



WELLINGTON
SHIRE COUNCIL

The Heart of Gippsland

COUNCIL MEETING AGENDA ORDINARY MEETING

Meeting to be held at

Wellington Centre – Wellington Room

Foster Street, Sale and via MS Teams

Tuesday 4 October 2022, commencing at 3:00 PM

or join Wellington on the Web:

www.wellington.vic.gov.au

**ORDINARY MEETING OF COUNCIL
TABLE OF CONTENTS**

0.1. TABLE OF CONTENTS	2
1. APOLOGIES	4
2. DECLARATION OF CONFLICT/S OF INTEREST	4
3. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S.....	4
3.1. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING	4
4. BUSINESS ARISING FROM PREVIOUS MEETINGS	5
5. ACCEPTANCE OF LATE AND URGENT ITEMS	5
6. NOTICE/S OF MOTION	5
7. RECEIVING OF PETITION OR JOINT LETTERS.....	5
7.1. OUTSTANDING PETITIONS	5
8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS	5
9. QUESTION/S ON NOTICE	5
9.1. OUTSTANDING QUESTION/S ON NOTICE	5
10. DELEGATES REPORT.....	6
11. GENERAL MANAGER CORPORATE SERVICES	7
11.1. ASSEMBLY OF COUNCILLORS.....	7
11.2. AUDIT & RISK COMMITTEE MINUTES	12
11.3. IN PRINCIPLE APPROVAL OF DRAFT 2021/22 FINANCIAL REPORT AND PERFORMANCE STATEMENT	18
12. GENERAL MANAGER DEVELOPMENT	91
12.1. PLANNING SCHEME AMENDMENT C109 - SMART PLANNING AND PEGZ IMPLEMENTATION	91
13. FURTHER GALLERY AND ONLINE COMMENTS.....	244
14. IN CLOSED SESSION	245

COUNCIL MEETING INFORMATION

Members of the Public Gallery should note that the Council records and publishes Council meetings via YouTube 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 online webform 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, Councillors and invited online attendees ensure that mobile phones and other electronic devices are turned off or in silent mode for the duration of the meeting.

ACKNOWLEDGEMENT OF COUNTRY

"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

1. APOLOGIES

2. DECLARATION OF CONFLICT/S OF INTEREST

3. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S

3.1. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

PURPOSE

To adopt the minutes of the Ordinary Council Meeting of 20 September 2022.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 20 September 2022.

CONFLICT OF INTEREST

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

4. BUSINESS ARISING FROM PREVIOUS MEETINGS

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

5. ACCEPTANCE OF LATE AND URGENT ITEMS

6. NOTICE/S OF MOTION

7. RECEIVING OF PETITION OR JOINT LETTERS

7.1. OUTSTANDING PETITIONS

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS

9. QUESTION/S ON NOTICE

9.1. OUTSTANDING QUESTION/S ON NOTICE

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			

10. DELEGATES REPORT

11. GENERAL MANAGER CORPORATE SERVICES

11.1. ASSEMBLY OF COUNCILLORS

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

OBJECTIVE

To report on all assembly of Councillor records received for the period 12 September 2022 to 25 September 2022.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council note and receive the attached Assembly of Councillor records for the period 12 September 2022 to 25 September 2022.

BACKGROUND

Section 80A of the *Local Government Act 1989* required a written record be kept of all assemblies of Councillors, stating the names of all Councillors and Council staff attending, matters considered and any conflict of interest disclosures made by a Councillor. These records were required to be reported at an ordinary meeting of the Council and recorded in the minutes. Under the new *Local Government Act 2020*, this requirement is no longer provided for however, under Council's good governance framework, Council will continue to provide records of assemblies of Councillors to ensure that the community are kept informed of Councillors activity and participation.

Following is a summary of all Assembly of Councillor records received for the period 12 September 2022 to 25 September 2022.

ATTACHMENTS

1. Assembly of Councillors - 20 September - 2022 Council Day [11.1.1 - 2 pages]

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.

PROPOSAL

That Council note and receive the attached assembly of Councillors records during the period 12 September 2022 to 25 September 2022.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

This impact has been assessed and there is no effect to consider at this time.

COMMUNICATION IMPACT

This impact has been assessed and there is no effect to consider at this time.

LEGISLATIVE IMPACT

The reporting of written records of assemblies of Councillors to the Council in the prescribed format complied with Section 80A of the *Local Government Act 1989* however, without prescription under the *Local Government Act 2020*, Council will continue to provide these records as part of Council's good governance framework.

COUNCIL POLICY IMPACT

This impact has been assessed and there is no effect to consider at this time.

COUNCIL PLAN IMPACT

This impact has been assessed and while it does not meet a specific Council Plan strategic outcome, it does align with Council's good governance framework.

This report supports the above Council Plan strategic outcome.

RESOURCES AND STAFF IMPACT

This impact has been assessed and there is no effect to consider at this time.

COMMUNITY IMPACT

This impact has been assessed and there is no effect to consider at this time.

ENVIRONMENTAL IMPACT

This impact has been assessed and there is no effect to consider at this time.

ENGAGEMENT IMPACT

This impact has been assessed and there is no effect to consider at this time.

RISK MANAGEMENT IMPACT

This impact has been assessed and there is no effect to consider at this time.

ASSEMBLY OF COUNCILLORS – 20 SEPTEMBER 2022

MEETING	COUNCILLORS AND OFFICERS IN ATTENDANCE (NAME AND POSITION)				CONFLICT/S OF INTEREST OR ACTION ITEMS
IT / Diary Meeting	Name	Attendance	Name	Attendance	
	Cr Bye	Yes	Cr Stephens <i>(on leave)</i>	No	N/A
	Cr Crossley	Yes	Cr Tatterson	Yes	N/A
	Cr McKenzie	Yes	Cr Wood	Yes	N/A
	Cr Maher	Yes	David Morcom, CEO	Yes	N/A
	Cr Ripper	Yes	Denise Teo, Coordinator Governance and Council Business	Yes	N/A
	Cr Rossetti	Yes	Stephen Bendall, ICT Support Services Contractor	Yes	N/A

MEETING	COUNCILLORS AND OFFICERS IN ATTENDANCE				CONFLICT/S OF INTEREST OR ACTION ITEMS
Workshops	Name	Attendance	Name	Attendance	
	Cr Bye	Yes	Cr Tatterson	Yes	N/A
	Cr Crossley	Yes	Cr Wood	Yes	N/A
	Cr McKenzie	Yes	David Morcom, CEO	Yes	N/A
	Cr Maher	Yes	Arthur Skipitaris, GM Corporate Services	Yes	N/A
	Cr Ripper	Yes	Brent McAlister, GM Development	Yes	N/A
	Cr Rossetti	Yes	Chris Hastie, GM Built & Natural Environment	Yes	N/A
	Cr Stephens <i>(on leave)</i>	No	Clemence Gillings, GM Community & Culture	Yes	N/A

Workshops (cont.)	MATTERS/ITEMS CONSIDERED AT THE MEETING	OTHERS IN ATTENDANCE
	1. CEO PERFORMANCE REVIEW	<ul style="list-style-type: none"> David Morcom, CEO <i>Conflict of Interest: Nil</i>
	2. COMMUNITY FACILITIES PROJECT PRIORITISATION	<ul style="list-style-type: none"> Clem Gillings, General Manager Community and Culture Sam McPherson, Manager Communities, Facilities and Emergencies Mark Benfield, Coordinator Communities Facilities Planning <i>Conflict of Interest: Nil</i>
	3. AUSTRALIAN GAS INFRASTRUCTURE UPDATE	<ul style="list-style-type: none"> Tony Praag, Head of Network Strategy and Planning – Australian Gas Infrastructure Group (external) <i>Conflict of Interest: Nil</i>
	4. DEVELOPMENT DIVISION UPDATE: PLANNING, MUNICIPAL & ECONOMIC DEVELOPMENT	<ul style="list-style-type: none"> Brent McAlister, General Manager Development Barry Hearsey, Acting Manager Land Use Planning Kate Foster, Manager Economic Development Vanessa Ebsworth, Manager Regulatory Services <i>Conflict of Interest: Nil</i>
	5. SALE ONE CAMPUS UPDATE	<ul style="list-style-type: none"> Gray Puksand Architects (external) Victorian Schools Building Authority (external) <i>Conflict of Interest: Nil</i>
	6. LOCAL DEVELOPMENT STRATEGY UPDATE	<ul style="list-style-type: none"> Matt Langdon, Local Development Strategy Project Officer – Yarram Petra Wood, Local Development Strategy Project Officer - Heyfield <i>Conflict of Interest: Nil</i>
	7. SALE FEASIBILITY STUDY - PART	<ul style="list-style-type: none"> Mark Benfield, Coordinator Communities Facilities Planning Catherine Vassiliou, Coordinator Social Planning and Policy <i>Conflict of Interest: Nil</i>

11.2. AUDIT & RISK COMMITTEE MINUTES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

PURPOSE

To receive and note the minutes of the Audit & Risk Committee meeting held on 13 September 2022.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Council receive and note the minutes in brief of the Audit & Risk Committee 13 September 2022 (as attached) and the confidential attachment Audit & Risk Committee Minutes of 13 September 2022; and***
- 2. The information contained in the confidential document Audit & Risk Committee Minutes of 13 September 2022 of this Council meeting agenda and designated confidential under Section 3(1) Confidential Information of the Local Government Act 2020 by the Chief Executive Officer on 19 September 2022 because it relates to the following grounds: I) information that was confidential information for the purposes of section 77 of the Local Government Act 1989; be designated confidential information under Section 3(1) Confidential Information of the Local Government Act 2020.***

BACKGROUND

Council maintains an Audit & Risk Committee in accordance with section 53 of the *Local Government Act 2020*. The Audit & Risk 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 & Risk Committee are reported direct to Council.

A copy of the minutes in brief from the Audit & Risk Committee meeting of 13 September 2022 is attached and is provided for the information of Council and the public in general.

ATTACHMENTS

- Audit & Risk Committee Minutes - 13 September 2022 - Minutes in Brief [11.2.1 - 2 pages]
- Confidential Header - Audit & Risk Committee Minutes [11.2.2 - 1 page]
- CONFIDENTIAL REDACTED - Audit & Risk Committee Minutes - 13 September 2022 - Full Minutes [11.2.3 - 90 pages]

OPTIONS

Council has the following options available:

1. To receive and note the minutes from the Audit & Risk Committee meeting of 13 September 2022 or
2. To seek further information and consider the minutes at a future meeting.

PROPOSAL

To receive and note the minutes of the Audit & Risk Committee meeting held on 13 September 2022.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

This impact has been assessed and there is no effect to consider at this time.

COMMUNICATION IMPACT

This impact has been assessed and there is no effect to consider at this time.

LEGISLATIVE IMPACT

The *Local Government Act 2020*, section 53(1) requires Council to establish an audit committee. Council's Audit & Risk Committee is an Advisory Committee to Council and operates within the Terms of Reference and Charter adopted by Council.

The Audit & Risk Committee Terms of Reference require the minutes of the Audit & Risk Committee to be forwarded to an ordinary meeting of the Council, including a report explaining any specific recommendations and key outcomes.

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

COUNCIL POLICY IMPACT

This impact has been assessed and there is no effect to consider at this time.

COUNCIL PLAN IMPACT

The Council Plan 2021-25 Theme 4 "Services and Infrastructure" states the following strategic outcome:

Strategic Outcome 4.1: *"A financially sustainable, high performing organisation."*

This report supports the above Council Plan strategic outcome.

RESOURCES AND STAFF IMPACT

This impact has been assessed and there is no effect to consider at this time.

COMMUNITY IMPACT

This impact has been assessed and there is no effect to consider at this time.

ENVIRONMENTAL IMPACT

This impact has been assessed and there is no effect to consider at this time.

ENGAGEMENT IMPACT

This impact has been assessed and there is no effect to consider at this time.

RISK MANAGEMENT IMPACT

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

**AUDIT & RISK COMMITTEE MEETING MINUTES IN BRIEF -
TUESDAY 13 SEPTEMBER 2022**

Present: Mr Chris Badger (Chair) (via Teams)
Ms Sarah Heath (via Teams)
Mr Tony Smith (via Teams)
Councillor Garry Stephens (via Teams)
Councillor Marcus McKenzie (via Teams)

In attendance: Mr David Morcom (Chief Executive Officer)
Mr Arthur Skipitaris (General Manager Corporate Services)
Mr Ian Carroll (Manager Corporate Finance)
Ms Peta Crawford (Coordinator Accounting & Payroll)
Mr Gordon Robertson (Crowe) (via Teams)
Mrs Sheryl Saynor (Executive Support Officer)

1. **Welcome**

2. **Apologies – Nil**

3. **Closure of Meeting to Public:-**

Councillor Stephens/Tony Smith

That the meeting be closed to the public under Section 66(5) of the Local Government Act 2020 to discuss information that was confidential information for the purposes of section 77 of the Local Government Act 1989.

CARRIED

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

Nil

5. **Adoption of Previous Minutes – 22 August 2022**

Tony Smith/Councillor Stephens

That the Committee adopt the minutes of the previous meeting held on 22 August 2022.

CARRIED

6.a) **In Principle Agreement to the Draft Financial Report and Performance Statement 2021/22**

Councillor Stephens/Councillor McKenzie

That the Audit & Risk Committee, having considered the draft Financial Report and Performance Statement for the year ended 30 June 2022, recommend to Council that it give its in principle agreement to sign the draft Financial Report and Performance Statement subject to finalising actions by Management and the Auditor General or their Agents.

That the information contained in this document and designated under Section 3(1) Confidential Information of the Local Government Act 2020 as confidential by the Chief Executive Officer on 6 September 2022 because it relates to the following grounds:

(l) information that was confidential information for the purposes of section 77 of the Local Government Act 1989.

be designated confidential information under Clause 3(1) of the Local Government Act 2020.

CARRIED

6b) Committee members to meet with auditors in camera

David Morcom left the meeting at 1.38pm.

Management representatives left the meeting at 1.38pm to allow the Committee members to meet with the Auditors in camera.

Management representatives returned to the meeting at 1.40pm.

7. Local Government Performance Reporting service indicators

Tony Smith/Sarah Heath

That the Audit & Risk Committee recommend to Council that it endorse the indicators subject to any changes as agreed.

That the information contained in this document and designated under Section 3(1) Confidential Information of the Local Government Act 2020 as confidential by the Chief Executive Officer on 6 September 2022 because it relates to the following grounds:

(l) information that was confidential information for the purposes of section 77 of the Local Government Act 1989.

be designated confidential information under Clause 3(1) of the Local Government Act 2020.

CARRIED

8. General Business

Nil

THERE BEING NO FURTHER BUSINESS THE MEETING CLOSED AT 1.47PM.



WELLINGTON
SHIRE COUNCIL

The Heart of Gippsland

ORDINARY COUNCIL MEETING 4 OCTOBER 2022

On this 19 September 2022, in accordance with Section 3(1) Confidential Information of the *Local Government Act 2020*; I, Arthur Skipitaris (Delegate) declare that the information contained in the attached document **WELLINGTON SHIRE COUNCIL AUDIT & RISK COMMITTEE - MINUTES** is confidential because it relates to the following grounds:

1) information that was confidential information for the purposes of section 77 of the Local Government Act 1989.

.....
General Manager Corporate Services (Delegate)

11.3. IN PRINCIPLE APPROVAL OF DRAFT 2021/22 FINANCIAL REPORT AND PERFORMANCE STATEMENT

ACTION OFFICER: MANAGER CORPORATE FINANCE

PURPOSE

For Council to approve in principle the draft 2021/22 Financial Report and Performance Statement as attached and authorise two Councillors to certify both documents upon completion of the Auditor-General's review.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council approve, in principle, the Draft 2021/22 Financial Report and Performance Statement as attached, subject to no material changes by the Victorian Auditor General's Office (VAGO) and authorise two Councillors from the Audit & Risk Committee to certify the documents in their final form.

BACKGROUND

Section 98 of the *Local Government Act 2020* requires Council to prepare an annual report in respect of each financial year.

The annual report must contain the following:

- a report of operations of the Council;
- an audited Performance Statement; and
- audited Financial Statements.

Council must pass a resolution giving its approval in principle to the Financial Report and the Performance Statement so that Officers can submit these to the Auditor-General.

The Chief Executive Officer, Principal Accounting Officer and two Councillors appointed by Council must certify the documents once amendments or changes requested by the Auditor-General have been made.

Council's Audit & Risk Committee has reviewed the draft Financial Report and Performance Statement having had discussions with the external auditors and formally recommends that Council approve the documents in principle.

The in-principal approval of the documents will enable the draft documents to be reviewed and certified by the Auditor-General so that Council can ideally meet its legislative requirement of considering the 2021/22 Annual Report at a meeting open to the public by 31 October 2022.

ATTACHMENTS

1. 2022 Financial Report [11.3.1 - 53 pages]
2. WSC Performance Statement 2021-22 [11.3.2 - 17 pages]

OPTIONS

Council has the following options available:

1. Approve, in principle, the Draft 2021/22 Financial Report and Performance Statement as attached, subject to no material changes by the Victorian Auditor General's Office (VAGO) and authorise two Councillors from the Audit & Risk Committee to certify the documents in their final form; or
2. Not approve, in principle, the Draft 2021/22 Financial Report or Performance Statement, as attached, at this time.

PROPOSAL

That Council approve, in principle, the Draft 2021/22 Financial Report and Performance Statement as attached, subject to no material changes by the Victorian Auditor General's Office (VAGO) and authorise Councillors Stephens and McKenzie to certify the statements in their final form.

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

This impact has been assessed and there is no effect to consider at this time.

COMMUNICATION IMPACT

This impact has been assessed and there is no effect to consider at this time.

LEGISLATIVE IMPACT

Section 99(2) of the *Local Government Act 2020* requires Council to pass a resolution giving approval in principle to the Financial Report and Performance Statement prior to submitting the documents to the Auditor-General.

COUNCIL POLICY IMPACT

This impact has been assessed and there is no effect to consider at this time.

COUNCIL PLAN IMPACT

The Council Plan 2021-25 Theme 4 "Services and Infrastructure" states the following strategic outcome:

Strategic Outcome 4.1: *"A financially sustainable, high performing organisation."*

This report supports the above Council Plan strategic outcome.

RESOURCES AND STAFF IMPACT

This impact has been assessed and there is no effect to consider at this time.

COMMUNITY IMPACT

This impact has been assessed and there is no effect to consider at this time.

ENVIRONMENTAL IMPACT

This impact has been assessed and there is no effect to consider at this time.

ENGAGEMENT IMPACT

This impact has been assessed and there is no effect to consider at this time.

RISK MANAGEMENT IMPACT

This impact has been assessed and there is no effect to consider at this time.



Wellington Shire Council

ANNUAL FINANCIAL REPORT

For the year ended 30 June 2022

Wellington Shire Council
Financial Report
Table of Contents

FINANCIAL REPORT	Page
Certification of the Financial Statements	1
Victorian Auditor-General's Office Audit Report	2
Financial Statements	
Comprehensive Income Statement	4
Balance Sheet	5
Statement of Changes in Equity	6
Statement of Cash Flows	7
Statement of Capital Works	8
Notes to Financial Statements	
Note 1 Overview	9
Note 2 2.1 Performance against budget	10
2.1.1. Income and expenditure	10
2.1.2. Capital works	13
2.2 Analysis of Council results by program	16
Note 3 Funding for the delivery of our services	18
3.1. Rates and charges	18
3.2. Statutory fees and fines	18
3.3. User fees	18
3.4. Funding from other levels of government	19
3.5. Contributions	21
3.6. Other income	21
Note 4 The cost of delivering services	22
4.1. Employee costs	22
4.2. Materials and services	22
4.3. Depreciation	22
4.4. Amortisation - Intangible assets	23
4.5. Amortisation - Right of use assets	23
4.6. Bad and doubtful debts	23
4.7. Borrowing costs	23
4.8. Finance Costs - Leases	23
4.9. Other expenses	23
4.10. Loss on disposal of property, infrastructure, plant, and equipment	23

Wellington Shire Council
Financial Report
Table of Contents

FINANCIAL REPORT	Page
Note 5 Our financial position	24
5.1. Financial assets	24
5.2. Non-financial assets	26
5.3. Payables, trust funds and deposits and unearned income/revenue	27
5.4. Interest-bearing liabilities	28
5.5. Provisions	28
5.6. Financing arrangements	30
5.7. Commitments	30
5.8. Leases	31
Note 6 Assets we manage	32
6.1. Property, infrastructure plant and equipment	32
Note 7 People and relationships	40
7.1. Council and key management remuneration	40
7.2. Related party disclosure	41
Note 8 Managing uncertainties	42
8.1. Contingent assets and liabilities	42
8.2. Change in accounting standards	43
8.3. Financial instruments	43
8.4. Fair value measurement	45
8.5. Events occurring after balance date	45
Note 9 Other matters	46
9.1. Reserves	46
9.2. Reconciliation of cash flows from operating activities to surplus/(deficit)	48
9.3. Superannuation	48
Note 10 Change in accounting policy	50

Certification of the Financial Statements

In my opinion, the accompanying financial statements have been prepared in accordance with the *Local Government Act 2020*, the *Local Government (Planning and Reporting) Regulations 2020*, the Australian Accounting Standards and other mandatory professional reporting requirements.

Ian Carroll (CPA)
Principal Accounting Officer

Date : <Date>
Sale

In our opinion, the accompanying financial statements present fairly the financial transactions of the Wellington Shire Council; for the year ended 30 June 2022 and the financial position of the Council as at that date.

At the date of signing, we are not aware of any circumstances that would render any particulars in the financial statements to be misleading or inaccurate.

We have been authorised by the Council and by the *Local Government (Planning and Reporting) Regulations 2020* to certify the financial statements in their final form.

Garry Stephens
Councillor
Date : <Date>
Sale

Marcus McKenzie
Councillor
Date : <Date>
Sale

David Morcom
Chief Executive Officer
Date : <Date>
Sale

<INSERT VAGO REPORT - PAGE 1>

<INSERT VAGO REPORT - PAGE 2>

Comprehensive Income Statement For the Year Ended 30 June 2022

	Note	2022 \$'000	2021 \$'000
Income			
Rates and charges	3.1	66,145	63,473
Statutory fees and fines	3.2	1,170	1,039
User fees	3.3	8,331	6,159
Grants - operating	3.4 (a)	27,212	21,479
Grants - capital	3.4 (b)	11,249	11,355
Contributions - monetary	3.5	1,811	1,090
Contributions - non monetary	3.5	4,857	7,459
Other income	3.6	2,916	4,238
Total income		123,691	116,292
Expenses			
Employee costs	4.1	28,998	29,142
Materials and services	4.2	41,218	38,298
Depreciation	4.3	25,261	23,740
Amortisation - intangible assets	4.4	920	729
Amortisation - right of use assets	4.5	397	204
Bad and doubtful debts	4.6	25	32
Borrowing costs	4.7	71	92
Finance costs - leases	4.8	2	4
Other expenses	4.9	2,911	6,875
Net loss on disposal of property, infrastructure, plant and equipment	4.10	1,218	2,662
Total expenses		101,021	101,778
Surplus for the year		22,670	14,514
Other comprehensive income			
Items that will not be reclassified to surplus or deficit in future periods			
Net asset revaluation increment/(decrement)	6.1	51,617	(100)
Total other comprehensive income		51,617	(100)
Total comprehensive result		74,287	14,414

The above comprehensive income statement should be read in conjunction with the accompanying notes.

