>17,239</u>
<b>Net Income</b>	<u>4</u>	<u>12,588</u>

2:46 PM  
16/06/14

### Maffra Recreation Reserve Reconciliation Summary

Bendigo Bank - General Account, Period Ending 30/04/2015

	<u>Apr 30, 15</u>
Beginning Balance	18,546.87
Cleared Transactions	
Cheques and Payments - 8 Items	-7,570.99
Total Cleared Transactions	<u>-7,570.99</u>
Cleared Balance	<u>10,975.88</u>
Uncleared Transactions	
Cheques and Payments - 1 Item	-212.80
Deposits and Credits - 1 Item	2,750.00
Total Uncleared Transactions	<u>2,537.20</u>
Register Balance as of 30/04/2015	<u>13,513.08</u>
New Transactions	
Cheques and Payments - 5 Items	-1,304.25
Deposits and Credits - 2 Items	6,388.00
Total New Transactions	<u>5,083.75</u>
Ending Balance	<u>18,596.83</u>

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16/06/14

### Maffra Recreation Reserve Reconciliation Summary

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Ending Balance	<u>18,596.83</u>



**D. URGENT BUSINESS**



**E. FURTHER GALLERY AND CHAT ROOM COMMENTS**





WELLINGTON  
SHIRE COUNCIL  
*The Heart of Gippsland*

ORDINARY COUNCIL MEETING  
7 JULY 2015

On this 25<sup>th</sup> day of May 2015, in accordance with Section 77 Clause (2)(c) of the *Local Government Act 1989*; I, Arthur Skipitaris (Delegate) declare that the information contained in the attached document **AUDIT COMMITTEE MINUTES 1 JUNE 2015** is confidential because it relates to the following grounds under Section 89(2) of the *Local Government Act 1989*:

- e) proposed developments
- f) legal advice
- h) any other matter which the Council or special committee considers would prejudice the Council or any person.

A handwritten signature in black ink, appearing to be 'AS', written over a light blue horizontal line.

.....  
General Manager Corporate Services (Delegate)



## **G. IN CLOSED SESSION**

***That the meeting be closed to the public pursuant to Section 89(2) of the Local Government Act 1989 to consider:***

- a) personnel matters***
- b) the personal hardship of any resident or ratepayer***
- c) industrial matters***
- d) contractual matters***
- e) proposed developments***
- f) legal advice***
- g) matters affecting the security of Council property***
- h) any other matter which the Council or special committee considers would prejudice the Council or any person***

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**IN CLOSED SESSION**

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**COUNCILLOR**

**That:**

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**That:**

***That Council move into open session and ratify the decision made in closed session.***