Balance Sheet
As at 30 June 2022

	Note	2022 \$'000	2021 \$'000
Assets			
Current assets			
Cash and cash equivalents	5.1 (a)	58,460	49,934
Trade and other receivables	5.1 (c)	7,502	15,624
Other financial assets	5.1 (b)	72,420	66,925
Inventories		44	11
Other assets		641	271
Total current assets		139,067	132,765
Non-current assets			
Trade and other receivables	5.1 (c)	2,777	2,242
Property, infrastructure, plant and equipment	6.1	1,081,056	1,015,796
Right-of-use assets	5.8	107	154
Intangible assets	5.2 (c)	2,913	862
Total non-current assets		1,086,853	1,019,054
Total assets		1,225,920	1,151,819
Liabilities			
Current liabilities			
Trade and other payables	5.3 (a)	8,699	7,770
Trust funds and deposits	5.3 (b)	3,482	4,453
Unearned income/revenue	5.3 (c)	19,795	21,396
Provisions	5.5	10,200	11,753
Interest-bearing liabilities	5.4	289	289
Lease liabilities	5.8	48	36
Total current liabilities		42,513	45,697
Non-current liabilities			
Provisions	5.5	14,920	13,613
Interest-bearing liabilities	5.4	449	737
Lease liabilities	5.8	70	134
Total non-current liabilities		15,439	14,484
Total liabilities		57,952	60,181
Net assets		1,167,968	1,091,638
Equity			
Accumulated surplus		448,104	424,647
Asset Revaluation Reserve	9.1 (a)	706,903	655,286
Other Reserves	9.1 (b)	12,961	11,705
Total Equity		1,167,968	1,091,638

The above balance sheet should be read in conjunction with the accompanying notes.

**Statement of Changes in Equity
For the Year Ended 30 June 2022**

	Note	Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2022					
Balance at beginning of the financial year		1,091,638	424,647	655,286	11,705
Surplus for the year		22,670	22,670	-	-
Revaluation movement	6.1	51,617	-	51,617	-
Found Assets Adjustment directly to equity	6.1	998	998	-	-
Other Adjustment directly to equity	6.1	1,045	1,045	-	-
Transfers to other reserves	9.1	-	(3,821)	-	3,821
Transfers from other reserves	9.1	-	2,565	-	(2,565)
		<u>76,330</u>	<u>23,457</u>	<u>51,617</u>	<u>1,256</u>
Balance at end of the financial year		1,167,968	448,104	706,903	12,961

		Total \$'000	Accumulated Surplus \$'000	Revaluation Reserve \$'000	Other Reserves \$'000
2021					
Balance at beginning of the financial year		1,071,963	405,558	655,286	10,862
Surplus for the year		14,514	14,514	-	-
Net asset revaluation increment		5,161	-	5,161	-
Transfer from asset revaluation reserve to accumulated surplus		-	5,418	(5,418)	-
Transfers to other reserves	9.1	-	(3,459)	-	3,459
Transfers from other reserves	9.1	-	2,616	-	(2,616)
		<u>19,675</u>	<u>19,089</u>	<u>-</u>	<u>843</u>
Balance at end of the financial year		1,091,638	424,647	655,286	11,705

The above statement of changes in equity should be read in conjunction with the accompanying notes.

Statement of Cash Flows For the Year Ended 30 June 2022

	2022 Inflows/ (Outflows) \$'000	2021 Inflows/ (Outflows) \$'000
Note		
Cash flows from operating activities		
Rates and charges	67,630	61,826
Statutory fees and fines	1,170	1,039
User fees	8,239	5,430
Grants - operating	28,039	22,035
Grants - capital	16,234	20,388
Contributions - monetary	673	993
Interest received	473	586
Trust funds and deposits taken	3,482	4,250
Other receipts	2,172	1,536
Goods and Services Tax Collected	1,020	1,775
Goods and Services Tax Refunds from the Australian Tax Office	5,431	5,750
Employee costs	(29,416)	(29,640)
Materials and services	(40,225)	(36,106)
Trust funds and deposits repaid	(4,453)	(3,877)
Other payments	(2,268)	(4,917)
Goods and Services Tax Paid to Suppliers	(7,437)	(6,942)
Net cash provided by operating activities	50,764	44,126
Cash flows from investing activities		
Payments for property, infrastructure, plant and equipment	(37,157)	(35,470)
Proceeds from sale of property, infrastructure, plant and equipment	1,177	817
Payments for investments	(112,789)	(148,114)
Proceeds from sale of investments	107,294	121,682
Net cash used in investing activities	(41,475)	(61,085)
Cash flows from financing activities		
Finance costs	(71)	(92)
Repayment of borrowings	(288)	(289)
Interest paid - lease liability	(2)	(4)
Repayment of lease liabilities	(402)	(254)
Net cash provided used in financing activities	(763)	(639)
Net increase (decrease) in cash and cash equivalents	8,526	(17,598)
Cash/cash equivalents at the beginning of the financial year	49,934	67,532
Cash and cash equivalents at the end of the financial year	58,460	49,934
Financing arrangements	5.6	
Restrictions on cash assets	5.1	

The above statement of cash flows should be read in conjunction with the accompanying notes.

Statement of Capital Works For the Year Ended 30 June 2022

	Note	2022 \$'000	2021 \$'000
Property			
Land improvements		1,408	1,265
Total land		1,408	1,265
Buildings		7,050	6,415
Total buildings		7,050	6,415
Total property		8,458	7,680
Plant and equipment			
Plant, machinery and equipment		1,786	1,495
Fixtures, fittings and furniture		392	341
Computers and telecommunications		322	229
Library books		242	250
Total plant and equipment		2,742	2,315
Infrastructure			
Roads		11,915	16,271
Footpaths and cycleways		4,249	3,509
Recreational, leisure and community facilities		3,022	2,015
Parks, open space and streetscapes		1,631	1,850
Bridges		810	1,020
Drainage		730	277
Other infrastructure		673	56
Waste management		498	160
Off street car parks		374	153
Aerodromes		318	123
Total infrastructure		24,220	25,434
Total capital works expenditure		35,420	35,429
Represented by:			
Asset renewal expenditure		24,610	22,954
Asset upgrade expenditure		3,599	9,029
Asset expansion expenditure		5,652	3,215
New asset expenditure		1,559	231
Total capital works expenditure		35,420	35,429

The Statement of Capital Works includes Work In Progress, and excludes Intangibles

Notes to the Financial Report For the Year Ended 30 June 2022

Note 1 OVERVIEW

Introduction

The Wellington Shire Council was established by an Order of the Governor in Council on 2 December 1994. The Council's main office is located at 18-20 Desailly Street, Sale, Victoria, 3850.

Statement of compliance

These financial statements are a general purpose financial report that consists of a Comprehensive Income Statement, Balance Sheet, Statement of Changes in Equity, Statement of Cash Flows, Statement of Capital Works and Notes accompanying these financial statements. The general purpose financial report complies with the Australian Accounting Standards (AAS), other authoritative pronouncements of the Australian Accounting Standards Board, the *Local Government Act 2020*, and the *Local Government (Planning and Reporting) Regulations 2020*.

The Council is a not-for-profit entity and therefore applies the additional AUS paragraphs applicable to a not-for-profit entity under the Australian Accounting Standards.

Significant accounting policies

(a) Basis of accounting

The accrual basis of accounting has been used in the preparation of these financial statements, except for the cash flow information, whereby assets, liabilities, equity, income and expenses are recognised in the reporting period to which they relate, regardless of when cash is received or paid.

The financial statements are based on the historical cost convention unless a different measurement basis is specifically disclosed in the notes to the financial statements.

Judgements, estimates and assumptions are required to be made about the carrying values of assets and liabilities that are not readily apparent from other sources. The estimates and associated judgements are based on professional judgement derived from historical experience and various other factors that are believed to be reasonable under the circumstances. Actual results may differ from these estimates.

The financial statements have been prepared on a going concern basis. The financial statements are in Australian dollars. The amounts presented in the financial statements have been rounded to the nearest thousand dollars unless otherwise specified. Minor discrepancies in tables between totals and the sum of components are due to rounding.

Revisions to accounting estimates are recognised in the period in which the estimate is revised and also in future periods that are affected by the revision. Judgements and assumptions made by management in the application of AAS's that have significant effects on the financial statements and estimates relate to:

- the fair value of land, buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of depreciation for buildings, infrastructure, plant and equipment (refer to Note 6.1)
- the determination of employee provisions (refer to Note 5.5)
- the determination of landfill provisions (refer to Note 5.5)
- the determination of whether performance obligations are sufficiently specific so as to determine whether an arrangement is within the scope of AASB 15 *Revenue from Contracts with Customers* or AASB 1058 *Income of Not-for-Profit Entities* (refer to Note 3)
- the determination, in accordance with AASB 16 *Leases*, of the lease term, the estimation of the discount rate when not implicit in the lease and whether an arrangement is in substance short-term or low value (refer to Note 5.8)
- whether or not AASB 1059 *Service Concession Arrangements: Grantors* is applicable
- other areas requiring judgements

Unless otherwise stated, all accounting policies are consistent with those applied in the prior year. Where appropriate, comparative figures have been amended to accord with current presentation, and disclosure has been made of any material changes to comparatives.

(b) Impact of Covid-19

During 2021-22 the COVID-19 pandemic continued to impact on Council's operations. Council has noted the following significant impacts on its financial operations:

- Additional revenue – \$147k grant income to support specialised COVID-19 recovery programs.
- Revenue reductions – (\$253k) reduced fees from leisure services and (\$113k) from The Wedge due to restrictions and reduced attendance.
- Revenue foregone – (\$183k) reduced income from Covid Business Support program from foregone rent and lease income.
- Additional costs – additional (\$147k) expenditure required to fund the grant recovery programs.

Notes to the Financial Report
For the Year Ended 30 June 2022**Note 2.1 Performance against budget**

The performance against budget notes compare Council's financial plan, expressed through its annual budget, with actual performance. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variances. Council has adopted a materiality threshold of the lower of 10 percent or \$750,000 where further explanation is warranted. Explanations have not been provided for variations below the materiality threshold unless the variance is considered to be material because of its nature.

These notes are prepared to meet the requirements of the *Local Government Act 2020* and the *Local Government (Planning and Reporting) Regulations 2020*.

2.1.1 Income and expenditure

	Budget 2022 \$'000	Actual 2022 \$'000	Variance \$'000	Variance %	Ref
Income					
Rates and charges	66,909	66,145	(764)	(1%)	1
Statutory fees and fines	868	1,170	302	35%	2
User fees	7,998	8,331	333	4%	
Grants - operating	13,570	27,212	13,642	101%	3
Grants - capital	17,175	11,249	(5,926)	(35%)	4
Contributions - monetary	1,335	1,811	476	36%	5
Contributions - non monetary	-	4,857	4,857	100%	6
Other income	2,442	2,916	474	19%	7
Total income	110,297	123,691	13,394	12%	
Expenses					
Employee costs	31,428	28,998	2,430	8%	8
Materials and services	42,518	41,218	1,300	3%	9
Depreciation	23,923	25,261	(1,338)	(6%)	10
Amortisation - intangible assets	589	920	(331)	(56%)	11
Amortisation - right of use assets	225	397	(172)	(76%)	12
Bad and doubtful debts	70	25	45	64%	13
Borrowing costs	81	71	10	12%	14
Finance costs - leases	1	2	(1)	(100%)	
Other expenses	817	2,911	(2,094)	(256%)	15
Net loss on disposal of property, infrastructure, plant and equipment	899	1,218	(319)	(35%)	16
Total expenses	100,551	101,021	(470)	(0%)	
Surplus for the year	9,746	22,670	12,924	133%	

**Notes to the Financial Report
For the Year Ended 30 June 2022****(i) Explanation of material variations**

Variance Ref	Item	Explanation
1	Rates and charges	A number of special charge road construction schemes will not be completed until 2022/23 thereby delaying the raising of owner contributions (\$1.0M).
2	Statutory fees and fines	Income raised from planning fees, permits and information certificates to date have been higher than expected due to recent demand for new dwellings within the Shire.
3	Grants - operating	The advance receipt of 75% of Victoria Grants Commission allocation for 2022/23 of \$11.4M was received in April 2022. Additional grants of \$2.1M were received for Sustainability initiatives such as Radial Renewable Energy Park Demo Site and Energy Efficiency. Major grant funding yet to be received or recognised includes Cunningham Street Lights (\$1.3M) and York Street works (\$1.0M). This is partly offset by funding received towards Radial Renewable Energy Park Demo project, which was initially unbudgeted.
5	Contributions - monetary	Income raised for public open space contributions of \$330k from external developers was higher due to new subdivisions released. Contributions for GLGN shared services of \$109k, Princes Hwy Signalisation of \$34k and Concierge Business Support of \$30k received were unbudgeted. A contribution for the Flooding Creek Masterplan Implementation of \$71k has been raised earlier than scheduled.
6	Contributions - non monetary	This represents gifted assets recognised during the year mainly for roads of \$1.5M (\$0.4M Cobains Estate Stage 3, \$0.3M Andrew Rd Longford, \$0.3M Glenhaven Stage 5), drainage of \$0.9m (\$0.4M Cobains Estate Stage 3, \$0.3M Glenhaven Stage 5) and footpaths of \$0.6M (\$0.3M Cobains Estate Stage 3, \$0.1M Glenhaven Stage 5). Other contributions include art gallery works of \$1.0M, consisting of over 200 items donated over the year. All asset related contributions relates to various new subdivisions developments planned within the Shire in the future by external developers.
7	Other income	The provision for inappropriate subdivision outstanding rates was decreased for the year 2021/22 by (\$400k) as Council reclassifies assessments from rateable to non rateable, offset by \$136k of waste infrastructure charge bad debts for the 90 Mile beach inappropriate subdivision. In addition there were unbudgeted donations received for Stephenson's Park Pavilion (\$237k), Sale Oval (\$100k) and Sale Tennis Courts (\$100k).

**Notes to the Financial Report
For the Year Ended 30 June 2022****(i) Explanation of material variations continued**

8	Employee costs	Employee costs - The majority of savings in employee benefits are mainly due to staff vacancies throughout the organisation and 2021/22 Workcover premium reductions. This is slightly offset by higher casual staff costs incurred in areas to maintain critical customer services such as Art Gallery and Libraries.
9	Materials and services	Underspends in software maintenance expenses of \$1.0M for Wellington and East Gippsland Shire partnership agreements for the year 2021/22. Contributions and consultant payments incurred on health services, business development and strategic planning projects were slightly lower than expected by \$0.3M. Savings from utility charges of \$0.2M for operational and community facilities due to use of solar and other energy efficient initiatives throughout the Shire. Expenditure associated with insurances and authority fees were lower than budgeted by \$0.2M.
10	Depreciation	Overall higher than expected depreciation (non cash) mainly in roads and buildings, offset by lower than expected depreciation for landfill cells. Annual depreciation charges are impacted by the timing of project completions. The revaluation of \$51.6M in 2022 compared to (\$0.1M) in 2021 has had an impact on the variances, plus the timing of projects moving from WIP to completion.
11	Amortisation - intangible assets	Amortisation charges for landfill improvements was higher than budgeted for the year due to increased work on landfill restorations.
12	Amortisation - right of use assets	Amortisation charges incurred for right of use (lease assets) was higher than projected due to a contract extension for waste management vehicles.
13	Bad and doubtful debts	During COVID-19 debt collection was significantly reduced therefore this has impacted timeframes of the reclassification of unpaid debts to doubtful debts.
14	Borrowing costs	This represents non cash interest component for the landfill rehabilitation provision calculations completed as of 30 June 2022. Loan borrowings budgeted for 2021/22 were not drawn upon.
15	Other expenses	This include the repayment of old Wellington Coastal Subdivision Strategy grant with a new agreement effective from 1 July 2021 (\$1.1M). Assets derecognised represents (\$0.6M) for the year 2021/22.
16	Net (gain)/loss on disposal of property, infrastructure, plant and equipment	Roads, footpaths and building were replaced, while capital works were being completed delaying the calculations for Written Down Value (WDV) (\$0.7M). This is partly offset by the derecognition of some previously owned Council assets such as roads, buildings and land (\$0.6M).

Notes to the Financial Report
For the Year Ended 30 June 2022

2.1.2 Capital works

	Budget 2022 \$'000	Actual 2022 \$'000	Variance \$'000	Variance %	Ref
Property					
Land	20	370	350	1,748	1
Land improvements	-	1,038	1,038	100	2
Total land	20	1,408	1,388	6,939	
Buildings	7,944	7,050	(894)	(11)	3
Total buildings	7,944	7,050	(894)	(11)	
Total property	7,964	8,458	494	6	
Plant and equipment					
Plant, machinery and equipment	2,913	1,786	(1,127)	(39)	4
Fixtures, fittings and furniture	346	392	46	13	5
Computers and telecommunications	275	322	47	17	6
Library books	256	242	(14)	(5)	
Total plant and equipment	3,790	2,742	(1,048)	(28)	
Infrastructure					
Roads	17,170	11,915	(5,255)	(31)	7
Bridges	1,633	810	(823)	(50)	8
Footpaths and cycleways	7,646	4,249	(3,397)	(44)	9
Drainage	690	730	40	6	
Recreational, leisure and community facilities	2,293	3,022	729	32	10
Waste management	1,205	498	(707)	(59)	11
Parks, open space and streetscapes	1,016	1,631	615	61	13
Aerodromes	675	318	(357)	(53)	12
Off street car parks	810	374	(436)	(54)	14
Other infrastructure	2,822	673	(2,149)	(76)	15
Total infrastructure	35,960	24,220	(11,740)	(33)	
Total capital works expenditure	47,714	35,420	(12,294)	(26)	
Represented by:					
New asset expenditure	1,554	1,559	5	-	
Asset renewal expenditure	31,850	24,610	(7,240)	(23)	
Asset expansion expenditure	4,687	5,652	965	21	
Asset upgrade expenditure	9,623	3,599	(6,024)	(63)	
Total capital works expenditure	47,714	35,420	(12,294)	(26)	

**Notes to the Financial Report
For the Year Ended 30 June 2022****(i) Explanation of material variations**

Variance Ref	Item	Explanation
1	Land	Delays in negotiations for the purchase of the Department of Education Land (\$10k) and Former Police Station (\$10k). This was offset by additional land purchases for Maffra Resource Recovery Facility \$350k and Coastal Strategy land purchases \$19k.
2	Landfill Improvements	Construction of Kilmany Landfill Cell 3 \$1M had delays in completing the cell liner and was completed in September 2021.
3	Buildings	The following projects will be completed in 2022/23 financial year Stephenson Park (\$563k), Aqua Energy Sale - Redevelopment design (\$131k), Lake Guthridge - Guyatt Education Centre (\$102k), and Maffra Library Roof Renewal (\$102k). Delays in materials and contractors resulted in the following projects being delayed: Community Facilities Accessibility Improvement (\$114k) and Kindergarten Maintenance and Accessibility (\$104k). The Public Toilet Replacement Hiawatha (\$100k) was completed in 2020/21 financial year. The following projects had savings; Maffra Depot Minor Capital Works Program (\$31k), Maffra Sugarbeet Museum (\$13k) and Yarram Library Soundproofing (\$12k). Unbudgeted Local Regional Community Infrastructure Funding was received for the Outdoor Pools Solar Heating Upgrades \$286k and Macfarlane Street Upgrade - Heyfield \$156k.
4	Plant, machinery and equipment	Fleet purchases (\$842k) and major Plant (\$497k) purchases have been delayed due to a shortage of supplies of new vehicles and plant. This was offset by Plant purchases from the 20/21 financial year being delivered in the 21/22 financial year \$212k.
5	Fixtures, fittings and furniture	Savings on Heyfield and Stratford Pool Blankets (\$22k). This is offset by unbudgeted additional Art work \$87k after donations were received.
6	Computers and telecommunications	IT upgrade was completed in June with additional equipment being purchased.
7	Roads	Several new special charge schemes which have a long lead time due to statutory requirements and required stakeholder engagement were delayed by extended community consultation resulting in an underspend of (\$1.8M). The Duke St Reconstruction/Shoulder Sealing (\$889k) was postponed as tendered prices were excessive. The Reseals Programme was completed with savings of (\$800k). Lansdowne St and Macarthur St (\$751k) was not funded in 21/22 financial year. Delays to the following projects have occurred due to Contractor and Materials availability; Urban Road Rehabilitation (\$500k), Yarram-Morwell Road Jack River Valley Intersection (\$200k). Toongabbie - Cowwarr and Weir Roads were completed in the 2021/22 financial year (\$600k).
8	Bridges	Sloping Bridge Widening Project (\$785k) and Swing Bridge - Downstream drive (\$176k) projects were delayed. They were both unsuccessfully tendered and retendered and contracts let and will be complete in 2022/23.

Notes to the Financial Report
For the Year Ended 30 June 2022

(i) Explanation of material variations continued

Variance Ref	Item	Explanation
9	Footpaths and cycleways	The multi year York St Sale CBD (\$2.8 M) works continued as scheduled. Works on the Multiyear Great Southern Rail Trail (\$1.6M) were delayed while vegetation offsets and all relevant permits were obtained. Sale CBD Renewal Program (Bond St) was completed in 2021/22 \$566k. Additional Urban Paths Program works were completed with unbudgeted Local Regional Community Infrastructure funding \$190k and Longford Access Improvement Project \$63k.
10	Recreational, leisure and community facilities	Stephenson Park Pedestrian and Vehicle Management (\$200k) will be completed in the 2022/23 financial year. The Aqua Energy Outdoor Pool Heating Pipe project was rescoped, which provided savings of (\$112k). Works commenced on the Stephenson Park Croquet Amenities, which will be completed in July 2022 (\$61k). These were offset by the completion of the following unbudgeted Local Regional Community Infrastructure Funding and unbudgeted Community contributions for projects; Sale Tennis Club Court Redevelopment \$316k, additional works Yarram Warmer Pool \$206k, Maffra Lawn Tennis Club Fencing \$101k and Maffra Lawn Tennis Club Grandstand \$55k.
11	Waste Management	The Kilmany Landfill Lechate Pond Evaporation (\$500k) project is on hold while awaiting for Consultant feedback on the appropriate treatment options which needs to be implemented. The Kilmany Landfill - Flare Installation (\$300k) will be completed in the 22/23 financial year this was project was delayed by the capping works which were completed in the 21/22 financial year. This is partially offset by unbudgeted funding which was received for the Heyfield Recycling Facility upgrade \$75k.
12	Parks, open space and streetscapes	Materials and Contractor availability delayed the: Shelter and BBQ Renewal program (\$161k) and the Playgrounds Renewal Program (\$55k). This was offset by the completion of the following 2020/21 projects; Maffra Youth Play Precinct \$225k, Yarram Youth Precinct \$122k, Sale Botanical Gardens \$99k and Lions Park District Open Space Upgrade \$50k. The following projects were completed with unbudgeted funding from Local Regional Community Infrastructure funding; Maffra - Cameron Recreation Reserve Cricket nets \$120k, Baldwin Reserve - Fencing Upgrades \$74k and Yarram Recreation Reserve Turf Wicket \$60k.
13	Aerodromes	Delays due to the availability of Contractors are being experienced in relation to Yarram Aerodrome Landside Facilities (\$180k) and Yarram Aerodrome Eastern Hangar Development (\$80k). Yarram Aerodrome Perimeter Fencing Works (\$143k) works have commenced, and are due to be completed in July 2022. This is offset by works completed on Yarram Aerodrome Emergency Services Operations \$28k.
14	Off street car parks	The Carpark redevelopment - Sale (\$400k) cannot proceed as the intended land purchase to build the car park did not proceed. Delays in negotiations and Community Consultation have delayed works on the Carpark Redevelopment Lake Street Carpark Loch Sport (\$250k). This is offset by the completion of the Carpark Reconstruction - Manns Beach \$192k and Carpark Rehabilitation - Golden Beach \$126k.
15	Other infrastructure	Port of Sale Mooring Access Project was delayed as the Port of Sale Masterplan is currently on hold pending a Council contract decision (\$2.08M).

**Notes to the Financial Report
For the Year Ended 30 June 2022**

Note 2.2 Analysis of Council results by program

Council delivers its functions and activities through the following programs.

2.2.1 Built & Natural Environment

Built & Natural Environment division promotes, plans and implements a range of strategies that make a significant contribution to the responsible care and sustainable management of our municipality's diverse natural environment and built environment. Services delivered by this division include Capital Works, Asset Management, Infrastructure Development, Road Planning and Maintenance, Built Environment Facilities, Parks Services, Open Space Planning and Waste & Sustainability.

Chief Executive Officer

CEO Office ensures leadership and engagement with our community to ensure our residents feel engaged and informed by Council through services including Media and Communications.

Community and Culture

Community and Culture division promotes, supports and advocates for the social and cultural wellbeing of our community by providing essential and innovative amenities, services and facilities through the creation of beneficial partnerships with key stakeholders. The division is comprised of service areas including Social Planning & Policy, Community Engagement, Youth Services, Rural Access, Emergency Management, Community Facilities Planning and Community Committees. This division also manages our Art Gallery, Library Services, 'The Wedge' Entertainment Centre and Leisure Services which includes our pools and Gippsland Regional Sporting Complex in Sale.

Corporate Services

Corporate Services division provides support services across council to enable the delivery of council's vision and strategic objectives. The provision of these services includes Human Resources, Occupational Health & Safety, Risk Management, Corporate Planning, Accounting & Payroll, Rates & Valuations, Fleet, Procurement, Records Management, Information Technology and Business Systems. This division also ensures legislative compliance by conducting our affairs openly and with integrity, reflecting the highest level of good management and governance.

Development

Development division supports sustainable growth and development in appropriate locations supported by levels of infrastructure in keeping with the needs of the community while retaining the amenity valued by the community. This includes services such as Strategic Planning, Statutory Planning, Economic Development, Tourism and Visitor Economy. The division is responsible for managing a number of customer focussed, responsive services such as Local Laws, Environmental Health, Municipal Building Services and Customer Service. It also manages a range of commercial property portfolios including the Gippsland Regional Livestock Exchange.

Notes to the Financial Report
For the Year Ended 30 June 2022

2.2.2 Summary of income, expenses, assets and capital expenses by program

	Income	Expenses	Surplus/(Deficit)	Grants included in income	Total assets
	\$'000	\$'000	\$'000	\$'000	\$'000
2022					
Built & Natural Environment	34,779	66,015	(31,236)	18,007	1,068,988
Chief Executive Officer	(3)	1,474	(1,477)	(3)	-
Community and Culture	5,060	13,068	(8,008)	4,531	12,862
Corporate Services	72,701	10,152	62,549	12,572	144,070
Development	11,154	10,312	842	3,354	-
	123,691	101,021	22,670	38,461	1,225,920

	Income	Expenses	Surplus/(Deficit)	Grants included in income	Total assets
	\$'000	\$'000	\$'000	\$'000	\$'000
2021					
Built & Natural Environment	35,964	63,220	(27,256)	16,339	1,002,607
Chief Executive Officer	33	1,362	(1,329)	20	-
Community and Culture	5,105	13,706	(8,601)	4,664	11,669
Corporate Services	68,499	14,579	53,920	10,131	137,543
Development	6,691	8,911	(2,220)	1,680	-
	116,292	101,778	14,514	32,834	1,151,819

Notes to the Financial Report
For the Year Ended 30 June 2022

Note 3 Funding for the delivery of our services	2022	2021
3.1 Rates and charges	\$'000	\$'000

Council uses Capital Improved Value (CIV) as the basis of valuation of all properties within the municipal district. The CIV of a property is its total land and improvements value.

The valuation base used to calculate general rates for 2021/22 was \$12,730 million (2020/21 \$12,114 million).

General rates	57,832	56,552
Waste management charge	4,915	4,371
Service rates and charges	1,605	2,041
Special rates and charges	1,053	219
Supplementary rates and rate adjustments	355	1
Interest on rates and charges	385	289
Total rates and charges	66,145	63,473

The date of the latest general revaluation of land for rating purposes within the municipal district was 1 January 2022, and the valuation will be first applied in the rating year commencing 1 July 2022.

Annual rates and charges are recognised as revenues when Council issues annual rates notices. Supplementary rates are recognised when a valuation and reassessment is completed and a supplementary rates notice issued.

3.2 Statutory fees and fines

Town planning fees	694	515
Land information certificates	223	248
Permits	179	201
Infringements and costs	74	75
Total statutory fees and fines	1,170	1,039

Statutory fees and fines (including parking fees and fines) are recognised as revenue when the service has been provided, the payment is received, or when the penalty has been applied, whichever first occurs.

3.3 User fees

Waste management services	3,398	2,645
Other fees and charges	1,651	803
Leisure centre and recreation	1,609	1,256
Registration and other permits	875	805
Saleyards	384	389
Entertainment centre	307	169
Animal services	62	45
Emergency management works	45	47
Total user fees	8,331	6,159
User fees by timing of revenue recognition		
User fees recognised at a point in time	8,331	6,159
Total user fees	8,331	6,159

User fees are recognised as revenue at a point in time, or over time, when (or as) the performance obligation is satisfied. Recognition is based on the underlying contractual terms.

Notes to the Financial Report
For the Year Ended 30 June 2022

3.4 Funding from other levels of government	2022	2021
Grants were received in respect of the following :	\$'000	\$'000
Summary of grants		
Commonwealth funded grants	28,690	23,048
State funded grants	9,771	9,786
Total grants received	38,461	32,834
(a) Operating Grants		
Recurrent - Commonwealth Government		
Financial Assistance Grants	18,858	14,821
Recurrent - State Government		
Libraries	350	337
Cultural Services	299	337
Rural Access and Transport connection	168	159
Environmental health	131	64
Municipal emergency	130	127
School crossing supervisors	129	125
Parks and Environmental services	113	112
Fire Service Property Levy	63	62
Community support programs	31	9
Other	10	5
Senior citizens	-	59
Total recurrent operating grants	20,282	16,217
Non-recurrent - Commonwealth Government		
Street Lights	1,106	-
Parks and Environmental services	138	-
Community and Recreation facilities upgrade	60	476
Economic Development and Tourism	10	-
Non-recurrent - State Government		
Parks and Environmental services	2,316	-
Street Lights	1,098	166
Economic Development and Tourism	874	1,251
Natural disaster funding	482	14
Community and Recreation facilities upgrade	278	1,142
Wellington Coastal Subdivision Strategy	262	-
Vegetation Management	140	406
Community support programs	129	85
Other	34	20
Cultural Services	6	21
Working for Victoria	-	1,424
Municipal emergency	(3)	257
Total non-recurrent operating grants	6,930	5,262
Total operating grants	27,212	21,479

Notes to the Financial Report
For the Year Ended 30 June 2022

(b) Capital Grants	2022	2021
	\$'000	\$'000
Recurrent - Commonwealth Government		
Roads to recovery	3,414	4,735
Total recurrent capital grants	3,414	4,735
Non-recurrent - Commonwealth Government		
Footpaths and cycleways	1,954	-
Recreation and leisure community facilities	1,155	883
Roads	924	1,895
Buildings	627	208
Parks, open space and streetscapes	598	-
Aerodrome	128	30
Non-recurrent - State Government		
Buildings	835	175
Other Infrastructure	412	-
Footpaths and cycleways	378	378
Roads	353	1,101
Recreation and leisure facilities	199	1,180
Waste management	188	18
Parks, open space and streetscapes	75	663
Library books	9	9
Plant, machinery and equipment	-	80
Total non-recurrent capital grants	7,835	6,620
Total capital grants	11,249	11,355
(c) Unspent grants received on condition that they be spent in a specific manner		
Operating		
Balance at start of year	3,714	2,623
Received during the financial year and remained unspent at balance date	2,546	2,723
Received in prior years and spent during the financial year	(2,061)	(1,632)
Balance at year end	4,199	3,714
Capital		
Balance at start of year	17,682	2,207
Received during the financial year and remained unspent at balance date	5,133	16,490
Received in prior years and spent during the financial year	(7,307)	(1,015)
Balance at year end	15,508	17,682

Notes to the Financial Report
For the Year Ended 30 June 2022**(d) Recognition of grant income**

Before recognising funding from government grants as revenue the Council assesses whether there is a contract that is enforceable and has sufficiently specific performance obligations in accordance with AASB 15 *Revenue from Contracts with Customers*. When both these conditions are satisfied, the Council:

- identifies each performance obligation relating to revenue under the contract/agreement
- determines the transaction price
- recognises a contract liability for its obligations under the agreement
- recognises revenue as it satisfies its performance obligations, at the time or over time when services are rendered.

Where the contract is not enforceable and/or does not have sufficiently specific performance obligations, the Council applies AASB 1058 *Income for Not-for-Profit Entities*.

Grant revenue with sufficiently specific performance obligations is recognised over time as the performance obligations specified in the underlying agreement are met. Where performance obligations are not sufficiently specific, grants are recognised either upon receipt or when an unconditional right to receipt has been established, whichever is occurs first. Grants relating to capital projects are generally recognised progressively as the capital project is completed. The following table provides a summary of the accounting framework under which grants are recognised.

	2022 \$'000	2021 \$'000
3.5 Contributions		
Monetary	1,811	1,090
Non-monetary	4,857	7,459
Total contributions	6,668	8,549

Contributions of non monetary assets were received in relation to the following asset classes.

Infrastructure	4,287	6,113
Property	570	1,346
Total non-monetary contributions	4,857	7,459

Monetary and non monetary contributions are recognised as revenue at their fair value when Council obtains control over the contributed asset.

	2022 \$'000	2021 \$'000
3.6 Other income		
Donations	940	665
Other rent	778	712
Interest on investments	473	586
Bad and doubtful debts recovered	257	-
Volunteer Income	271	34
Insurance	165	65
Recognition of assets	14	1,902
Interest on debtors	10	13
Miscellaneous income	8	48
Changes to net present value due to interest rate movements	-	213
Total other income	2,916	4,238

Interest is recognised as it is earned.

Other income is measured at the fair value of the consideration received or receivable and is recognised when Council gains control over the right to receive the income.

Notes to the Financial Report
For the Year Ended 30 June 2022

	2022 \$'000	2021 \$'000
Note 4 The cost of delivering services		
4.1 (a) Employee costs		
Wages and salaries	23,288	24,210
Superannuation	2,608	2,407
Casual staff	2,263	1,835
Other	415	288
WorkCover	246	215
Fringe benefits tax	178	187
Total employee costs	28,998	29,142

(b) Superannuation

Council made contributions to the following funds:

Defined benefit fund

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	127	139
	127	139

Accumulation funds

Employer contributions to Local Authorities Superannuation Fund (Vision Super)	1,518	1,202
Employer contributions - other funds	1,360	1,071
	2,878	2,273
Employer contributions payable at reporting date.	-	23

Refer to note 9.3 for further information relating to Council's superannuation obligations.

4.2 Materials and services

Contractors	12,262	10,864
Infrastructure & parks maintenance	8,823	7,713
Materials	4,803	4,702
Waste management services	4,741	4,694
Contributions	3,019	3,412
Utility payments	2,246	2,170
Insurances	1,518	1,354
Environmental Authority fees	1,447	1,115
Building maintenance	1,180	1,423
Consultants	1,179	851
Total materials and services	41,218	38,298

Expenses are recognised as they are incurred and reported in the financial year to which they relate.

4.3 Depreciation

Infrastructure	17,756	16,906
Property	5,440	4,909
Plant and equipment	2,065	1,925
Total depreciation	25,261	23,740

Refer to note 5.2(c), 5.8 and 6.1 for a more detailed breakdown of depreciation and amortisation charges and accounting policy.

Notes to the Financial Report
For the Year Ended 30 June 2022

	2022 \$'000	2021 \$'000
4.4 Amortisation - Intangible assets		
Software	93	72
Water Rights	4	4
Landfill Airspace	823	653
Total Amortisation - Intangible assets	920	729
4.5 Amortisation - Right of use assets		
Property	-	40
Vehicles	350	117
Information Technology Equipment	47	47
Total Amortisation - Right of use assets	397	204
4.6 Bad and doubtful debts		
Rates debtors	19	31
Infringements	-	1
Other debtors	6	-
Total bad and doubtful debts	25	32
Movement in provisions for doubtful debts		
Balance at the beginning of the year	1,548	1,606
New provisions recognised during the year	(6)	(58)
Amounts provided for but recovered during the year	(435)	-
Balance at end of year	1,107	1,548
Provision for doubtful debt is recognised based on an expected credit loss model. This model considers both historic and forward looking information in determining the level of impairment.		
4.7 Borrowing costs		
Interest - Borrowings	71	92
Total borrowing costs	71	92
Borrowing costs are recognised as an expense in the period in which they are incurred, except where they are capitalised as part of a qualifying asset constructed by Council.		
4.8 Finance Costs - Leases		
Interest - Lease Liabilities	2	4
Total finance costs	2	4
4.9 Other expenses		
Unused grant funding	1,119	4,273
Derecognition of assets	573	1,781
Work in progress assets written off	365	123
Councillors' allowances	358	301
Volunteer Expenses	271	34
Changes to net present value due to interest rate movements	108	-
Auditors' remuneration - VAGO - audit of the financial statements, performance statement and grant acquittals	69	48
Auditors' remuneration - Internal	42	22
Donations and Gifts	7	205
Rate Relief payments	1	86
Operating lease rentals	(2)	2
Total other expenses	2,911	6,875
4.10 Net loss on disposal of property, infrastructure, plant and equipment		
Proceeds of sale	(1,177)	(817)
Written down value of assets disposed/replaced	2,395	3,479
Total net loss on disposal of property, infrastructure, plant and equipment	1,218	2,662

The profit or loss on sale of an asset is determined when control of the asset has passed to the buyer.

Notes to the Financial Report
For the Year Ended 30 June 2022

Note 5 Our financial position	2022	2021
5.1 Financial assets	\$'000	\$'000
(a) Cash and cash equivalents		
Cash on hand	6	6
Cash at bank	10,068	10,002
Term deposits	48,386	39,926
Total cash and cash equivalents	58,460	49,934
(b) Other financial assets		
Term deposits - current	72,420	66,925
Total other financial assets	72,420	66,925
Total financial assets	130,880	116,859
Council's cash and cash equivalents are subject to external restrictions that limit amounts available for discretionary use. These include:		
Contractually restricted unearned income (Note 5.3 (c))	19,795	21,396
Trust funds and deposits (Note 5.3 (b))	3,482	4,453
Other non discretionary reserves (Note 9.1)	3,686	2,385
Total restricted funds	26,963	28,234
Total unrestricted cash and cash equivalents	31,498	21,700
Intended allocations		
Although not externally restricted the following amounts have been allocated for specific future purposes by Council:		
- Cash held to fund carried forward capital works/operating projects	3,830	5,985
- Cash held in relation to the Victoria Grants Commission advance to fund general operations and roads works	11,425	7,686
- Unexpended grants and contributions	149	1,448
- Discretionary reserve (Note 9.1)	9,275	9,320
Total funds subject to intended allocations	24,679	24,439

Cash and cash equivalents include cash on hand, deposits at call, and other highly liquid investments with original maturities of 90 days or less, net of outstanding bank overdrafts.

Other financial assets are valued at fair value, at balance date. Term deposits are measured at original cost. Any unrealised gains and losses on holdings at balance date are recognised as either a revenue or expense.

Notes to the Financial Report
For the Year Ended 30 June 2022

	2022 \$'000	2021 \$'000
(c) Trade and other receivables		
Current		
<i>Statutory receivables</i>		
Rates debtors	3,400	5,264
Special rate assessment	73	59
Infringement debtors	69	67
Net GST receivable	1,288	302
<i>Non statutory receivables</i>		
Government grants	142	7,753
Other debtors	1,544	1,955
Provision for doubtful debts - other debtors	(6)	-
Waste management	992	224
Total current trade and other receivables	7,502	15,624
Non-current		
<i>Statutory receivables</i>		
Rates debtors	2,454	3,194
Provision for doubtful debts	(1,095)	(1,495)
Special charge schemes	1,352	482
Provision for doubtful debts - special charge scheme	(2)	(2)
Infringements and fire hazards	72	67
Provision for doubtful debts - infringements	(4)	(4)
Total non-current trade and other receivables	2,777	2,242
Total trade and other receivables	10,279	17,866

Short term receivables are carried at invoice amount. A provision for doubtful debts is recognised when there is objective evidence that an impairment has occurred. Long term receivables are carried at amortised cost using the effective interest rate method.

Included in the provision for doubtful debts is an amount relating to land in inappropriate subdivisions mainly in the 90 Mile Beach area. Council has a significant number of rateable properties in these areas for which provision has been made for a total amount outstanding of \$1,094,765 (2021: \$1,494,920). A provision has been established as these properties are unable to be sold in order for Council to recover the debt.

(d) Ageing of Receivables

The ageing of the Council's trade and other receivables (excluding statutory receivables) that are not impaired was:

Current (not yet due)	1,931	2,060
Past due by up to 30 days	77	124
Past due between 31 and 180 days	189	7,715
Past due between 181 and 365 days	46	-
Past due by more than 1 year	119	-
Total trade and other receivables	2,362	9,899

(e) Ageing of individually impaired Receivables

At balance date, other debtors representing financial assets with a nominal value of Nil (2021: Nil) were impaired.

5.2 Non-financial assets	2022	2021		
Intangible assets	\$'000	\$'000		
Water rights	7	11		
Software	455	220		
Landfill air space	2,451	631		
Total intangible assets	2,913	862		
	Water Right	Software	Landfill	Total
	\$'000	\$'000	\$'000	\$'000
Gross carrying amount				
Balance at 1 July 2021	35	433	4,855	5,323
Additions from internal developments	-	261	2,643	2,904
Other additions	-	67	-	67
Balance at 30 June 2022	35	761	7,498	8,294
Accumulated amortisation and impairment				
Balance at 1 July 2021	24	213	4,224	4,461
Amortisation expense	4	93	823	920
Balance at 30 June 2022	28	306	5,047	5,381
Net book value at 30 June 2021	11	220	631	862
Net book value at 30 June 2022	7	455	2,451	2,913

Intangible assets with finite lives are amortised as an expense on a systematic basis over the asset's useful life. Amortisation is generally calculated on a straight line basis, at a rate that allocates the asset value, less any estimated residual value over its estimated useful life. Estimates of the remaining useful lives and amortisation method are reviewed at least annually, and adjustments made where appropriate.

	2022 \$'000	2021 \$'000
5.3 Payables, trust funds and deposits and unearned income/revenue		
(a) Trade and other payables		
Non-statutory payables		
Trade Payables	8,143	7,193
Accrued expenses	556	577
Total trade and other payables	8,699	7,770
(b) Trust funds and deposits		
Overpaid rates	1,460	1,049
Refundable deposits	634	717
Fire services levy	465	2,004
Retention amounts	710	473
Other trust funds and deposits	213	210
Total trust funds and deposits	3,482	4,453

Unearned income/revenue represents contract liabilities and reflect consideration received in advance from customers in respect of capital and operating projects. Unearned income/revenue are derecognised and recorded as revenue when promised goods and services are transferred to the customer. Refer to Note 3.

Amounts received as deposits and retention amounts controlled by Council are recognised as trust funds until they are returned, transferred in accordance with the purpose of the receipt, or forfeited. Trust funds that are forfeited, resulting in council gaining control of the funds, are to be recognised as revenue at the time of forfeit.

Purpose and nature of items

Overpaid Rates - Overpaid rates received from ratepayers which are offset when the financial year's rates are raised.

Refundable deposits - Deposits are taken by Council as a form of surety in a number of circumstances, including in relation to building works, tender deposits, contract deposits and the use of civic facilities.

Fire Services Levy - Council is the collection agent for fire services levy on behalf of the State Government. Council remits amounts received on a quarterly basis. Amounts disclosed here will be remitted to the state government in line with that process.

Retention Amounts - Council has a contractual right to retain certain amounts until a contractor has met certain requirements or a related warrant or defect period has elapsed. Subject to the satisfactory completion of the contractual obligations, or the elapsing of time, these amounts will be paid to the relevant contractor in line with Council's contractual obligations.

Other Trust funds and deposits - Council holds in trust ticket sales for shows performed by third parties at 'The Wedge' Entertainment Centre which are on forwarded to performer on completion of the show.

(c) Unearned income/revenue		
Grants received in advance - operating	4,199	3,714
Grants received in advance - capital	15,508	17,682
Other	88	-
Total unearned income/revenue	19,795	21,396

Amounts received by Council are classified as unearned income where funds are received for a specified purpose and where the specified purpose or obligations have not yet been fulfilled. Once the obligations are fulfilled by Council, the associated income will be presented in the comprehensive income statement. This requirement is set in AASB15.

Grants received in advance - capital also includes grants which have been invoiced although not yet received where the purpose or obligations have not yet been fulfilled.

5.4 Interest-bearing liabilities	2022 \$'000	2021 \$'000
Borrowings - secured	289	289
	<u>289</u>	<u>289</u>
Other borrowings - secured	449	737
	<u>449</u>	<u>737</u>
Total	738	1,026

Borrowings are secured by Council rate income.

(a) The maturity profile for Council's

Not later than one year	289	289
Later than one year and not later than five years	449	737
	<u>738</u>	<u>1,026</u>

Borrowings are initially measured at fair value, being the cost of the interest bearing liabilities, net of transaction costs. The measurement basis subsequent to initial recognition depends on whether the Council has categorised its interest-bearing liabilities as either financial liabilities designated at fair value through the profit and loss, or financial liabilities at amortised cost. Any difference between the initial recognised amount and the redemption value is recognised in net result over the period of the borrowing using the effective interest method.

The classification depends on the nature and purpose of the interest bearing liabilities. The Council determines the classification of its interest bearing liabilities at initial recognition.

5.5 Provisions

	Employee \$ '000	Landfill restoration \$ '000	Total \$ '000
2022			
Balance at beginning of the financial year	7,545	17,821	25,366
Additional provisions	2,714	2,644	5,358
Amounts used	(2,804)	(1,727)	(4,531)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	(308)	(765)	(1,073)
Balance at the end of the financial year	<u>7,147</u>	<u>17,973</u>	<u>25,120</u>

2021			
Balance at beginning of the financial year	7,008	17,018	24,026
Additional provisions	2,187	2,201	4,388
Amounts used	(2,258)	(1,185)	(3,443)
Change in the discounted amount arising because of time and the effect of any change in the discount rate	608	(213)	395
Balance at the end of the financial year	<u>7,545</u>	<u>17,821</u>	<u>25,366</u>

(a) Employee provisions	2022 \$'000	2021 \$'000
Current provisions expected to be wholly settled within 12 months		
Annual leave	1,763	1,694
Long service leave	462	392
	<u>2,225</u>	<u>2,086</u>
Current provisions expected to be wholly settled after 12 months		
Annual leave	888	863
Long service leave	3,744	4,144
	<u>4,632</u>	<u>5,007</u>
Total current employee provisions	6,857	7,093

Non-current		
Long service leave	289	451
Sick Leave Gratuity	1	1
Total non-current employee provisions	290	452
Aggregate carrying amount of employee provisions:		
Current	6,857	7,093
Non-current	290	452
Total aggregate carrying amount of employee provisions	7,147	7,545

5.5 Provisions continued

The calculation of employee costs and benefits includes all relevant on-costs and are calculated as follows at reporting date.

Annual leave

A liability for annual leave is recognised in the provision for employee benefits as a current liability because the Council does not have an unconditional right to defer settlement of the liability. Liabilities for annual leave are measured at:

- nominal value if the Council expects to wholly settle the liability within 12 months
- present value if the Council does not expect to wholly settle within 12 months.

Liabilities that are not expected to be wholly settled within 12 months of the reporting date are recognised in the provision for employee benefits as current liabilities, measured at the present value of the amounts expected to be paid when the liabilities are settled using the remuneration rate expected to apply at the time of settlement.

Long service leave

Liability for long service leave (LSL) is recognised in the provision for employee benefits. Unconditional LSL is disclosed as a current liability as the Council does not have an unconditional right to defer settlement. Unconditional LSL is measured at nominal value if expected to be settled within 12 months or at present value if not expected to be settled within 12 months. Conditional LSL that has been accrued, where an employee is yet to reach a qualifying term of employment, is disclosed as a non-current liability and measured at present value.

Sick Leave Gratuity

A former entity of Wellington Shire Council had established a sick leave gratuity scheme which ceased at the end of September 1991. Under the scheme, sick leave is payable to all ex-Shire employees and is not to exceed existing benefits as at the end of September 1991, using remuneration rates current at the time of leaving. The employees are entitled to the sick leave gratuity upon their leaving the organisation. The amount provided for appears as a non-current liability.

	2022	2021
Key assumptions:		
- discount rate	1.776%	0.701%
- index rate	1.039%	2.000%
	2022	2021
(b) Landfill restoration	\$'000	\$'000
Current	3,343	4,660
Non-current	14,630	13,161
	17,973	17,821

Council is obligated to restore Kilmany, Longford, Maffra, Rosedale, Stratford and Yarram sites to a particular standard. The forecast life of the site is based on current estimates of remaining capacity and the forecast rate of infill. The provision for landfill restoration has been calculated based on the present value of the expected cost of works to be undertaken. The expected cost of works has been estimated based on current understanding of work required to reinstate the site to a suitable standard. Accordingly, the estimation of the provision required is dependent on the accuracy of the forecast timing of the work, work required and related costs. There has been an adjustment made to the prior year reference to cost to rehabilitate, in 2021 this was listed as \$12.2 million this should have read \$17.4 million, this estimate does not affect the value of the provision.

	2022	2021
Key assumptions:		
- discount rate	3.59%	1.36%
- index rate	1.75%	1.50%
- settlement rate	10 years	10 years
- estimates cost to rehabilitate	\$20.3 million	\$17.4 million

Summary of Provisions	2022	2021
	\$'000	\$'000
Current		
Employee	6,857	7,093
Landfill Restoration	3,343	4,660
Total Current Provisions	10,200	11,753
Non Current		
Employee	290	452
Landfill Restoration	14,630	13,161
	14,920	13,613
Total Provisions	25,120	25,366

5.6 Financing arrangements

	2022 \$'000	2021 \$'000
The Council has the following funding arrangements in place as at 30 June 2022:		
Bank overdraft	200	200
Credit card facilities	130	130
Other facilities	738	1,026
Total facilities	<u>1,068</u>	<u>1,356</u>
Used facilities	738	1,056
Unused facilities	330	300

5.7 Commitments

The Council has entered into the following commitments. Commitments are not recognised in the Balance Sheet. Commitments are disclosed at their nominal value and presented inclusive of the GST payable.

Commitments for expenditure

	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
2022	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Waste management	4,692	-	-	-	4,692
Health Services	710	722	734	-	2,166
Animal pound and shelter service	373	380	1,182	-	1,935
Litter bins	353	361	-	-	714
Software maintenance	366	-	-	-	366
L to P project	251	-	-	-	251
Total	6,745	1,463	1,916	-	10,124
Capital					
Footpaths and cycleways	2,618	-	-	-	2,618
Plant, Machinery & Equipment	1,766	-	-	-	1,766
Bridges	929	-	-	-	929
Buildings	713	-	-	-	713
Roads	486	-	-	-	486
Off Street Car Parking	123	-	-	-	123
Recreational leisure and community facilities	109	-	-	-	109
Aerodrome	106	-	-	-	106
Waste Management	89	-	-	-	89
Total	6,939	-	-	-	6,939
	Not later than 1 year	Later than 1 year and not later than 2 years	Later than 2 years and not later than 5 years	Later than 5 years	Total
2021	\$'000	\$'000	\$'000	\$'000	\$'000
Operating					
Waste management	5,812	-	-	-	5,812
Landfill Rehabilitation	2,076	-	-	-	2,076
Litter bins	342	353	361	-	1,056
Health Services	1,048	-	-	-	1,048
Animal pound and shelter service	355	30	-	-	385
L to P project	185	-	-	-	185
Software maintenance	61	61	-	-	122
Total	9,879	444	361	-	10,685
Capital					
Roads	2,592	-	-	-	2,592
Recreational leisure and community facilities	1,326	-	-	-	1,326
Buildings	1,236	-	-	-	1,236
Landfill Improvements	715	-	-	-	715
Footpaths and cycleways	608	-	-	-	608
Parks, open space and streetscapes	521	-	-	-	521
Plant, Machinery & Equipment	397	-	-	-	397
Off Street Car Parking	307	-	-	-	307
Bridges	239	-	-	-	239
Total	7,941	-	-	-	7,941

5.8 Leases

At inception of a contract, all entities would assess whether a contract is, or contains, a lease. A contract is, or contains, a lease if the contract conveys the right to control the use of an identified asset for a period of time in exchange for consideration. To identify whether a contract conveys the right to control the use of an identified asset, it is necessary to assess whether:

- The contract involves the use of an identified asset;
- The customer has the right to obtain substantially all of the economic benefits from use of the asset throughout the period of use; and
- The customer has the right to direct the use of the asset.

This policy is applied to contracts entered into, or changed, on or after 1 July 2019.

As a lessee, Council recognises a right-of-use asset and a lease liability at the lease commencement date. The right-of-use asset is initially measured at cost which comprises the initial amount of the lease liability adjusted for:

- any lease payments made at or before the commencement date less any lease incentives received; plus
- any initial direct costs incurred; and
- an estimate of costs to dismantle and remove the underlying asset or to restore the underlying asset or the site on which it is located.

The right-of-use asset is subsequently depreciated using the straight-line method from the commencement date to the earlier of the end of the useful life of the right-of-use asset or the end of the lease term. The estimated useful lives of right-of-use assets are determined on the same basis as those of property, plant and equipment. In addition, the right-of-use asset is periodically reduced by impairment losses, if any, and adjusted for certain measurements of the lease liability.

The lease liability is initially measured at the present value of the lease payments that are not paid at the commencement date, discounted using the interest rate implicit in the lease or, if that rate cannot be readily determined, an appropriate incremental borrowing rate. Generally, Council uses an appropriate incremental borrowing rate as the discount rate.

Lease payments included in the measurement of the lease liability comprise the following:

- Fixed payments
- Variable lease payments that depend on an index or a rate, initially measured using the index or rate as at the commencement date;
- Amounts expected to be payable under a residual value guarantee; and
- The exercise price under a purchase option that Council is reasonably certain to exercise, lease payments in an optional renewal period if Council is reasonably certain to exercise an extension option, and penalties for early termination of a lease unless Council is reasonably certain not to terminate early.

When the lease liability is remeasured in this way, a corresponding adjustment is made to the carrying amount of the right-of-use asset, or is recorded in profit or loss if the carrying amount of the right-of-use asset has been reduced to zero.

Council has elected to apply the temporary option available under AASB 16 Leases which allows not-for-profit entities to not measure right-of-use assets at initial recognition at fair value in respect of leases that have significantly below-market terms.

Council has no reliance on peppercorn leases.

Right-of-Use Assets	Vehicles \$'000	Other, etc. \$'000	Total \$'000
Balance at 1 July 2021	-	154	154
Additions	350	-	350
Amortisation charge	(350)	(47)	(397)
Balance at 30 June 2022	-	107	107

Lease Liabilities	2022 \$'000	2021 \$'000
Maturity analysis - contractual undiscounted cash flows		
Less than one year	48	46
One to five years	135	137
Total undiscounted lease liabilities as at 30 June:	183	183

Lease liabilities included in the Balance Sheet at 30 June:		
Current	48	36
Non-current	70	134
Total lease liabilities	118	170

Short-term and low value leases

Council has elected not to recognise right-of-use assets and lease liabilities for short-term leases of machinery that have a lease term of 12 months or less and leases of low-value assets (individual assets worth less than existing capitalisation thresholds for a like asset up to a maximum of \$10,000), including IT equipment. Council recognises the lease payments associated with these leases as an expense on a straight-line basis over the lease term. (2021/22 Nil).

Notes to the Financial Report
For the Year Ended 30 June 2022

6.1 Property, infrastructure, plant and equipment

Summary of property, infrastructure, plant and equipment

	Carrying amount 30 June 2021	Additions	Recognised	Found Assets	Adjustment directly to equity	Contributions	Revaluation	Depreciation	Disposal	Derecognition	Write-off	Transfers WIP	Carrying amount 30 June 2022
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
Property	210,365	3,443	-	144	(82)	569	52,788	(5,440)	(601)	(103)	-	2,676	263,759
Plant and equipment	20,547	2,537	-	-	-	1,056	-	(2,065)	(345)	-	-	57	21,787
Infrastructure	773,585	19,251	14	854	1,127	3,231	(1,171)	(17,756)	(1,448)	(470)	-	7,586	784,803
Work in progress	11,299	10,158	-	-	-	-	-	-	-	-	(365)	(10,385)	10,707
	1,015,796	35,389	14	998	1,045	4,856	51,617	(25,261)	(2,394)	(573)	(365)	(66)	1,081,056

Summary of Work in Progress

	Opening WIP \$'000	Additions \$'000	Write-off \$'000	Transfers \$'000	Closing WIP \$'000
Property	2,924	3,375	(26)	(2,829)	3,444
Plant and equipment	120	-	-	(118)	2
Infrastructure	8,255	6,783	(339)	(7,438)	7,261
Total	11,299	10,158	(365)	(10,385)	10,707

Notes to the Financial Report
For the Year Ended 30 June 20226.1 Property, infrastructure, plant and equipment
(a) Property

	Land - specialised	Land improvements	Land Under Roads	Total Land & Land Improvements	Buildings - specialised	Total Buildings	Work In Progress	Total Property
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2021	87,223	1,989	39,517	128,729	167,051	167,051	2,924	298,704
Accumulated depreciation at 1 July 2021	-	(1,510)	-	(1,510)	(83,905)	(83,905)	-	(85,415)
	87,223	479	39,517	127,219	83,146	83,146	2,924	213,289
Movements in fair value								
Additions	20	1,038	-	1,058	2,385	2,385	3,375	6,818
Contributions	425	-	97	522	47	47	-	569
Prior year adjustment directly to equity	422	-	-	422	(504)	(504)	-	(82)
Found Assets	25	-	18	43	101	101	-	144
Revaluation	45,279	-	6,966	52,245	543	543	-	52,788
Disposal	(511)	-	-	(511)	(954)	(954)	-	(1,465)
Derecognise	(45)	-	-	(45)	(330)	(330)	-	(375)
Write-off	-	-	-	-	-	-	(26)	(26)
Transfers	-	1,341	-	1,341	1,335	1,335	(2,829)	(153)
	45,615	2,379	7,081	55,075	2,623	2,623	520	58,218
Movements in accumulated depreciation								
Depreciation and amortisation	-	(655)	-	(655)	(4,785)	(4,785)	-	(5,440)
Accumulated depreciation of disposals	-	-	-	-	864	864	-	864
Accumulated depreciation of derecognised	-	-	-	-	272	272	-	272
	-	(655)	-	(655)	(3,649)	(3,649)	-	(4,304)
At fair value 30 June 2022	132,838	4,368	46,598	183,804	169,674	169,674	3,444	356,922
Accumulated depreciation at 30 June 2022	-	(2,165)	-	(2,165)	(87,554)	(87,554)	-	(89,719)
Carrying amount	132,838	2,203	46,598	181,639	82,120	82,120	3,444	267,203

**Notes to the Financial Report
For the Year Ended 30 June 2022**

**6.1 Property, infrastructure, plant and equipment
(b) Plant and Equipment**

	Plant machinery and equipment	Fixtures fittings and furniture	Computers and telecomms	Library books	Art Works	Work In Progress	Total plant and equipment
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2021	12,133	3,752	1,187	3,057	10,163	120	30,412
Accumulated depreciation at 1 July 2021	(5,993)	(1,836)	(354)	(1,562)	-	-	(9,745)
	6,140	1,916	833	1,495	10,163	120	20,667
Movements in fair value							
Additions	1,787	68	322	243	117	-	2,537
Contributions	22	-	-	-	1,034	-	1,056
Disposal	(1,298)	(194)	(56)	(353)	-	-	(1,901)
Transfers	204	(159)	12	-	-	(118)	(61)
	715	(285)	278	(110)	1,151	(118)	1,631
Movements in accumulated depreciation							
Depreciation and amortisation	(1,320)	(350)	(161)	(234)	-	-	(2,065)
Accumulated depreciation of disposals	953	194	56	353	-	-	1,556
Transfers	(70)	70	-	-	-	-	-
	(437)	(86)	(105)	119	-	-	(509)
At fair value 30 June 2022	12,848	3,467	1,465	2,947	11,314	2	32,043
Accumulated depreciation at 30 June 2022	(6,430)	(1,922)	(459)	(1,443)	-	-	(10,254)
Carrying amount	6,418	1,545	1,006	1,504	11,314	2	21,789

Notes to the Financial Report
For the Year Ended 30 June 20226.1 Property, infrastructure, plant and equipment
(c) Infrastructure

	Roads	Bridges	Footpaths and cycleways	Drainage	Recreational, leisure and community facilities	Waste Management	Parks open space and streetscapes	Aerodromes	Off street car parks	Other Infrastructure	Work In Progress	Total Infrastructure
	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000	\$'000
At fair value 1 July 2021	800,746	111,816	49,315	101,030	31,320	5,455	35,324	16,115	3,846	19,802	8,255	1,183,024
Accumulated depreciation at 1 July 2021	(252,470)	(43,662)	(16,596)	(36,434)	(16,507)	(2,234)	(13,357)	(8,912)	(1,773)	(9,239)	-	(401,184)
	548,276	68,154	32,719	64,596	14,813	3,221	21,967	7,203	2,073	10,563	8,255	781,840
Movements in fair value												
Additions	9,818	782	1,476	1,076	3,447	393	1,272	138	182	667	6,783	26,034
Contributions	1,459	-	561	917	169	-	125	-	-	-	-	3,231
Recognised	14	-	-	-	-	-	-	-	-	-	-	14
Found Assets	211	(44)	274	357	89	-	-	-	-	-	(2)	885
Prior year adjustment directly to equity	1,037	122	31	(63)	-	-	-	-	-	-	-	1,127
Revaluation	(1,037)	(166)	(31)	63	-	-	-	-	-	-	-	(1,171)
Disposal	(3,356)	(375)	(279)	(109)	(257)	-	(264)	(88)	-	(180)	-	(4,908)
Derecognise	(727)	-	-	-	-	-	-	-	-	-	-	(727)
Write-off	-	-	-	-	-	-	-	-	-	-	(339)	(339)
Transfers to other classes	-	-	-	(242)	-	-	(430)	-	-	672	-	-
Transfers WIP	4,413	187	660	514	693	-	437	64	44	574	(7,438)	148
	11,832	506	2,692	2,513	4,141	393	1,140	114	226	1,733	(996)	24,294
Movements in accumulated depreciation												
Depreciation and amortisation	(10,906)	(1,129)	(1,049)	(1,017)	(1,185)	(186)	(1,264)	(336)	(91)	(593)	-	(17,756)
Accumulated depreciation of disposals	2,523	186	127	44	177	-	202	57	-	144	-	3,460
Found Assets Depreciation	(1)	(19)	(97)	(59)	145	-	-	-	-	-	-	(31)
Accumulated depreciation of derecognised	257	-	-	-	-	-	-	-	-	-	-	257
Transfers	-	-	-	123	-	-	369	-	-	(492)	-	-
	(8,127)	(962)	(1,019)	(909)	(863)	(186)	(693)	(279)	(91)	(941)	-	(14,070)
At fair value 30 June 2022	812,578	112,322	52,007	103,543	35,461	5,848	36,464	16,229	4,072	21,535	7,259	1,207,318
Accumulated depreciation at 30 June 2022	(260,597)	(44,624)	(17,615)	(37,343)	(17,370)	(2,420)	(14,050)	(9,191)	(1,864)	(10,180)	-	(415,254)
Carrying amount	551,981	67,698	34,392	66,200	18,091	3,428	22,414	7,038	2,208	11,355	7,259	792,064

Notes to the Financial Report
For the Year Ended 30 June 2022

Note 6 Assets we manage

6.1 Property, infrastructure, plant and equipment (continued)

Asset recognition thresholds and depreciation periods

Depreciation periods used are listed below and are consistent with the prior year unless otherwise stated.

ASSET TYPE	Depreciation Period	Threshold Limit
Property		
Land	-	All
Land Improvements	4 years	All
Buildings	20 - 100 years	>\$10,000
Plant and Equipment		
Motor Vehicles	3 - 10 years	All
Plant	3 - 10 years	>\$5,000
Furniture, Equipment & Information Technology	3 - 10 years	>\$5,000
Art Gallery Works	-	All
Library Books	3 - 10 years	All
Infrastructure		
Roads		
Pavement - Concrete	100 Years	All
Pavement - Sealed	100 Years	All
Pavement Gravel (Local Access A & Above)	15 Years	All
Pavement Gravel (Local Access B & C)	20 Years	All
Subgrade	Indefinite	All
Kerb & Channel	70 Years	All
Road Drainage - Minor Culverts	100 Years	All
Bridges		
Bridges - Concrete	100 Years	All
Bridges - Timber	60 Years	All
Floodways & Major Culverts	100 Years	All
Footpaths and cycleways		
Asphalt/Bitumen	15 Years	All
Concrete/Paved	60 Years	All
Gravel/Sand	10 Years	All
Drainage		
Pits	100 Years	All
Pipes	100 Years	All
Pump Wells	20 Years	All
Other Drainage	20 - 100 Years	All
Open Drain - Earth/Retention Basin	Indefinite	All
Structures		
Off Street Car Parks	30 - 100 years	>\$5,000
Recreational, leisure and community facilities	10 - 100 years	>\$5,000
Waste management	20 - 100 years	>\$5,000
Parks, open space and streetscapes	10 - 120 years	>\$5,000
Aerodromes	20 - 120 years	>\$5,000
Other infrastructure	10 - 120 years	>\$5,000
Intangible Assets		
Landfill Airspace	4 - 38 Years	All
Software	3 - 10 years	>\$5,000

**Notes to the Financial Report
For the Year Ended 30 June 2022**

Note 6 Assets we manage

6.1 Property, infrastructure, plant and equipment (continued)

Acquisition

The purchase method of accounting is used for all acquisitions of assets, being the fair value of assets provided as consideration at the date of acquisition plus any incidental costs attributable to the acquisition. Fair value is the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date.

Where assets are constructed by Council, cost includes all materials used in construction, direct labour, borrowing costs incurred during construction, and an appropriate share of directly attributable variable and fixed overheads.

In accordance with Council's policy, the threshold limits have applied when recognising assets within an applicable asset class and unless otherwise stated are consistent with the prior year.

Land under roads

Council recognises land under roads it controls at fair value.

Depreciation and amortisation

Buildings, land improvements, plant and equipment, infrastructure, and other assets having limited useful lives are systematically depreciated over their useful lives to the Council in a manner which reflects consumption of the service potential embodied in those assets. Estimates of remaining useful lives and residual values are made on a regular basis with major asset classes reassessed annually. Depreciation rates and methods are reviewed annually.

Where assets have separate identifiable components that are subject to regular replacement, these components are assigned distinct useful lives and residual values and a separate depreciation rate is determined for each component.

Road earthworks are not depreciated on the basis that they are assessed as not having a limited useful life.

Straight line depreciation is charged based on the residual useful life as determined each year.

Depreciation periods used are listed above and are consistent with the prior year unless otherwise stated.

Repairs and maintenance

Where the repair relates to the replacement of a component of an asset and the cost exceeds the capitalisation threshold the cost is capitalised and depreciated. The carrying value of the replaced asset is expensed.

Valuation of land and buildings

Valuation of buildings was undertaken by a qualified independent valuer APV Valuers & Asset Management - Lachlan Black Registered Valuer No 2913, Dan Atherton Registered Valuer No 2962 and Ryan Collier Registered Valuer No 4090.

The valuation of land and buildings is at fair value, being market value based on highest and best use permitted by relevant land planning provisions. Where land use is restricted through existing planning provisions the valuation is reduced to reflect this limitation. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement. The valuation of land was undertaken by an independent valuer. The valuation is at fair value based on replacement cost less accumulated depreciation as at the date of valuation.

Specialised land is valued at fair value using site values adjusted for englobo (undeveloped and/or unserved) characteristics, access rights and private interests of other parties and entitlements of infrastructure assets and services. This adjustment is an unobservable input in the valuation. The adjustment has no impact on the comprehensive income statement.

Notes to the Financial Report
For the Year Ended 30 June 2022

Note 6 Assets we manage

6.1 Property, infrastructure, plant and equipment (continued)

Any significant movements in the unobservable inputs for land and land under roads will have a significant impact on the fair value of these assets.

The date of the current valuation is detailed in the following table. A full revaluation of the land assets was conducted in 2021/22 and a full revaluation of the buildings assets will be conducted in 2022/23.

Details of the Council's land and buildings and information about the fair value hierarchy as at 30 June 2022 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation
Land - Specialised	-	-	132,839	30/06/2022
Land improvements	-	-	2,203	n/a
Land under roads	-	-	46,598	30/06/2022
Buildings - Specialised	-	778	81,239	30/06/2019
Total	-	778	262,879	

For a detailed explanation for Fair Value Hierarchy, please refer to Note 8.4 Fair Value Measurement

Valuation of Land and Land Under Roads

Land

At 30 June 2022, Council undertook a valuation of the Land asset class, resulting in a credit to the Asset Revaluation Reserve of \$45.5 million (52% increase).

Land Under Roads

At 30 June 2022, Council undertook a valuation of the Land Under Roads asset class, resulting in a credit to the Asset Revaluation Reserve of \$6.97 million (17.6% increase).

Details of the Council's infrastructure and information about the fair value hierarchy as at 30 June 2022 are as follows:

	Level 1	Level 2	Level 3	Date of Valuation
Roads	-	-	551,981	30/06/2020
Bridges	-	-	67,800	30/06/2021
Footpaths and cycleways	-	-	34,392	30/06/2020
Drainage	-	-	66,200	30/06/2019
Recreational, leisure and community	-	2,360	15,731	30/06/2019
Waste management	-	144	3,284	30/06/2019
Parks, open space and streetscapes	-	534	21,881	30/06/2019
Aerodromes	-	91	6,947	30/06/2019
Off street car parking	-	216	1,991	30/06/2019
Other infrastructure	-	490	10,865	30/06/2019
Total	-	3,835	781,072	

For a detailed explanation for Fair Value Hierarchy, please refer to Note 8.4 Fair Value Measurement

Notes to the Financial Report
For the Year Ended 30 June 2022

Note 6 Assets we manage

6.1 Property, infrastructure, plant and equipment (continued)

Non-infrastructure assets

Description of significant unobservable inputs into level 3 valuations

Specialised land and land under roads is valued using a market based direct comparison technique. Significant unobservable inputs include the extent and impact of restriction of use and the market cost of land per square metre. The extent and impact of restrictions on use varies and results in a reduction to surrounding land values between 5% and 95%. The market value of land varies significantly depending on the location of the land and the current market conditions. Currently land values range between \$0.01 and \$18,147.88 per square metre and land under roads values range between \$0.20 and \$3.57 per square metre.

Specialised buildings are valued using a depreciated replacement cost technique. Significant unobservable inputs include the current replacement cost and remaining useful lives of buildings. Current replacement costs are comprised of a square metre basis ranging from \$370 to \$8,000 per square metre. The remaining useful lives of buildings are determined on the basis of the current condition of buildings and vary from 4 years to 87 years. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of buildings are sensitive to changes in expectations or requirements that could either shorten or extend the useful lives of buildings.

Infrastructure assets are valued based on the depreciated replacement cost. Significant unobservable inputs include the current replacement cost and remaining useful lives of infrastructure. The remaining useful lives of infrastructure assets are determined on the basis of the current condition of the asset and vary from 10 years to an indefinite life. Replacement cost is sensitive to changes in market conditions, with any increase or decrease in cost flowing through to the valuation. Useful lives of infrastructure are sensitive to changes in use, expectations or requirements that could either shorten or extend the useful lives of infrastructure assets.

	2022 \$'000	2021 \$'000
Reconciliation of specialised land		
Parks, open space and streetscapes	72,200	48,393
Recreation, leisure and community facilities	42,339	27,453
Off-street car parks	7,337	5,752
Aerodromes	4,618	1,635
Waste management	2,925	1,873
Other infrastructure - Piers/Jetties/Caravan parks/Markets/Saleyards	2,635	1,356
Drainage	785	761
Total specialised land	132,839	87,223

ADJUSTMENTS DIRECTLY TO EQUITY

Reversal of revalued assets disposed or written off (transfer from asset revaluation reserve to accumulated surplus).

Roads, Streets, Drainage, Bridges & Culverts	(1,127)	(3,058)
Buildings & Structures	504	(1,499)
Land	(422)	(704)
	(1,045)	(5,261)

Notes to the Financial Report
For the Year Ended 30 June 2022

Note 7 People and relationships

7.1 Council and key management remuneration

(a) Key Management Personnel

Wellington Shire Council structure has a CEO and 4 General Managers. Along with 9 Councillors this makes a total of 14 KMP positions.

Details of KMP at any time during the year are:

Councillors

Mayor Ian Bye (Mayor since 3 November 2021)
Former Mayor Garry Stephens
Cr Scott Rossetti
Cr Carolyn Crossley
Cr Gayle Maher
Cr Jill Wood
Cr John Tattersen
Cr Marcus McKenzie
Cr Carmel Ripper

Chief Executive Officer - David Morcom
General Manager Built and Natural Environment - Chris Hastie
General Manager Community & Culture - Sharon Houlihan (1/07/21 - 17/11/21)
General Manager Community & Culture - Julie Foat (24/01/22 - 29/04/22)
General Manager Development - Brent McAlister
General Manager Corporate Services - Arthur Skipitaris

	2022 No.	2021 No.
Total Number of Councillors	9	12
Total of Chief Executive Officer and other Key Management Personnel	6	5
Total Number of Key Management Personnel	<u>15</u>	<u>17</u>

(c) Remuneration of Key Management Personnel

Total remuneration of key management personnel was as follows:

	2022 \$'000	2021 \$'000
Short-term benefits	1,628	1,553
Long-term benefits	34	38
Total	<u>1,662</u>	<u>1,591</u>

The numbers of key management personnel whose total remuneration from Council and any related entities, fall within the following bands:

	2022 No.	2021 No.
\$1 - \$9,999	-	1
\$10,000 - \$19,999	-	4
\$20,000 - \$29,999	-	6
\$30,000 - \$39,999	6	-
\$40,000 - \$49,999	1	-
\$50,000 - \$59,999	1	-
\$60,000 - \$69,999	-	1
\$70,000 - \$79,999	2	-
\$100,000 - \$109,999	1	-
\$210,000 - \$219,999	-	2
\$220,000 - \$229,999	-	1
\$230,000 - \$239,999	-	1
\$300,000 - \$309,999	-	1
\$310,000 - \$319,999	1	-
	<u>15</u>	<u>17</u>

**Notes to the Financial Report
For the Year Ended 30 June 2022****(d) Senior Officer Remuneration**

A Senior Officer is an officer of Council, other than Key Management Personnel, who:

- a) has management responsibilities and reports directly to the Chief Executive; or
- b) whose total annual remuneration exceeds \$151,000.

The number of Senior Officers are shown below in their relevant income bands:

Income Range:	2022 No.	2021 No.
\$151,000 - \$159,999	2	6
\$160,000 - \$169,999	4	1
\$170,000 - \$179,999	1	-
\$180,000 - \$189,999	-	1
\$190,000 - \$199,999	1	-
	8	8
	\$'000	\$'000
Total Remuneration for the reporting year for Senior Officers included above, amounted to:	1,181	1,269

7.2 Related party disclosure**(a) Transactions with related parties**

During the period Council entered into a number of transactions with related parties of KMP's or their close family members. These transactions occurred within normal commercial terms and conditions. These transactions included \$63,475 of annual maintenance and risk subsidies, and \$43,994 of community grants for various events and minor facilities improvements. Transactions with Central Gippsland Health Services included contributions towards health services of \$951,448 (2021: \$940,036), as well as \$1,928 for linen services and emergency department costs. A \$15,000 (2021: \$77,302) contribution was made towards Destination Gippsland's Event Acquisition Fund and GippSport received a total of \$19,162 for skate park competitions and the Playing the Climate Game Evaluation. A further \$61,300 (2021: \$45,650) was spent on contractors for facilities maintenance, advertising, and signage.

(b) Outstanding balances with related parties

The balance outstanding at the end of the reporting period in relation to transactions with related parties was Nil (2020/21 Nil).

(c) Loans to/from related parties

The aggregate amount of loans in existence at balance date that have been made, guaranteed or secured by the council to a related party was Nil (2020/21 Nil).

(d) Commitments to/from related parties

The aggregate amount of commitments in existence at balance date that have been made, guaranteed or secured by the council was Nil (2020/21 Nil).

Notes to the Financial Report
For the Year Ended 30 June 2022**Note 8 Managing uncertainties****8.1 Contingent assets and liabilities**

Contingent assets and contingent liabilities are not recognised in the Balance Sheet, but are disclosed and if quantifiable, are measured at nominal value. Contingent assets and liabilities are presented inclusive of GST receivable or payable, respectively.

	2022 \$'000	2021 \$'000
(a) Contingent assets		
Non cash contributions expected to be received in respect of subdivision and gifted assets are as follows:		
Developer contributions	1,122	633
Total Contingent Assets	<u>1,122</u>	<u>633</u>

(b) Contingent liabilities

Contingent liabilities are:

- possible obligations that arise from past events, whose existence will be confirmed only by the occurrence or non-occurrence of one or more uncertain future events not wholly within the control of the Council; or
- present obligations that arise from past events but are not recognised because:
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.
- it is not probable that an outflow of resources embodying economic benefits will be required to settle the obligation; or
- the amount of the obligation cannot be measured with sufficient reliability.

Superannuation

Wellington Shire Council has obligations under a defined benefit superannuation scheme that may result in the need to make additional contributions to the scheme, matters relating to this potential obligation are outlined below. As a result of the volatility in financial markets the likelihood of making such contributions in future periods exists.

Future superannuation contributions

In addition to the disclosed contributions, Wellington Shire Council has paid unfunded liability payments to Vision Super totalling \$Nil during 2021/22 (2020/21 \$Nil). There were \$Nil contributions outstanding and \$Nil loans issued from or to the above schemes as at 30 June 2022. The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2022 are \$34,347.

Liability Mutual Insurance

Council is a participant of the MAV Liability Mutual Insurance (LMI) Scheme. The LMI scheme provides public liability and professional indemnity insurance cover. The LMI scheme states that each participant will remain liable to make further contributions to the scheme in respect of any insurance year in which it was a participant to the extent of its participant's share of any shortfall in the provision set aside in respect of that insurance year, and such liability will continue whether or not the participant remains a participant in future insurance years.

**Notes to the Financial Report
For the Year Ended 30 June 2022****(c) Guarantees for loans to other entities**

The amount disclosed for financial guarantee in this note is the nominal amount of the underlying loan that is guaranteed by the Council, not the fair value of the financial guarantee.

Financial guarantee contracts are not recognised as a liability in the balance sheet unless the lender has exercised their right to call on the guarantee or Council has other reasons to believe that it is probable that the right will be exercised.

Council has guaranteed a loan taken out by a community group, to undertake significant capital works to the Club's facilities that are located on Council land.

Council's estimated liability with respect to contingent items is as follows:

	2022 \$'000	2021 \$'000
Bank Guarantees	935	934
Total Bank Guarantees	935	934

8.2 Change in accounting standards

Certain new Australian Accounting Standards and interpretations have been published that are not mandatory for the 30 June 2022 reporting period. Council assesses the impact of these new standards. As at 30 June 2022 there were no new accounting standards or interpretations issued by the AASB which are applicable for the year ending 30 June 2023 that are expected to have any significant impact on Council.

8.3 Financial instruments**(a) Objectives and policies**

The Council's principal financial instruments comprise cash assets, term deposits, receivables (excluding statutory receivables), payables (excluding statutory payables) and bank borrowings. Details of the significant accounting policies and methods adopted, including the criteria for recognition, the basis of measurement and the basis on which income and expenses are recognised, in respect of each class of financial asset, financial liability and equity instrument is disclosed in the Notes of the financial statements. Risk management is carried out by senior management under policies approved by the Council. These policies include identification and analysis of the risk exposure to Council and appropriate procedures, controls and risk minimisation.

(b) Market risk

Market risk is the risk that the fair value or future cash flows of council financial instruments will fluctuate because of changes in market prices. The Council's exposure to market risk is primarily through interest rate risk with only insignificant exposure to other price risks and no exposure to foreign currency risk.

Interest rate risk

Interest rate risk refers to the risk that the value of a financial instrument or cash flows associated with the instrument will fluctuate due to changes in market interest rates. Council's interest rate liability risk arises primarily from long term loans and borrowings at fixed rates which exposes council to fair value interest rate risk. Council does not hold any interest bearing financial instruments that are measured at fair value, and therefore has no exposure to fair value interest rate risk. Cash flow interest rate risk is the risk that the future cash flows of a financial instrument will fluctuate because of changes in market interest rates. Council has minimal exposure to cash flow interest rate risk through its cash and deposits that are at floating rates.

Investment of surplus funds is made with approved financial institutions under the Local Government Act 1989. Council manages interest rate risk by adopting an investment policy that ensures:

- diversification of investment product;
- monitoring of return on investment; and
- benchmarking of returns and comparison with budget.

There has been no significant change in the Council's exposure, or its objectives, policies and processes for managing interest rate risk or the methods used to measure this risk from the previous reporting period.

Interest rate movements have not been sufficiently significant during the year to have an impact on the Council's year end result.

**Notes to the Financial Report
For the Year Ended 30 June 2022**

8.3 Managing uncertainties (continued)

(c) Credit risk

Credit risk is the risk that a contracting entity will not complete its obligations under a financial instrument and cause Council to make a financial loss. Council have exposure to credit risk on some financial assets included in the balance sheet. Particularly significant areas of credit risk exist in relation to outstanding fees and fines as well as loans and receivables from sporting clubs and associations. To help manage this risk:

- council has a policy for establishing credit limits for the entities council deals with;
- council may require collateral where appropriate; and
- council only invests surplus funds with financial institutions which have a recognised credit rating specified in council's investment policy.

Receivables consist of a large number of customers, spread across the ratepayer, business and government sectors. Credit risk associated with the Council's financial assets is minimal because the main debtor is secured by a charge over the rateable property.

There are no material financial assets which are individually determined to be impaired.

Council may also be subject to credit risk for transactions which are not included in the balance sheet, such as when Council provides a guarantee for another party. Details of our contingent liabilities are disclosed in Note 8.1(b).

The maximum exposure to credit risk at the reporting date to recognise financial assets is the carrying amount, net of any provisions for impairment of those assets, as disclosed in the balance sheet and notes to the financial statements. Council does not hold any collateral.

(d) Liquidity risk

Liquidity risk includes the risk that, as a result of Council's operational liquidity requirements it will not have sufficient funds to settle a transaction when required or will be forced to sell a financial asset at below value or may be unable to settle or recover a financial asset.

To help reduce these risks Council:

- has a liquidity policy which targets a minimum and average level of cash and cash equivalents to be maintained;
- has readily accessible standby facilities and other funding arrangements in place;
- has a liquidity portfolio structure that requires surplus funds to be invested within various bands of liquid instruments;
- monitors budget to actual performance on a regular basis; and
- sets limits on borrowings relating to the percentage of loans to rate revenue and percentage of loan principal repayments to rate revenue.

The Council's maximum exposure to liquidity risk is the carrying amounts of financial liabilities as disclosed on the face of the balance sheet and the amounts related to financial guarantees disclosed in Note 8.1 (c), and is deemed insignificant based on prior periods' data and current assessment of risk.

There has been no significant change in Council's exposure, or its objectives, policies and processes for managing liquidity risk or the methods used to measure this risk from the previous reporting period.

With the exception of borrowings, all financial liabilities are expected to be settled within normal terms of trade. Details of the maturity profile for borrowings are disclosed at Note 5.4.

Unless otherwise stated, the carrying amounts of financial instruments reflect their fair value.

(e) Sensitivity disclosure analysis

Taking into account past performance, future expectations, economic forecasts, and management's knowledge and experience of the financial markets, Council believes the following movements are 'reasonably possible' over the next 12 months:

- A parallel shift of -0.25% and 0.25% in market interest rates (AUD) from year-end rates of 2.21%.

These movements will not have a material impact on the valuation of Council's financial assets and liabilities, nor will they have a material impact on the results of Council's operations.

**Notes to the Financial Report
For the Year Ended 30 June 2022****8.4 Fair value measurement***Fair value hierarchy*

Council's financial assets and liabilities are not valued in accordance with the fair value hierarchy, Council's financial assets and liabilities are measured at amortised cost.

Council measures certain assets and liabilities at fair value where required or permitted by Australian Accounting Standards. AASB 13 Fair value measurement, aims to improve consistency and reduce complexity by providing a definition of fair value and a single source of fair value measurement and disclosure requirements for use across Australian Accounting Standards.

AASB 13 defines fair value as the price that would be received to sell an asset or paid to transfer a liability in an orderly transaction between market participants at the measurement date. Fair value under AASB 13 is an exit price regardless of whether that price is directly observable or estimated using another valuation technique.

All assets and liabilities for which fair value is measured or disclosed in the financial statements are categorised within a fair value hierarchy, described as follows, based on the lowest level input that is significant to the fair value measurement as a whole:

Level 1 — Quoted (unadjusted) market prices in active markets for identical assets or liabilities

Level 2 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is directly or indirectly observable; and

Level 3 — Valuation techniques for which the lowest level input that is significant to the fair value measurement is unobservable.

For the purpose of fair value disclosures, Council has determined classes of assets and liabilities on the basis of the nature, characteristics and risks of the asset or liability and the level of the fair value hierarchy as explained above.

In addition, Council determines whether transfers have occurred between levels in the hierarchy by re-assessing categorisation (based on the lowest level input that is significant to the fair value measurement as a whole) at the end of each reporting period.

Revaluation

Subsequent to the initial recognition of assets, non-current physical assets, other than plant and equipment, are measured at their fair value, being the price that would be received to sell an asset (or paid to transfer a liability) in an orderly transaction between market participants at the measurement date. At balance date, the Council reviewed the carrying value of the individual classes of assets measured at fair value to ensure that each asset materially approximated its fair value. Where the carrying value materially differed from the fair value at balance date, the class of asset was revalued.

Fair value valuations are determined in accordance with a valuation hierarchy. Changes to the valuation hierarchy will only occur if an external change in the restrictions or limitations of use of an asset result in changes to the permissible or practical highest and best use of the asset. In addition, Council undertakes a formal revaluation of land, buildings, and infrastructure assets on a regular basis ranging from two to five years. The valuation is performed either by experienced council officers or independent experts.

Where the assets are revalued, the revaluation increments are credited directly to the asset revaluation reserve except to the extent that an increment reverses a prior year decrement for that class of asset that had been recognised as an expense in which case the increment is recognised as revenue up to the amount of the expense. Revaluation decrements are recognised as an expense except where prior increments are included in the asset revaluation reserve for that class of asset in which case the decrement is taken to the reserve to the extent of the remaining increments. Within the same class of assets, revaluation increments and decrements within the year are offset.

Impairment of assets

At each reporting date, the Council reviews the carrying value of its assets to determine whether there is any indication that these assets have been impaired. If such an indication exists, the recoverable amount of the asset, being the higher of the asset's fair value less costs of disposal and value in use, is compared to the assets carrying value. Any excess of the assets carrying value over its recoverable amount is expensed to the comprehensive income statement, unless the asset is carried at the revalued amount in which case, the impairment loss is recognised directly against the revaluation surplus in respect of the same class of asset to the extent that the impairment loss does not exceed the amount in the revaluation surplus for that same class of asset.

8.5 Events occurring after balance date

There are no matters or circumstances that have arisen since the end of the financial year which significantly affect the operations of Council, the results of operations, or state of affairs of Council in future financial years.

Notes to the Financial Report
For the Year Ended 30 June 2022

Note 9 Other matters

	Balance at beginning of reporting period	Adjustment directly to equity	Increment (decrement)	Balance at end of reporting period
9.1 Reserves				
(a) Asset revaluation reserves	\$'000	\$'000	\$'000	\$'000
2022				
Property				
Land & land improvements	74,673	(422)	45,701	119,952
Land under roads	22,124	-	6,966	29,090
Buildings	59,334	504	39	59,877
	156,131	82	52,706	208,919
Infrastructure				
Roads	424,640	(1,037)	-	423,603
Bridges	25,011	(122)	(44)	24,845
Footpaths and cycleways	19,434	(31)	-	19,403
Drainage	23,740	63	-	23,803
	492,825	(1,127)	(44)	491,654
Other				
Art Gallery Stock	6,330	-	-	6,330
Total asset revaluation reserves	655,286	(1,045)	52,662	706,903
Reconciliation of net revaluation movement				\$'000
Increment recognised in 2021/22				52,662
Adjustment directly to equity (note 6.1)				(1,045)
2022 Net revaluation increment				51,617
2021				
Property				
Land & land improvements	75,234	(704)	143	74,673
Land under roads	22,124	-	-	22,124
Buildings	60,987	(1,653)	-	59,334
	158,345	(2,357)	143	156,131
Infrastructure				
Roads	425,902	(1,262)	-	424,640
Bridges	25,472	(1,650)	1,189	25,011
Footpaths and cycleways	19,574	(140)	-	19,434
Drainage	23,749	(9)	-	23,740
	494,697	(3,061)	1,189	492,825
Other				
Art Gallery Stock	2,501	-	3,829	6,330
Total asset revaluation reserves	655,543	(5,418)	5,161	655,286
The asset revaluation reserve is used to record the increased (net) value of Council's assets over time.				
Reconciliation of net revaluation movement				\$'000
Adjustment to prior year equity recognised in 2021/22				(157)
Adjustment directly to equity recognised in 2020/21				(5,261)
2021 Net revaluation increment				(5,418)

Notes to the Financial Report
For the Year Ended 30 June 2022

	Balance at beginning of reporting period \$'000	Transfer from accumulated surplus \$'000	Transfer to accumulated surplus \$'000	Balance at end of reporting period \$'000
9.1 (b) Other reserves				
2022				
Discretionary reserves				
Asset improvement	1,307	-	(60)	1,247
Plant replacement	1,373	1,000	(844)	1,529
Waste management	6,640	1,618	(1,759)	6,499
Total discretionary reserves	9,320	2,618	(2,663)	9,275
Non discretionary reserves				
Recreational land	754	348	-	1,102
Infrastructure contributions	1	59	98	158
Art gallery acquisition	13	3	-	16
Art gallery contribution	7	37	-	44
Leased property improvements	1,610	756	-	2,366
Total Non Discretionary reserves	2,385	1,203	98	3,686
Total Other reserves	11,705	3,821	(2,565)	12,961
2021				
Discretionary reserves				
Asset improvement	936	380	(9)	1,307
Plant replacement	1,027	1,000	(654)	1,373
Waste management	6,597	1,645	(1,602)	6,640
Total discretionary reserves	8,560	3,025	(2,265)	9,320
Non discretionary reserves				
Recreational land	723	174	(143)	754
Infrastructure contributions	65	34	(98)	1
Art gallery acquisition	9	14	(10)	13
Art gallery contribution	46	-	(39)	7
Leased property improvements	1,459	212	(61)	1,610
Total Non Discretionary reserves	2,302	434	(351)	2,385
Total Other reserves	10,862	3,459	(2,616)	11,705

Purpose of Reserves**Discretionary Reserves****Asset Improvement**

Reserve to fund capital improvements.

Plant Replacement

Reserve is to fund future purchases of major plant and equipment.

Waste Management

Reserve is to fund the establishment of recycling and transfer stations and an increase in landfill capacity in the future.

Non Discretionary Reserves**Recreational Land**Reserve to fund future open space facilities as per Section 18 of *Subdivision Act*.**Infrastructure Contributions**

Reserve is an accumulation of developer contributions which are to be expended at a future date on infrastructure.

Art Gallery Acquisition

Reserve is to fund future approved art gallery acquisitions.

Art Gallery Contributions

Reserve is to fund future specific major art gallery exhibitions.

Leased Property ImprovementsReserve to fund future works on leased properties in accordance with *Crown Land Act*.

	2022 \$'000	2021 \$'000
9.2 Reconciliation of cash flows from operating activities to surplus		
Surplus for the year	22,670	14,514
Depreciation/amortisation	26,579	24,673
Loss on disposal of property, infrastructure, plant and equipment	1,218	2,662
Other	1,032	(212)
Borrowing costs	71	92
Finance Cost - Leases	2	4
Contributions - monetary (non-operating)	(1,139)	(97)
Contributions - non-monetary	(4,855)	(7,459)
Change in assets and liabilities:		
Decrease/(increase) in trade and other receivables	7,587	(8,738)
Increase in trade and other payables	928	140
(Increase)/decrease in inventories	(33)	10
(Decrease)/increase in provisions	(355)	1,554
(Increase)/decrease in prepayments	(370)	44
(Decrease)/increase in trust funds and deposits	(971)	373
(Decrease)/increase in unearned income/revenue	(1,600)	16,566
Net cash provided by operating activities	50,764	44,126

9.3 Superannuation

Wellington Shire Council makes the majority of its employer superannuation contributions in respect of its employees to the Local Authorities Superannuation Fund (Vision Super). This Fund has two categories of membership, accumulation and defined benefit, each of which is funded differently. Obligations for contributions to the Fund are recognised as an expense in Comprehensive Operating Statement when they are made or due.

Accumulation

The Fund's accumulation category, Vision MySuper/Vision Super Saver, receives both employer and employee contributions on a progressive basis. Employer contributions are normally based on a fixed percentage of employee earnings (for the year ended 30 June 2022, this was 10.0% as required under Superannuation Guarantee (SG) legislation (2021: 9.5%)).

Defined Benefit

Council does not use defined benefit accounting for its defined benefit obligations under the Fund's Defined Benefit category. This is because the Fund's Defined Benefit category is a pooled multi-employer sponsored plan.

There is no proportional split of the defined benefit liabilities, assets or costs between the participating employers as the defined benefit obligation is a floating obligation between the participating employers and the only time that the aggregate obligation is allocated to specific employers is when a call is made. As a result, the level of participation of Wellington Shire Council in the Fund cannot be measured as a percentage compared with other participating employers. Therefore, the Fund Actuary is unable to allocate benefit liabilities, assets and costs between employers for the purposes of AASB 119 Employee Benefits.

9.3 Superannuation continued

Funding arrangements

Council makes employer contributions to the Defined Benefit category of the Fund at rates determined by the Trustee on the advice of the Fund Actuary.

As at 30 June 2021, an interim actuarial investigation was held as the Fund provides lifetime pensions in the Defined Benefit category.

The vested benefit index (VBI) of the Defined Benefit category of which Council is a contributing employer was 109.8%. The financial assumptions used to calculate the VBI were:

Net investment returns 4.75% pa

Salary information 2.75% pa

Price inflation (CPI) 2.25% pa.

As at 30 June 2022, an interim actuarial investigation is underway as the Fund provides lifetime pensions in the Defined Benefit category. It is expected to be completed by 31 October 2022.

Vision Super has advised that the VBI at 30 June 2022 was 102.2%. Council was notified of the 30 June 2022 VBI during August 2022 (2021: August 2021). The financial assumptions used to calculate this VBI were:

Net investment returns 5.5% pa

Salary information 2.5% pa to 30 June 2023, and 3.5% pa thereafter

Price inflation (CPI) 3.0% pa.

The VBI is used as the primary funding indicator. Because the VBI was above 100%, the 30 June 2021 actuarial investigation determined the Defined Benefit category was in a satisfactory financial position and that no change was necessary to the Defined Benefit category's funding arrangements from prior years.

Employer contributions

(a) Regular contributions

On the basis of the results of the 2021 interim actuarial investigation conducted by the Fund Actuary, Council makes employer contributions to the Fund's Defined Benefit category at rates determined by the Fund's Trustee. For the year ended 30 June 2022, this rate was 10.0% of members' salaries (9.5% in 2020/21). This rate is expected to increase in line with any increases in the SG contribution rate and was reviewed as part of the 30 June 2020 triennial valuation.

In addition, Council reimburses the Fund to cover the excess of the benefits paid as a consequence of retrenchment above the funded resignation or retirement benefit.

(b) Funding calls

If the Defined Benefit category is in an unsatisfactory financial position at an actuarial investigation or the Defined Benefit category's VBI is below its shortfall limit at any time other than the date of the actuarial investigation, the Defined Benefit category has a shortfall for the purposes of SPS 160 and the Fund is required to put a plan in place so that the shortfall is fully funded within three years of the shortfall occurring. The Fund monitors its VBI on a quarterly basis and the Fund has set its shortfall limit at 97%.

In the event that the Fund Actuary determines that there is a shortfall based on the above requirement, the Fund's participating employers (including Wellington Shire Council) are required to make an employer contribution to cover the shortfall.

Using the agreed methodology, the shortfall amount is apportioned between the participating employers based on the pre-1 July 1993 and post-30 June 1993 service liabilities of the Fund's Defined Benefit category, together with the employer's payroll at 30 June 1993 and at the date the shortfall has been calculated.

Due to the nature of the contractual obligations between the participating employers and the Fund, and that the Fund includes lifetime pensioners and their reversionary beneficiaries, it is unlikely that the Fund will be wound up.

If there is a surplus in the Fund, the surplus cannot be returned to the participating employers.

9.3 Superannuation continued**The 2021 interim actuarial investigation surplus amounts**

An actuarial investigation is conducted annually for the Defined Benefit category of which Council is a contributing employer. Generally, a full actuarial investigation is conducted every three years and interim actuarial investigations are conducted for each intervening year. An interim investigation was conducted as at 30 June 2021 and the last full investigation was conducted as at 30 June 2020.

The Fund's actuarial investigation identified the following for the Defined Benefit category of which Council is a contributing employer:

	(Interim)	(Triennial)
	\$m	\$m
- A VBI Surplus	214.7	100.0
- A total service liability surplus	270.3	200.0
- A discounted accrued benefits surplus	285.2	217.8

The VBI surplus means that the market value of the fund's assets supporting the defined benefit obligations exceed the vested benefits that the defined benefit members would have been entitled to if they had all exited on 30 June 2021.

The total service liability surplus means that the current value of the assets in the Fund's Defined Benefit category plus expected future contributions exceeds the value of expected future benefits and expenses as at 30 June 2021.

The discounted accrued benefit surplus means that the current value of the assets in the Fund's Defined Benefit category exceeds the value of benefits payable in the future but accrued in respect of service to 30 June 2021.

Council was notified of the 30 June 2021 VBI during August 2021 (2020: August 2020).

The 2022 interim actuarial investigation

An interim actuarial investigation is being conducted for the Fund's position as at 30 June 2022 as the Fund provides lifetime pensions in the Defined Benefit category. It is anticipated that this actuarial investigation will be completed by October 2022. Council was notified of the 30 June 2022 VBI during August 2022 (2021: August 2021).

Superannuation contributions

Contributions by Council (excluding any unfunded liability payments) to the above superannuation plans for the financial year ended 30 June 2022 are detailed below:

Scheme	Type of Scheme	Rate	2022 \$'000	2021 \$'000
Vision super	Defined benefits	10.0% (2021:9.5%)	127	139
Vision super	Accumulation fund	10.0% (2021:9.5%)	1,518	1,202
Other Schemes	Accumulation fund	10.0% (2021:9.5%)	1,360	1,071

In addition to the above contributions, Wellington Shire Council has paid unfunded liability payments to Vision Super totalling \$Nil in the 2021/22 year (2020/21 \$Nil).

There were \$Nil contributions outstanding and \$Nil loans issued from or to the above schemes as at 30 June 2022 (2021: \$22,778)

The expected contributions to be paid to the Defined Benefit category of Vision Super for the year ending 30 June 2023 is \$34,347 (2021: \$141,498)

10 Change in accounting policy

There have been no changes to accounting policies in the 2021/22 year which have had a significant impact on Council.



WELLINGTON SHIRE COUNCIL

Performance Statement

For the year ended 30 June 2022

Performance Statement

For the year ended 30 June 2022

Description of municipality

Wellington Shire is the third largest municipality in Victoria, covering an area of 10,924 square kilometres in Central Gippsland, and includes the internationally significant Gippsland Lakes and Wetlands and the Ninety Mile Beach.

With an estimated population of 45,092 Wellington Shire Council comprises a wide variety of industry and business contributing to the local economy including mining, offshore oil and gas extraction, primary production and agriculture, tourism and service industries, manufacturing and construction, retail, healthcare, education, arts and recreation and community services. In addition, RAAF Base East Sale is a major air and ground training base and home to the famous Roulettes aerobatic team. Training units include No 1 Flying Training School, Air Mission Training School, Central Flying School, Officer Training School and the School of Air Traffic Control, as well as Headquarters Air Academy.

During the financial year, Council continued to experience the significant impacts of the COVID-19 pandemic. Council was strongly involved in recovery and support initiatives providing direct support to community and businesses as well as facilitating multi-agency responses.

Sustainable Capacity Indicators

For the year ended 30 June 2022

Indicator / measure [formula]	Results				Comment
	2019	2020	2021	2022	
Population <i>Expenses per head of municipal population</i> [Total expenses / Municipal population]	\$1,859.74	\$1,972.43	\$2,273.35	\$2,240.33	The municipal population of many regional centres including the Wellington Shire Council has increased due to COVID-19 immigration. Expenses have slightly reduced in 2021/22 mainly due to one off expenses in 2020/21 such as the repayment of unused grant funding for the LGV shared services program.
<i>Infrastructure per head of municipal population</i> [Value of infrastructure / Municipal population]	\$17,137.94	\$19,564.57	\$19,847.60	\$21,028.52	Infrastructure has increased due to the annual capital expenditure of \$22.4M.
<i>Population density per length of road</i> [Municipal population / Kilometres of local roads]	14.13	14.25	14.37	14.48	
Own-source revenue <i>Own-source revenue per head of municipal population</i> [Own-source revenue / Municipal population]	\$1,680.64	\$1,681.68	\$1,673.20	\$1,742.26	
Recurrent grants <i>Recurrent grants per head of municipal population</i> [Recurrent grants / Municipal population]	\$444.29	\$449.57	\$467.99	\$525.50	The increase in recurrent grants reflects the \$11.4M Victorian Grants Commission Advance.

Indicator / measure [formula]	Results				Comment
	2019	2020	2021	2022	
Disadvantage <i>Relative Socio-Economic Disadvantage</i> [Index of Relative Socio-Economic Disadvantage by decile]	4.00	4.00	4.00	4.00	
Workforce turnover <i>Percentage of staff turnover</i> [Number of permanent staff resignations and terminations / Average number of permanent staff for the financial year] x100	11.9%	10.1%	8.9%	15.1%	Staff turnover for the period increased however, it was also slightly amplified as a result of pandemic impacts.

Definitions

"adjusted underlying revenue" means total income other than:

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to above

"infrastructure" means non-current property, plant and equipment excluding land

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the Road Management Act 2004

"population" means the resident population estimated by council as at 31 March 2022

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"relative socio-economic disadvantage", in relation to a municipality, means the relative socio-economic disadvantage, expressed as a decile for the relevant financial year, of the area in which the municipality is located according to the Index of Relative Socio-Economic Disadvantage (Catalogue Number 2033.0.55.001) of SEIFA

"SEIFA" means the Socio-Economic Indexes for Areas published from time to time by the Australian Bureau of Statistics on its Internet website

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Service Performance Indicators

For the year ended 30 June 2022

Service/indicator/measure [formula]	Results				Comment
	2019	2020	2021	2022	
Aquatic Facilities Utilisation <i>Utilisation of aquatic facilities</i> [Number of visits to aquatic facilities / Municipal population]	5.72	4.20	3.57	3.70	The combined number of visits recorded at Wellington Shire Council's indoor and outdoor aquatic facilities during 2021/22 was 166,890. This equates to an average of 3.70 aquatic facility visits, per Wellington Shire resident, for the year. Operation of Council's indoor aquatic facility (Aqua Energy) was impacted by the mandated COVID-19 closure of aquatic and leisure facilities. This affected attendances, and subsequent revenue sources, from July until a partial reactivation of facilities in October, with full resumption of services achieved in November 2021. The loss of attendances is estimated to be between 60-65,000.
Animal Management Health and safety <i>Animal management prosecutions</i> [Number of successful animal management prosecutions / Number of animal management prosecutions] x 100	New in 2020	100%	100%	100%	Wellington Shire Council undertook 9 animal management prosecutions for serious dog attacks during the reporting period. All of them were successful.

Service/indicator/measure [formula]	Results				Comment
	2019	2020	2021	2022	
Food Safety Health and safety <i>Critical and major non-compliance outcome notifications</i> [Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises followed up / Number of critical non-compliance outcome notifications and major non-compliance notifications about a food premises] x100	94.12%	100.00%	96.15%	100.00%	For the 2021 calendar year, there were 28 non-compliance notifications with 28 followed up. This is a 100% follow up of all major or critical non-compliances identified at registered food premises for the reporting period.
Governance Satisfaction <i>Satisfaction with council decisions</i> [Community satisfaction rating out of 100 with how council has performed in making decisions in the interest of the community]	58	58	61	59	Council's participation in the 2022 Local Government Community Satisfaction Survey detailed a change of two points in the community satisfaction rating with the way Council has performed in making decisions in the interests of the community. However, Council has performed eight points higher than the large rural average and five points higher compared to state-wide average.
Libraries Participation <i>Active library borrowers in municipality</i> [Number of active library borrowers in the last three years / The sum of the population for the last three years] x100	14.11%	13.35%	12.02%	10.68%	Wellington Libraries were able to re-introduce in person services and programming including regular Childrens' and school holiday programming. COVID 19 closures and restrictions have had a significant effect on active memberships with vaccine mandates seeing many regular library members stop utilising library services. New memberships have been holding steady since the beginning of the pandemic but are an average of 35% lower than pre-pandemic levels. Visits to library branches has seen an increase of 43% on the 2020-2021 financial year which could be attributed to the re-opening of libraries and easing of COVID-19 restrictions.

Service/indicator/measure [formula]	Results				Comment
	2019	2020	2021	2022	
Maternal and Child Health (MCH) Participation <i>Participation in the MCH service</i> [Number of children who attend the MCH service at least once (in the year) / Number of children enrolled in the MCH service] x100	0.00%	0.00%	0.00%	0.00%	The Wellington Shire Council is not directly responsible for the delivery of Home and Community Care Services, so there is no performance data available for these indicators.
Participation <i>Participation in the MCH service by Aboriginal children</i> [Number of Aboriginal children who attend the MCH service at least once (in the year) / Number of Aboriginal children enrolled in the MCH service] x100	0.00%	0.00%	0.00%	0.00%	The Wellington Shire Council is not directly responsible for the delivery of Home and Community Care Services, so there is no performance data available for these indicators.
Roads Satisfaction <i>Satisfaction with sealed local roads</i> [Community satisfaction rating out of 100 with how council has performed on the condition of sealed local roads]	56	59	65	54	The 2022 Community Satisfaction Survey shows a decrease from the previous year in residents' satisfaction rating for Wellington Shire's sealed local roads. This result is still nine points higher than the average for similar large rural councils. The decrease in satisfaction could be attributed to damages in the road and the road reserves during severe weather events in the second half of 2021. In addition, Wellington Shire's road maintenance crew had to engage in emergency works on multiple occasions during the severe weather events and as a result, some scheduled maintenance works were delayed. In our experience the general public are rarely able to distinguish which roads are managed by RRV and Wellington Shire and this may have also contributed to the lower rating. Wellington Shire Council is responsible for a road network of 3,115km, where 1,534km are sealed and 1,581km are unsealed.

Service/ <i>indicator/measure</i> [formula]	Results				Comment
	2019	2020	2021	2022	
Statutory Planning Decision making <i>Council planning decisions upheld at VCAT</i> [Number of VCAT decisions that did not set aside council's decision in relation to a planning application / Number of VCAT decisions in relation to planning applications] x100	100.00%	100.00%	100.00%	0.00%	Council effectively consults with permit applicants and objectors prior to making planning decisions to try and limit the need for VCAT hearings. In 2021/22 only one review was sought at VCAT, which was able to be resolved via consent orders (i.e. no formal VCAT hearing was required).
Waste Collection Waste diversion <i>Kerbside collection waste diverted from landfill</i> [Weight of recyclables and green organics collected from kerbside bins / Weight of garbage, recyclables and green organics collected from kerbside bins] x100	35.71%	35.26%	31.45%	33.51%	More than 3,800 tonnes of recyclable material were diverted from landfill in 201/22. That's an average of 134kg of recyclables per collection household in Wellington Shire, a reduction of 44kg per household when comparing to 20/21 figures. Council is currently tendering for a kerbside green waste collection service which will increase the future diversion rate from landfill.

Definitions

"Aboriginal child" means a child who is an Aboriginal person

"Aboriginal person" has the same meaning as in the Aboriginal Heritage Act 2006

"active library borrower" means a member of a library who has borrowed a book from the library

"annual report" means an annual report prepared by a council under section 98 of the Act

"class 1 food premises" means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 1 food premises under section 19C of that Act

"class 2 food premises" means food premises, within the meaning of the *Food Act 1984*, that have been declared as class 2 food premises under section 19C of that Act

"critical non-compliance outcome notification" means a notification received by council under section 19N(3) or (4) of the *Food Act 1984* , or advice given to council by an authorized officer under that Act, of a deficiency that poses an immediate serious threat to public health

"food premises" has the same meaning as in the *Food Act 1984*

"local road" means a sealed or unsealed road for which the council is the responsible road authority under the *Road Management Act 2004*

"major non-compliance outcome notification" means a notification received by a council under section 19N(3) or (4) of the *Food Act 1984*, or advice given to council by an authorized officer under that Act, of a deficiency that does not pose an immediate serious threat to public health but may do so if no remedial action is taken

"MCH" means the Maternal and Child Health Service provided by a council to support the health and development of children within the municipality from birth until school age

"population" means the resident population estimated by council as at 31 March 2022

Financial Performance Indicators

For the year ended 30 June 2022

Dimension/ <i>indicator/measure</i>	Results				Forecasts				Material Variations and Comments
	2019	2020	2021	2022	2023	2024	2025	2026	
Efficiency Expenditure level <i>Expenses per property assessment</i> [Total expenses / Number of property assessments]	\$2,468.31	\$2,628.25	\$3,084.18	\$3,117.93	\$3,309.56	\$3,262.53	\$3,484.97	\$3,702.59	Expenses have increased due to impacts of Council's annual capital works program and rises in CPI and staff costs. There has also been a decrease in residential property assessment numbers as the Wellington Costal Strategy implementation changes the rateable status of many properties affected.
Revenue level <i>Average rate per property assessment</i> [Total rate revenue (general rates and municipal charges) / Number of property assessments]	New in 2020	\$1,695.46	\$1,720.33	\$1,793.18	\$1,827.20	\$1,934.55	\$2,052.55	\$2,172.25	There has been a decrease in residential property assessment numbers as the Wellington Costal Strategy implementation changes the rateable status of many properties affected. However, rates are expected to increase by the predicted CPI rate.

Dimension/ <i>indicator/measure</i>	Results				Forecasts				Material Variations and Comments
	2019	2020	2021	2022	2023	2024	2025	2026	
Liquidity Working capital <i>Current assets compared to current liabilities</i> [Current assets / Current liabilities] x100	520.21%	441.28%	290.53%	327.12%	347.62%	347.14%	338.72%	329.79%	Council's liquidity is in a strong financial position due to a high cash balance. In 2021/22 debt was substantially reduced however borrowings will increase over the next few years to fund infrastructure projects.
Unrestricted cash <i>Unrestricted cash compared to current liabilities</i> [Unrestricted cash / Current liabilities] x100	164.94%	118.37%	14.40%	56.54%	103.13%	124.94%	132.84%	138.85%	Unrestricted cash has increased due to less capital projects being budgeted to be carried forward to 2022/23. Grant funding held in trust for future project spend remains high since 2020/21.
Obligations Loans and borrowings <i>Loans and borrowings compared to rates</i> [Interest bearing loans and borrowings / Rate revenue] x100	12.43%	2.08%	1.62%	1.13%	15.94%	24.05%	25.46%	25.65%	In 2021/22 debt was substantially reduced and planned borrowings were put on hold. Debt levels will increase over the next few years to fund infrastructure projects.
<i>Loans and borrowings repayments compared to rates</i> [Interest and principal repayments on interest bearing loans and borrowings / Rate revenue] x100	1.05%	9.89%	0.60%	0.55%	0.40%	2.13%	3.21%	3.63%	In 2021/22 debt was substantially reduced and planned borrowings were put on hold. Debt levels will increase over the next few years to fund infrastructure projects, thereby increasing planned repayments.

Dimension/ <i>indicator/measure</i>	Results				Forecasts				Material Variations and Comments
	2019	2020	2021	2022	2023	2024	2025	2026	
Indebtedness <i>Non-current liabilities compared to own source revenue</i> [Non-current liabilities / Own source revenue] x100	25.80%	21.48%	19.34%	19.65%	34.79%	45.48%	45.33%	44.23%	Debt is budgeted to increase over the next few years as Council plans to fund major infrastructure projects. Rates are expected to maintain a steady increase at the Rate Cap percentage.
Asset renewal and upgrade <i>Asset renewal and upgrade compared to depreciation</i> [Asset renewal and asset upgrade expense / Asset depreciation] x100	New in 2020	119.13%	134.72%	111.67%	120.88%	90.44%	96.56%	115.16%	Council has continued to focus on the renewal and upgrade of its assets. 2021/22 has seen several delayed projects due to the supply of materials or the availability of contractors. The lower capital expenditure has therefore been reduced against an annually increasing depreciation expense.
Operating position Adjusted underlying result <i>Adjusted underlying surplus (or deficit)</i> [Adjusted underlying surplus (deficit) / Adjusted underlying revenue] x100	18.64%	12.14%	0.33%	8.04%	-1.41%	1.00%	-1.59%	-3.09%	The Adjusted underlying surplus is a significant increase due to the \$11.4M Victorian Grants Commission Advance received in 2021/22. This will be used to fund operational activities in 2022/23. Council has also received significant capital grant funding for various capital sporting infrastructure projects.

Dimension/ <i>indicator/measure</i>	Results				Forecasts				Material Variations and Comments
	2019	2020	2021	2022	2023	2024	2025	2026	
Stability Rates concentration <i>Rates compared to adjusted underlying revenue</i> [Rate revenue / Adjusted underlying revenue] x100	60.79%	63.39%	62.16%	59.25%	63.08%	65.94%	67.14%	67.79%	The increase in the adjusted underlying surplus due to the \$11.4M Victorian Grants Commission Advance has increased the proportion of grant income to rates received in 2021/22. In 2022/23 this ratio is expected to return to prior year amounts.
Rates effort <i>Rates compared to property values</i> [Rate revenue / Capital improved value of rateable properties in the municipality] x100	0.56%	0.55%	0.52%	0.40%	0.40%	0.40%	0.40%	0.39%	The Prior year rate freeze has seen a shift in the percentage of rates to property values. Generally, through rate capping this ratio remains fairly stable. Property values have had significant increases in 2021/22 but will be balanced by a reduction in the rate in the dollar.

Retired indicators <i>Service / indicator / measure</i>	Results				Comments
	2019	2020	2021	2022	
Animal Management Health and safety <i>Animal management prosecutions</i> [Number of successful animal management prosecutions]	5	Retired in 2020	Retired in 2020	Retired in 2020	This measure was replaced by <i>Animal management prosecutions (%)</i> for 2020.
Efficiency Revenue level <i>Average residential rate per residential property assessment</i> [Residential rate revenue / Number of residential property assessments]	\$1,371.08	Retired in 2020	Retired in 2020	Retired in 2020	This measure was replaced by <i>Average rate per property assessment</i> for 2020.
Obligations Asset renewal <i>Asset renewal compared to depreciation</i> [Asset renewal expense / Asset depreciation] x100	96.48%	Retired in 2020	Retired in 2020	Retired in 2020	This measure was replaced by <i>Asset renewal and upgrade compared to depreciation</i> for 2020.

Definitions

"adjusted underlying revenue" means total income other than:

- (a) non-recurrent grants used to fund capital expenditure; and
- (b) non-monetary asset contributions; and
- (c) contributions to fund capital expenditure from sources other than those referred to above

"adjusted underlying surplus (or deficit)" means adjusted underlying revenue less total expenditure

"asset renewal expenditure" means expenditure on an existing asset or on replacing an existing asset that returns the service capability of the asset to its original capability

"current assets" has the same meaning as in the Australian Account Standards (AAS)

"current liabilities" has the same meaning as in the AAS

"non-current assets" means all assets other than current assets

"non-current liabilities" means all liabilities other than current liabilities

"non-recurrent grant" means a grant obtained on the condition that it be expended in a specified manner and is not expected to be received again during the period covered by a council's Strategic Resource Plan

"own-source revenue" means adjusted underlying revenue other than revenue that is not under the control of council (including government grants)

"population" means the resident population estimated by council as at 31 March 2022

"rate revenue" means revenue from general rates, municipal charges, service rates and service charges

"recurrent grant" means a grant other than a non-recurrent grant

"residential rates" means revenue from general rates, municipal charges, service rates and service charges levied on residential properties

"restricted cash" means cash and cash equivalents, within the meaning of the AAS, that are not available for use other than for a purpose for which it is restricted, and includes cash to be used to fund capital works expenditure from the previous financial year

"unrestricted cash" means all cash and cash equivalents other than restricted cash.

Other Information

For the year ended 30 June 2022

Basis of preparation

Council is required to prepare and include a performance statement within its annual report. The performance statement includes the results of the prescribed sustainable capacity, service performance and financial performance indicators and measures together with a description of the municipal district and an explanation of material variations in the results. This statement has been prepared to meet the requirements of the *Local Government Act 2020* and *Local Government (Planning and Reporting) Regulations 2020*.

Where applicable the results in the performance statement have been prepared on accounting bases consistent with those reported in the Financial Statements. The other results are based on information drawn from council information systems or from third parties (e.g. Australian Bureau of Statistics).

The performance statement presents the actual results for the current year and for the prescribed financial performance indicators and measures, the results forecast by the council's financial plan. The *Local Government (Planning and Reporting) Regulations 2020* requires explanation of any material variations in the results contained in the performance statement. Council has adopted materiality thresholds relevant to each indicator and measure and explanations have not been provided for variations below the materiality thresholds unless the variance is considered to be material because of its nature.

The forecast figures included in the performance statement are those adopted by council in its financial plan on 19 October 2021 and which forms part of the council plan. The financial plan includes estimates based on key assumptions about the future that were relevant at the time of adoption and aimed at achieving sustainability over the long term. Detailed information on the actual financial results is contained in the General Purpose Financial Statements. The financial plan can be obtained by contacting council.

Certification of the Performance Statement

In my opinion, the accompanying performance statement has been prepared in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.

Ian Carroll *CPA*
Principal Accounting Officer
Dated:

In our opinion, the accompanying performance statement of the Wellington Shire Council for the year ended 30 June 2022 presents fairly the results of council's performance in accordance with the *Local Government Act 2020* and the Local Government (Planning and Reporting) Regulations 2020.

The performance statement contains the relevant performance indicators, measures and results in relation to service performance, financial performance and sustainable capacity.

At the date of signing, we are not aware of any circumstances that would render any particulars in the performance statement to be misleading or inaccurate.

We have been authorised by the council and by the Local Government (Planning and Reporting) Regulations 2020 to certify this performance statement in its final form.

Councillor
Councillor Garry Stephens
Dated:

Councillor
Councillor Marcus McKenzie
Dated:

David Morcom
Chief Executive Officer
Dated:

12. GENERAL MANAGER DEVELOPMENT

12.1. PLANNING SCHEME AMENDMENT C109 - SMART PLANNING AND PEGZ IMPLEMENTATION

ACTION OFFICER: MANAGER LAND USE PLANNING

PURPOSE

For Council to:

- Adopt Amendment C109 – ‘*Smart Planning Translation*’ and implementation of ‘*Planning in the Economic Growth Zone*’ recommendations, as per **Attachment 1** to this report; and
- Request the Minister for Planning to approve Amendment C109 as per **Attachment 1** to this report.
- Abandon part of Amendment C109 as per **Attachment 2** to this report.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council:

- 1. Split Amendment C109 into two parts, being:***
 - a. Part 1) All parts of the exhibited Amendment - except the proposed deletion of Schedule 1 to the Environmental Significance Overlay (ESO1) from the residential areas in Golden Beach, Paradise Beach and the Honeysuckles (as per Attachment 1).***
 - b. Part 2) Proposed deletion of Schedule 1 to the Environmental Significance Overlay (ESO1) from the residential areas in Golden Beach, Paradise Beach and the Honeysuckles (as per Attachment 2).***
- 2. Adopt Amendment C109 Part 1 in accordance with Section 29 of the Planning and Environment Act 1987 (as per Attachment 1).***
- 3. Submit Amendment C109 Part 1 to the Minister for Planning for approval in accordance with Section 31 of the Planning and Environment Act 1987 (as per Attachment 1).***
- 4. Abandon Amendment C109 Part 2 in accordance with Section 28 of the Planning and Environment Act 1987 (as per Attachment 2) for the reasons outlined in the report.***

BACKGROUND

Amendment C109 was initiated in 2019 following a three-year state-government funded project called ‘*Planning in the Economic Growth Zone*’ (PEGZ). In response to the closure of the Hazelwood Power Station, PEGZ sought to look at ways in which to improve the planning system and ensure that development and investment could progress in a streamlined manner with greater certainty across three Council areas, including Wellington Shire, Latrobe City and Baw Baw Shire Councils.

The State Government's Victoria-wide 'Smart Planning' program also ran concurrently with the PEGZ initiative. Through the restructure of all planning schemes across the State, Smart Planning aims to reform Victoria's planning regulations to make the planning system more efficient, accessible and transparent.

The recommendations of both the PEGZ initiative and changes arising from the Smart Planning program will culminate in a substantially revised and restructured version of the existing Wellington Planning Scheme. These changes are proposed to be implemented via Planning Scheme Amendment C109.

Formal Authorisation to preparation and exhibit Amendment C109 was granted by the Minister for Planning on 30 June 2022.

Public Exhibition of the Amendment took place between 4 August and 5 September 2022. A full description of where and how information relating to the Amendment was made available to the public and relevant statutory authorities can be found in the **Engagement Impact** section of this Report.

No submissions were received in response to the formal public exhibition period.

Officers updated Councillors on the outcomes of the exhibition period at a Workshop held on 6 September 2022. At the Workshop, a revised Officer position relating to the proposed (and exhibited) removal of Schedule 1 to the Environmental Significance Overlay (ESO1) from residential allotments in Golden Beach, Paradise Beach and the Honeysuckles was discussed in detail. The ESO1 – *'Coastal and Gippsland Lakes Environs'* seeks, amongst other things, to:

- conserve and enhance the environmental quality of the coastal area;
- protect and enhance the natural beauty of the coastal landscape; and
- protect and enhance the visual amenity and landscape of the coastal area.

In acknowledging that the proposed deletion of the ESO1 would assist in achieving the overall objectives of the PEGZ initiative and compliment other modifications to the planning controls applicable to other townships, its removal from residentially zoned lots would also remove permit requirements for the removal of native vegetation. An unintended consequence of this was/is the potential for widespread clearing of native vegetation from lots, prior to development being approved (and managed) via the planning permit process.

Council now considered that the potential impacts on biodiversity values and neighbourhood character would, on balance, be in conflict with the objectives of the Planning Policy Framework. As the Townships in question will still have planning permit 'triggers' for buildings and works associated with new dwellings (due to the provision of Design and Development Overlays and the Bushfire Management Overlay on the land), there is considered to be minimal administrative benefit achieved from the removal of the ESO1.

Landowners will not be subjected to any additional permit requirements or application fees at the time of application for a Planning Permit for the development of a dwelling or other residential developments. A permit issued under the provisions of the Bushfire Management Overlay effectively overrides controls on the protection of native vegetation under the Environmental Significance Overlay.

Notwithstanding this specific issue, the Amendment remains a policy-neutral, administrative exercise that will improve the functionality and useability of the Wellington Planning Scheme, and an opportunity to remove redundant controls and unnecessary planning permit triggers.

ATTACHMENTS

1. Attachment 1 - Council Report - C 109 Adoption [**12.1.1** - 142 pages]
2. Attachment 2 - Council Report - C 109 Adoption [**12.1.2** - 5 pages]

OPTIONS

Council has the following options available:

1. That Council:
 - Adopt Amendment C109 – Smart Planning Translation and PEGZ Implementation **as exhibited** pursuant to Section 29 of the *Planning and Environment Act 1987*; and
 - Submit Amendment C109 to the Minister for Planning for approval in accordance with Section 31 of the *Planning and Environment Act 1987*.
2. That Council:
 - Split Amendment C109 into two parts, being:
 - Part 1) - All parts of the exhibited Amendment except the proposed deletion of Schedule 1 to the Environmental Significance Overlay (ESO1) from residential areas in Golden Beach, Paradise Beach and the Honeysuckles (as per **Attachment 1**).
 - Part 2) - Proposed deletion of Schedule 1 to the Environmental Significance Overlay (ESO1) from residential areas in Golden Beach, Paradise Beach and the Honeysuckles (as per **Attachment 2**).
 - Adopt Amendment C109 Part 1 in accordance with Section 29 of the *Planning and Environment Act 1987* (as per **Attachment 1**).
 - Submit Amendment C109 Part 1 to the Minister for Planning for approval in accordance with Section 31 of the *Planning and Environment Act 1987* (as per **Attachment 1**).
 - Abandon Amendment C109 Part 2 in accordance with Section 28 of the *Planning and Environment Act 1987* (as per **Attachment 2**).
3. That Council:
 - Abandons Amendment C109 in accordance with Section 28 of the *Planning and Environment Act 1987*.
4. That Council:
 - Seek further information and/or request other changes to Amendment C109 prior to further considering the adoption of Amendment C109.

PROPOSAL

It is proposed to amend C109 proposed scheme amendment to retain the Environmental Significance Overlay (ESO1) for residential areas in Golden Beach, Paradise Beach and the Honeysuckles. This is being done for the reasons outlined in the background section of this report.

That Council:

- Split Amendment C109 into two parts, being:

- Part 1) - All parts of the exhibited Amendment except the proposed deletion of Schedule 1 to the Environmental Significance Overlay (ESO1) from residential areas in Golden Beach, Paradise Beach and the Honeysuckles (as per **Attachment 1**).
- Part 2) - Proposed deletion of Schedule 1 to the Environmental Significance Overlay (ESO1) from residential areas in Golden Beach, Paradise Beach and the Honeysuckles (as per **Attachment 2**).
- Adopt Amendment C109 Part 1 in accordance with Section 29 of the *Planning and Environment Act 1987* (as per **Attachment 1**).
- Submit Amendment C109 Part 1 to the Minister for Planning for approval in accordance with Section 31 of the *Planning and Environment Act 1987* (as per **Attachment 1**).
- Abandon Amendment C109 Part 2 in accordance with Section 28 of the *Planning and Environment Act 1987* (as per **Attachment 2**).

CONFLICT OF INTEREST

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

FINANCIAL IMPACT

There are no significant costs associated with the amendment. Reduction in the number of Planning Permits required across Wellington Shire via the implementation of PEGZ recommendations may have a minor decrease in revenue generated from Planning Permit application fees, however this not considered to outweigh the significant benefit in reducing/streamlining the number of unnecessary permit applications being submitted.

COMMUNICATION IMPACT

This impact has been assessed and there is no effect to consider at this time.

LEGISLATIVE IMPACT

Transitioning the Wellington Planning Scheme to the new Smart Planning layout will satisfy state policy mandated in Planning Scheme Amendment VC148.

Amendment C109 has been prepared having regard to the *Planning and Environment Act 1987* and to the provisions of the Wellington Planning Scheme.

Wellington Shire Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)*.

COUNCIL POLICY IMPACT

This impact has been assessed and there is no effect to consider at this time.

COUNCIL PLAN IMPACT

The Council Plan 2021-25 Theme 1 “Environment and Climate Change” states the following strategic outcome:

Strategic Outcome 1.3: *"The natural environment is valued, protected and accessible."*

The Council Plan 2021-25 Theme 2 “Economy and Sustainable Growth” states the following strategic outcome:

Strategic Outcome 2.1: *"A diverse economy that creates jobs and opportunities."*

The Council Plan 2021-25 Theme 4 “Services and Infrastructure” states the following strategic outcome:

Strategic Outcome 4.3: *"Well planned and sustainable towns, facilities, and infrastructure that service community need."*

This report supports the above Council Plan strategic outcomes.

RESOURCES AND STAFF IMPACT

Amendment C109 is not expected to impose additional resource or administrative costs on the authority. Introducing revised local policy content in the form of the Municipal Planning Statement and Planning Policy Framework is expected to create a clearer, more navigable planning policy framework where state and local policy build on each other to allow policy to achieve its intended outcome.

After an initial familiarisation phase this should have the effect of reducing the burden on the responsible authority of creating and administering local policy content within the Wellington Planning Scheme.

Ultimately Amendment C109 will provide a succinct and clearer set of guidelines that deliver a greater level of certainty to the community and other stakeholders within the Shire.

COMMUNITY IMPACT

This impact has been assessed and there is no effect to consider at this time.

ENVIRONMENTAL IMPACT

This impact has been assessed and, subject to the retention of the Environmental Significance Overlay – Schedule 1 (as discussed above) there is no effect to consider at this time.

ENGAGEMENT IMPACT

Community engagement and notification of the proposed amendment occurred via the following:

- a. Notice of Amendment C109 appeared in the following publications:
 - Victorian Government Gazette (04 August 2022)

- Gippsland Times (02 August 2022)
- Yarram Bridge (03 August 2022)
- Latrobe Valley Express (03 August 2022)
- b. Hardcopy notices placed on community noticeboards in Loch Sport, Golden Beach, Seaspray, Woodside, Woodside Beach, Alberton, Port Albert, Tarraville, McLoughlins Beach and Manns Beach.
- c. Online engagement occurred via notices on social media pages serving the Loch Sport, Golden/Paradise Beach, Carrajung, Yarram, Port Albert and Seaspray communities.
- d. Hard Copies of the amendment were available for public viewing from the Council Service Centres in Sale and Yarram, as well as the Maffra, Heyfield, Stratford and Rosedale Public Libraries.
- e. 14 (fourteen) notification letters were sent to relevant Statutory Authorities and Prescribed Ministers.
- f. Information relating to the amendment made available on the websites of Wellington Shire Council and the Department of Environment, Land, Water and Planning (DELWP).

RISK MANAGEMENT IMPACT

This impact has been assessed and there is no effect to consider at this time.

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

AMENDMENT C109WELL PART 1

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 Wellington Shire Council.

Land affected by the Amendment

The Amendment applies to all land within the Wellington Shire.

What the amendment does

The Amendment replaces the Municipal Strategic Statement (MSS) at Clause 21 and Local Planning Policy Framework (LPPF) at Clause 22 of the Wellington Planning Scheme (the Planning Scheme) with a Municipal Planning Strategy (MPS) and combined Planning Policy Framework, whilst also making changes to a select number of local zone and overlay schedules consistent with:

- the Victoria Planning Provisions as a result of Amendment VC148, and
- the Ministerial Direction – Form and Content of Planning Schemes.

The Amendment makes the following changes to the content of the current Clause 21 and Clause 22 of the Wellington Planning Scheme:

- Relocates all content to the appropriate headings of the Planning Policy Framework (PPF) and local schedules of the Planning Scheme where the intended effect of that clause or any other clause is not changed (that is, policy neutral)
- Amends various zone and overlay schedules to improve their operation and reduce unnecessary permit triggers and application requirements.
- Clarifies and improves the style, format, language or grammatical form in accordance with the principles set out in '*A Practitioner's Guide to Victorian Planning Schemes, October 2018*', where the intended effect of that clause or any other clause is not changed.
- Updates clause references, department names, legislation names, document references, terminology and statistical data.
- Deletes or adjusts incompatible content that conflicts with State Planning Policy of the Victoria Planning Provisions.
- Removes repetitive or duplicated content.
- Removes or updates outdated content.

More specifically, the Amendment makes changes to the following local sections of the Planning Scheme:

Purpose and Vision

Introduces a new Municipal Planning Strategy at Clause 02 based on content from Clause 21 and 22 of the Local Planning Policy Framework. The new content is summarised below.

Table 1

New Clauses	Content
02.01 Context	Provides a general strategic overview of the Wellington Shire.
02.02 Vision	Provides the Vision for the Shire based on content previously contained in the Local Planning Policy Framework at Clause 21 of the Wellington Planning Scheme.
02.03 Strategic Directions	Addresses the key land use themes based on the PPF and provides a brief overview and strategic directions for each theme based on content previously contained in the Local Planning Policy Framework at Clause 21 of the Wellington Planning Scheme.
02.04 Strategic Framework Plans	Includes the following updated strategic framework plans: <ul style="list-style-type: none"> Wellington Strategic Framework Plan. Wellington Shire Landscape Units. Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan.

Planning Policy Framework

Based on content from the current Clause 21 and Clause 22 of the Local Planning Policy Framework, Amendment C109well Part 1 introduces revised local policy content into the Planning Policy Framework at:

- Clause 11 - Settlement
- Clause 12 - Environmental and Landscape Values
- Clause 14 - Natural Resource Management
- Clause 15 - Built Environment and Heritage
- Clause 17 - Economic Development
- Clause 18 - Transport
- Clause 19 - Infrastructure

Zones and Overlays

Amends the following zone and overlay schedules to improve their operation and reduce unnecessary permit triggers:

Zones

- Clause 32.04-1 (Schedule 1 to the Mixed-Use Zone)
- Clause 32.07-1 (Schedule 1 to the Residential Growth Zone)
- Clause 35.03-3 (Schedule 3 to the Rural Living Zone) (deleted – merged with RLZ2)
- Clause 35.07-1 (Schedule 1 to the Farming Zone)
- Clause 37.01-4 (Schedule 4 to the Special Use Zone)
- Clause 37.01-5 (Schedule 5 to the Special Use Zone)

Overlays

- Clause 42.03-1 (Schedule 1 to the Significant Landscape Overlay)
- Clause 43.02-1 (Schedule 1 to the Design and Development Overlay)
- Clause 43.02-2 (Schedule 2 to the Design and Development Overlay)
- Clause 43.02-3 (Schedule 3 to the Design and Development Overlay) (deleted)
- Clause 43.02-8 (Schedule 8 to the Design and Development Overlay)
- Clause 43.02-9 (Schedule 9 to the Design and Development Overlay)
- Clause 43.02-10 (Schedule 10 to the Design and Development Overlay)
- Clause 43.02-11 (Schedule 11 to the Design and Development Overlay)
- Clause 43.02-12 (Schedule 12 to the Design and Development Overlay)
- Clause 43.02-13 (Schedule 13 to the Design and Development Overlay)
- Clause 43.02-14 (Schedule 14 to the Design and Development Overlay)
- Clause 43.02-15 (Schedule 15 to the Design and Development Overlay)
- Clause 43.02-16 (Schedule 16 to the Design and Development Overlay)
- Clause 43.02-17 (Schedule 17 to the Design and Development Overlay)
- Clause 43.02-18 (Schedule 18 to the Design and Development Overlay)
- Clause 43.02-19 (Schedule 19 to the Design and Development Overlay)
- Clause 43.02-20 (Schedule 20 to the Design and Development Overlay)
- Clause 43.04-1 (Schedule 1 to the Development Plan Overlay)

The Amendment also makes changes to:

- The schedule to Clause 72.03 (Schedule to 'What does this planning scheme consist of?')
- the schedule to Clause 72.04 (Schedule to 'Documents Incorporated in this Planning Scheme');
- the schedule to Clause 72.08 (Schedule to 'Background Documents'), and
- Port Albert Heritage Precinct Permit Exemptions (Incorporated Document).

Strategic assessment of the Amendment

Why is the Amendment required?

Amendment C109well Part 1, in part, forms part of Stage 3 of the Smart Planning Rules and Policy Program to reform Victoria's planning system and change the Victoria Planning Provisions to make planning schemes more efficient, accessible and transparent. The Amendment is also required to implement the strategic work resulting from the Victorian Government's 'Planning in the Economic Growth Zone' project.

In 2018 Amendment VC148 introduced widespread changes to the Victoria Planning Provisions as part of Stage 2 of the Smart Planning Program. More specifically, Amendment VC148:

- introduced a new Planning Policy Framework;
- enabled the future introduction of a Municipal Planning Strategy;
- introduced a new state, regional and local integrated policy structure;
- modified the schedules to some existing zones, overlays and provisions to accommodate additional local content, and
- created new operational provisions.

A key focus for Stage 3 of the Smart Planning Program is to ensure better alignment of local planning policy with state and regional policy by integrating local policy content into the new MPS and PPF.

Local policy content has been generally drafted in a policy neutral manner, in accordance with the principles set out in *A Practitioner's Guide to Victorian Planning Schemes* to ensure policy content is:

- within the scope of the *Planning and Environment Act 1987* and strategically justified
- clear in its application, proportional to the intended planning outcome and consistent with relevant parent provisions, practice notes, advisory notes and ministerial directions issued by the Minister for Planning, and
- drafted to be clear and unambiguous.

The other non-policy neutral component of the Amendment relates to the State Governments Planning in the Economic Growth Zone initiatives.

Following the closure of the Hazelwood Mine in the Latrobe Valley in October 2016, a three-year state-government funded initiative called '*Planning in the Economic Growth Zone*' (PEGZ) was established. PEGZ sought to improve the planning system and ensure that development and investment can progress in a streamlined manner with greater certainty across the Latrobe Valley. The PEGZ Councils include Wellington Shire, Latrobe City and Baw Baw Shire.

Several technical planning studies were completed under the PEGZ initiative, a number of which contain recommendations for changes to the Wellington Planning Scheme. The recommended changes seek to relax existing planning controls – particularly within local Schedules to zones and overlays, to create simpler approval processes.

The recommendations of both the PEGZ initiative and changes arising from the Smart Planning program will culminate in a substantially revised and restructured version of the current Wellington Planning Scheme. These changes will be implemented via Planning Scheme Amendment C109well Part 1.

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

By restructuring and changing local policy content into the Municipal Planning Strategy, Planning Policy Framework and local schedules, the amendment will clarify, condense, streamline and modernise the Wellington Planning Scheme, implementing the following objectives of planning in Victoria set out in section 4(1) of the Planning and Environment Act 1987:

- a) To provide for the fair, orderly, economic and suitable use, and development of the land.
- b) To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- c) To facilitate development in accordance with the objectives of planning in Victoria.

The Amendment provides certainty to users of the Planning Scheme and provides clear strategic direction that will inform decision making regarding use and development in the municipality consistent with these objectives.

How does the Amendment address any environmental, social and economic effects?

The Amendment is expected to have positive environmental, social and economic effects by:

- updating and improving the clarity of local policy content in the Municipal Planning Strategy, Planning Policy Framework and local schedules which results in greater certainty for users of the system;
- removing unnecessary planning permit triggers;
- reducing unnecessary costs to applicants and councils as a result of unclear planning requirements, and
- improving planning outcomes by removing errors, inconsistencies, redundancies, duplication and incompatibility in local policy content.

The application of updated and improved local policy content in the Municipal Planning Strategy, Planning Policy Framework and proposed local schedules will provide certainty to the users of the planning system by ensuring land use and development outcomes are consistent with environmental, social and economic land use objectives of planning in Wellington and Victoria.

Does the Amendment address relevant bushfire risk?

The Amendment is not expected to result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire.

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

The Amendment is consistent with the Ministerial Direction on the Form and Content of Planning Schemes under Section 7(5) of the Planning and Environment Act 1987.

The Amendment has been prepared in accordance with the strategic considerations set out in Ministerial Direction No. 11 'Strategic Assessment of Amendments', made under Section 12 of the *Planning and Environment Act 1987*.

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

The Amendment introduces a new Municipal Planning Strategy at Clause 02 and Local Planning Policies at Clauses 11, 12, 14, 15, 17, 18 and 19 of the Planning Policy Framework.

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

The Amendment introduces a new Municipal Planning Strategy at Clause 02 of the Wellington Planning Scheme.

Table 2 shows how existing Clause 22 policies have been translated across to the new Planning Policy Framework.

Table 1 Existing policy transition to the Planning Policy Framework

Clause 22 policy	Planning Policy Framework
22.01 Special Water Supply Catchment Areas policy	Clause 14.02-1L Special water supply catchments - Wellington
22.02 Rural policy	Clause 14.01-1L Protection of agricultural land - Wellington
22.03 Heritage policy	Clause 15.03-1L Heritage conservation - Wellington
22.04 Car parking policy	Deleted – Clause 52.06 (Car Parking) – Victorian Planning Provisions to apply
22.05 Aerodrome and Environs policy	Clause 18.02-7L Planning for airports and airfields - Wellington
22.06 Coal resources policy	Clause 14.03-1L Resource exploration and extraction - Wellington

22.07 Coal buffers policy	Clause 14.03-1L Resource exploration and extraction - Wellington
22.08 Ninety Mile Beach policy	Clause 11.03-4L Coastal settlements - Wellington

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

The Amendment introduces local policy and associated local policy content consistent with Amendment VC148 and the *Ministerial Direction - The Form and Content of Planning Schemes*.

Where local schedules have been amended, the form of the schedule has been modified to accord with the current *Ministerial Direction - The Form and Content of Planning Schemes*.

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

The PEGZ project has demonstrated that designating the Latrobe Valley (collectively Baw Baw Shire, Latrobe City and Wellington Shire) as an Economic Growth Zone (EGZ) has encouraged DELWP, councils and agencies to work together to create efficiencies and improve the planning system to achieve the collective goal of boosting economic development.

The PEGZ project has established stronger working relationships between DELWP, the three councils, the Latrobe Valley Authority, the Better Regulation and Red Tape Commissioner, the Victorian Planning Authority and Regional Development Victoria with a common purpose for the EGZ. It has also improved relationships with service authorities and applicants. The project has provided a forum over nearly three years to share and discuss difficulties and solutions through a Steering Committee, Project Teams, forums and workshops.

Amendment C109well Part 1 also makes administrative changes to the Wellington Planning Scheme following approval of VC148. Various government agencies and other entities were involved in the identification or preparation of particular changes as part of the wider Smart Planning consultation.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

Amendment C109well Part 1 will not have a significant impact on the transport system as defined by the Transport Integration Act 2010.

Resource and administrative costs

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

Amendment C109well Part 1 is not expected to impose additional resource or administrative costs on the responsible authority.

Introducing revised local policy content in the form of the Municipal Planning Strategy and Planning Policy Framework as well as revised schedules, is expected to create a clearer more navigable policy framework and will result in a reduction in permit applications. After an initial familiarisation phase this should have the effect of reducing the burden on the responsible authority of creating and administering local policy content in the scheme.

Ultimately Amendment C109well Part 1 will provide a more concise scheme that is easier to navigate and administer and will deliver a greater level of certainty to the community and other stakeholders within the municipality.

Where you may inspect this Amendment

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

Wellington Shire Council
Sale Service Centre
18 Desailly Street
Sale VIC 3850

Wellington Shire Council
Yarram Service Centre
156 Grant Street
Yarram VIC 3971

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at: www.planning.vic.gov.au/public-inspection.

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

AMENDMENT C109WELL

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 13 attached map sheets.

Zoning Maps

1. Amend Planning Scheme Map Nos. 23, 25, 45, 68, 69, 91, 117, 130 in the manner shown on the 5 attached maps marked "Wellington Planning Scheme, Amendment C109".

Overlay Maps

2. Amend Planning Scheme Map Nos. 110DDO, 111DDO, 112DDO, 113DDO in the manner shown on the 4 attached maps marked "Wellington Planning Scheme, Amendment C109".
3. Delete Planning Scheme Map No.215DDO in the manner shown on the 1 attached map marked "Wellington Planning Scheme, Amendment C109".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

4. In **Purpose and Vision** – insert Clause 02 in the form of the attached document.
5. In **Purpose and Vision** – insert Clause 02.01 in the form of the attached document.
6. In **Purpose and Vision** – insert Clause 02.02 in the form of the attached document.
7. In **Purpose and Vision** – insert Clause 02.03 in the form of the attached document.
8. In **Purpose and Vision** – insert Clause 02.04 in the form of the attached document.
9. In **Planning Policy Framework**- insert new Clause 11.01-1L in the form of the attached document.
10. In **Planning Policy Framework**- insert new Clause 11.02-3L in the form of the attached document.
11. In **Planning Policy Framework**- insert new Clause 11.03-1L in the form of the attached document.
12. In **Planning Policy Framework**- insert new Clause 11.03-4L in the form of the attached document.
13. In **Planning Policy Framework**- insert new Clause 12.01-1L in the form of the attached document.
14. In **Planning Policy Framework**- insert new Clause 12.01-2L in the form of the attached document.

15. In **Planning Policy Framework**- insert new Clause 12.02-1L in the form of the attached document.
16. In **Planning Policy Framework**- insert new Clause 12.03-1L in the form of the attached document.
17. In **Planning Policy Framework**- insert new Clause 14.01-1L in the form of the attached document.
18. In **Planning Policy Framework**- insert new Clause 14.01-2L in the form of the attached document.
19. In **Planning Policy Framework**- insert new Clause 14.01-3L in the form of the attached document.
20. In **Planning Policy Framework**- insert new Clause 14.02-1L-01 in the form of the attached document.
21. In **Planning Policy Framework**- insert new Clause 14.02-2L-02 in the form of the attached document.
22. In **Planning Policy Framework**- insert new Clause 14.03-1L in the form of the attached document.
23. In **Planning Policy Framework**- insert new Clause 15.01-2L in the form of the attached document.
24. In **Planning Policy Framework**- insert new Clause 15.03-1L in the form of the attached document.
25. In **Planning Policy Framework**- insert new Clause 17.01-1L in the form of the attached document.
26. In **Planning Policy Framework**- insert new Clause 17.03-1L in the form of the attached document.
27. In **Planning Policy Framework**- insert new Clause 17.04-1L in the form of the attached document.
28. In **Planning Policy Framework**- insert new Clause 17.04-2L in the form of the attached document.
29. In **Planning Policy Framework**- insert new Clause 18.01-1L in the form of the attached document.
30. In **Planning Policy Framework**- insert new Clause 18.02-7L in the form of the attached document.
31. In **Planning Policy Framework**- insert new Clause 19.02-1L in the form of the attached document.
32. In **Planning Policy Framework**- insert new Clause 19.02-3L in the form of the attached document.
33. In **Planning Policy Framework**- insert new Clause 19.02-6L in the form of the attached document.
34. In **Planning Policy Framework**- insert new Clause 19.03-2L in the form of the attached document.
35. In **Planning Policy Framework**- insert new Clause 19.03-3L in the form of the attached document.
36. In **Local Planning Policy Framework** – delete Clauses 20, 21, 21.01, 21.02, 21.03, 21.04, 21.05, 21.06, 21.07, 21.08, 21.09, 21.10, 21.11, 21.12, 21.13, 21.14, 21.15, 21.16, 21.17, 21.18, 21.19, 21.20, 22, 22.01, 22.02, 22.03, 22.04, 22.05, 22.06, 22.07, 22.08, 23, 23.01, 23.02, 23.03.
37. In **Zones** – Clause 32.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.

38. In **Zones** – Clause 32.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
39. In **Zones** – Clause 35.07, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
40. In **Zones** – Clause 37.01, replace Schedule 4 with a new Schedule 4 in the form of the attached document.
41. In **Zones** – Clause 35.07, replace Schedule 5 with a new Schedule 5 in the form of the attached document.
42. In **Zones** – Clause 35.03, delete Schedule 3.
43. In **Overlays** – Clause 42.03, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
44. In **Overlays** – Clause 43.02, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
45. In **Overlays** – Clause 43.02, replace Schedule 2 with a new Schedule 2 in the form of the attached document.
46. In **Overlays** – Clause 43.02, replace Schedule 8 with a new Schedule 8 in the form of the attached document.
47. In **Overlays** – Clause 43.02, replace Schedule 9 with a new Schedule 9 in the form of the attached document.
48. In **Overlays** – Clause 43.02, replace Schedule 10 with a new Schedule 10 in the form of the attached document.
49. In **Overlays** – Clause 43.02, replace Schedule 11 with a new Schedule 11 in the form of the attached document.
50. In **Overlays** – Clause 43.02, replace Schedule 12 with a new Schedule 12 in the form of the attached document.
51. In **Overlays** – Clause 43.02, replace Schedule 13 with a new Schedule 13 in the form of the attached document.
52. In **Overlays** – Clause 43.02, replace Schedule 14 with a new Schedule 14 in the form of the attached document.
53. In **Overlays** – Clause 43.02, replace Schedule 15 with a new Schedule 15 in the form of the attached document.
54. In **Overlays** – Clause 43.02, replace Schedule 16 with a new Schedule 16 in the form of the attached document.
55. In **Overlays** – Clause 43.02, replace Schedule 17 with a new Schedule 17 in the form of the attached document.

56. In **Overlays** – Clause 43.02, replace Schedule 18 with a new Schedule 18 in the form of the attached document.
57. In **Overlays** – Clause 43.02, replace Schedule 19 with a new Schedule 19 in the form of the attached document.
58. In **Overlays** – Clause 43.02, replace Schedule 20 with a new Schedule 20 in the form of the attached document.
59. In **Overlays** – Clause 43.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
60. In **Operational Provisions** – Clause 72.03, replace the Schedule with a new Schedule in the form of the attached document.
61. In **Operational Provisions** – Clause 72.04, replace the Schedule with a new Schedule in the form of the attached document
62. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document

End of document

AMENDMENT C109WELL

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

AMENDMENT C109WELL

21

C109well

MUNICIPAL STRATEGIC STATEMENT

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

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

AMENDMENT C109WELL

22

C109well

LOCAL PLANNING POLICIES

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

System Note: The following ordinance will be excluded

AMENDMENT C109WELL

23
C109well

OPERATION OF THE LOCAL PLANNING POLICY FRAMEWORK (TRANSITIONAL)

This clause will be excluded.

System Note: The following ordinance will be excluded

AMENDMENT C109WELL

23.01
C109well

RELATIONSHIP TO THE PLANNING POLICY FRAMEWORK

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

System Note: The following ordinance will be excluded

AMENDMENT C109WELL

23.02
C109well

OPERATION OF THE MUNICIPAL STRATEGIC STATEMENT

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

System Note: The following ordinance will be excluded

AMENDMENT C109WELL

23.03
C109well

OPERATION OF THE LOCAL PLANNING POLICIES

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

System Note: The following ordinance will be excluded

AMENDMENT C109WELL

20

C109well

LOCAL PLANNING POLICY FRAMEWORK

This clause will be excluded.

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

AMENDMENT C109WELL

02

C109well

MUNICIPAL PLANNING STRATEGY

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

AMENDMENT C109WELL

02.01

C109well

CONTEXT

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

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

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

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

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

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

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

AMENDMENT C109WELL

02.02

C109well

VISION

Wellington Vision

The Wellington Community Vision for 2031 is:

Happy people, healthy environment and thriving communities.

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

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

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

02.03-1

C109well

Settlement

Large settlements

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

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

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

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

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

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

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

AMENDMENT C109WELL

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

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

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

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

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

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

Other settlements

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

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

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

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

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

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

AMENDMENT C109WELL

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

Coastal settlements

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

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

Coastal settlements in Wellington include:

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

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

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

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

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

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

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

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

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

AMENDMENT C109WELL

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

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

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

02.03-2

C109well

Environmental and landscape values

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

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

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

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

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

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

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

02.03-3

C109well

Environmental risks and amenity

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

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

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

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

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

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

02.03-4

C109well

Natural resource management

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

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

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

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

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

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

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

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

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

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

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

02.03-6

C109well

Economic development

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

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

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

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

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

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

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

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

02.03-7

C109well

Infrastructure

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

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

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

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

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

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

AMENDMENT C109WELL

02.03
C109well

STRATEGIC DIRECTIONS

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

02.03-5
C109well

Built environment and heritage

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

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

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

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

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

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

11.01-1L
C109well

Maffra**Policy application**

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

Strategies

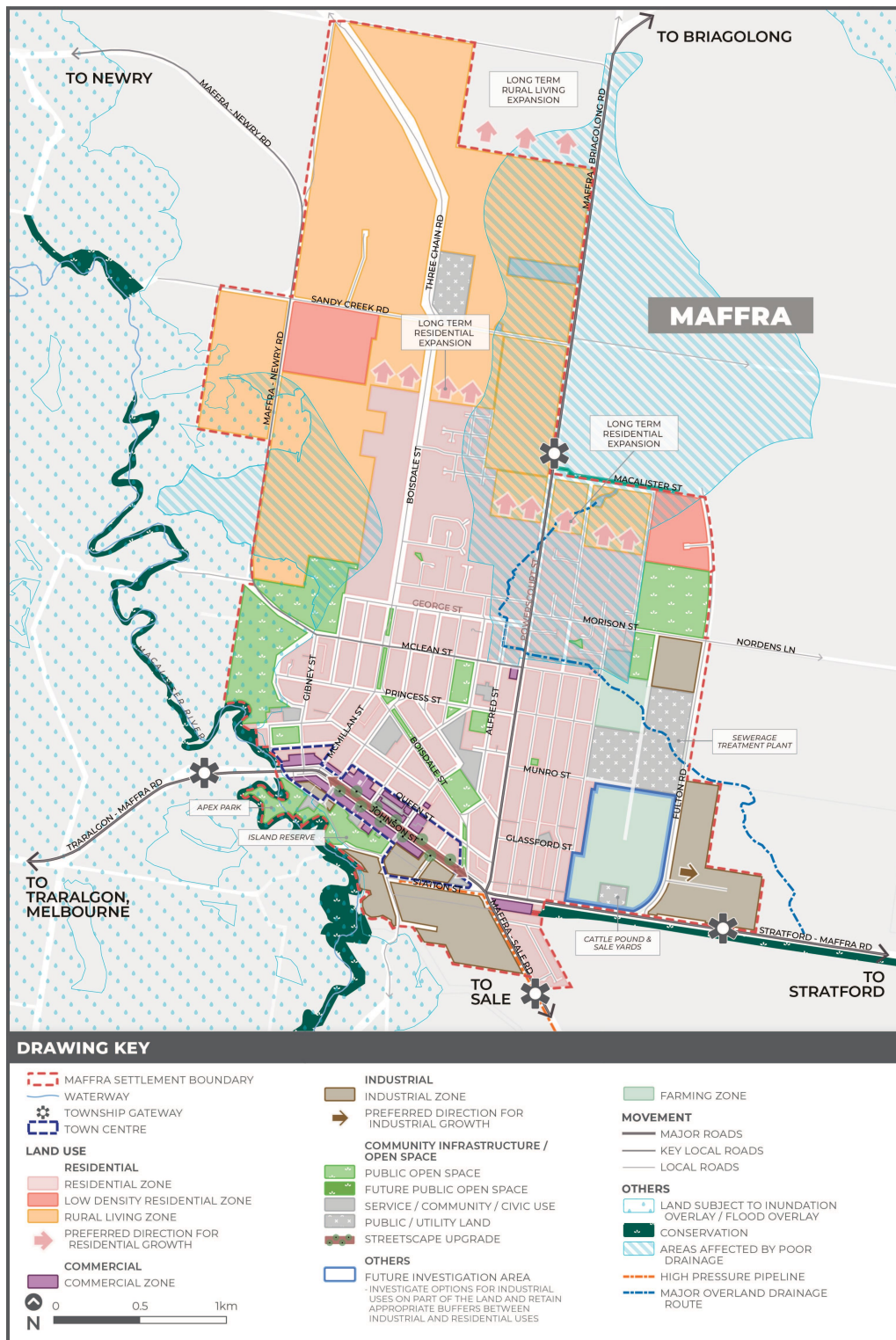
Discourage residential and rural residential development in Maffra from establishing outside the existing residential, low density residential and rural living zoned areas adjoining and to the north and north east of the Maffra urban area.

Direct residential development to:

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

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Maffra Strategy Plan



AMENDMENT C109WELL

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

11.01-1L
C109well

Rosedale

Policy application

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

Objectives

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

Strategies

Maintain and enhance Rosedale's rural character.

Encourage the retention of historic places on the Princes Highway.

Encourage urban development to be designed to:

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

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

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

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

Facilitate future growth while minimising encroachment of development into floodplains.

Protect views from the town to the surrounding landscape.

Residential Strategies

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

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

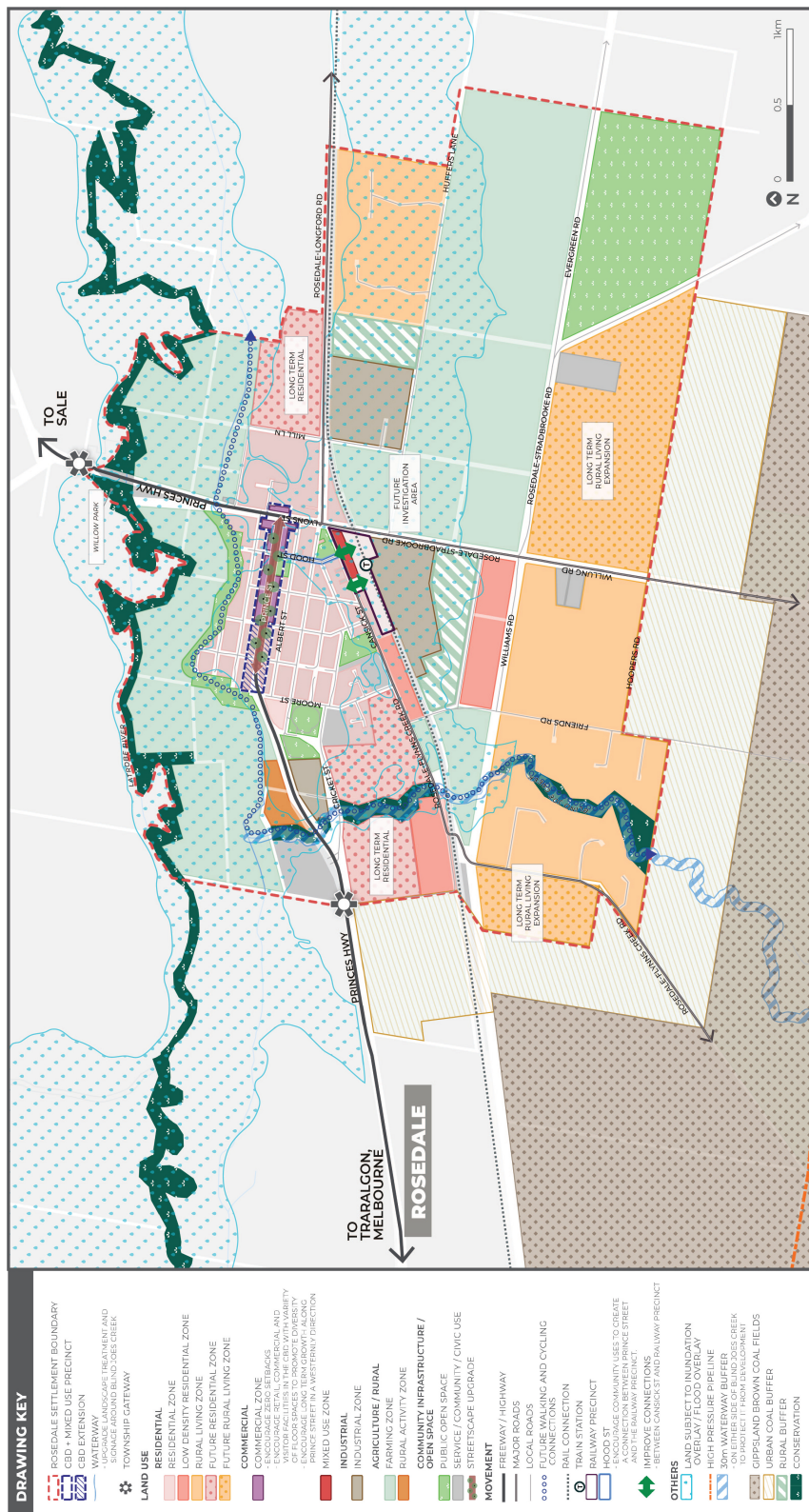
Encourage low density residential development on:

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

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

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

Rosedale Strategy Plan



AMENDMENT C109WELL

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

11.01-1L
C109well

Heyfield

Policy application

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

Strategies

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

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

Urban design strategies

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

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

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

Commercial strategies

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

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

Encourage the expansion of the existing supermarket.

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

Residential strategies

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

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

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

Enable more intensive residential development within the Heyfield Township Boundary.

Encourage the development of short term workers accommodation in Heyfield.

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

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

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

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

Industrial strategies

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

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

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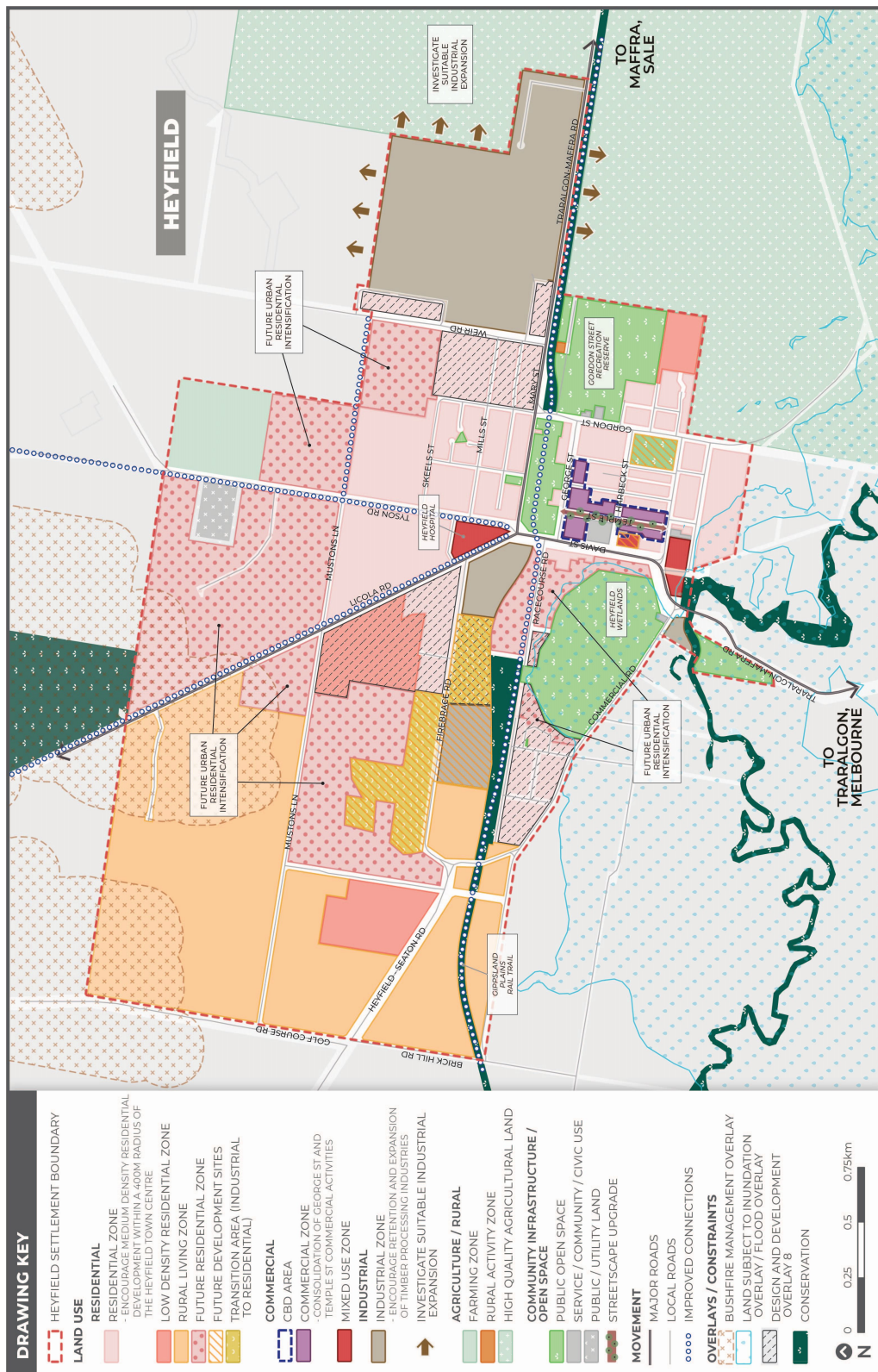
Protect timber processing industries around Heyfield by including noise attenuation measures in developments for sensitive uses in close proximity.

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

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

AMENDMENT C109WELL

Heyfield Strategy Plan



AMENDMENT C109WELL

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

11.01-1L
C109well

Yarram**Policy application**

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

Strategies

Maintain and promote a compact commercial centre.

Encourage the retention of heritage buildings in the commercial centre.

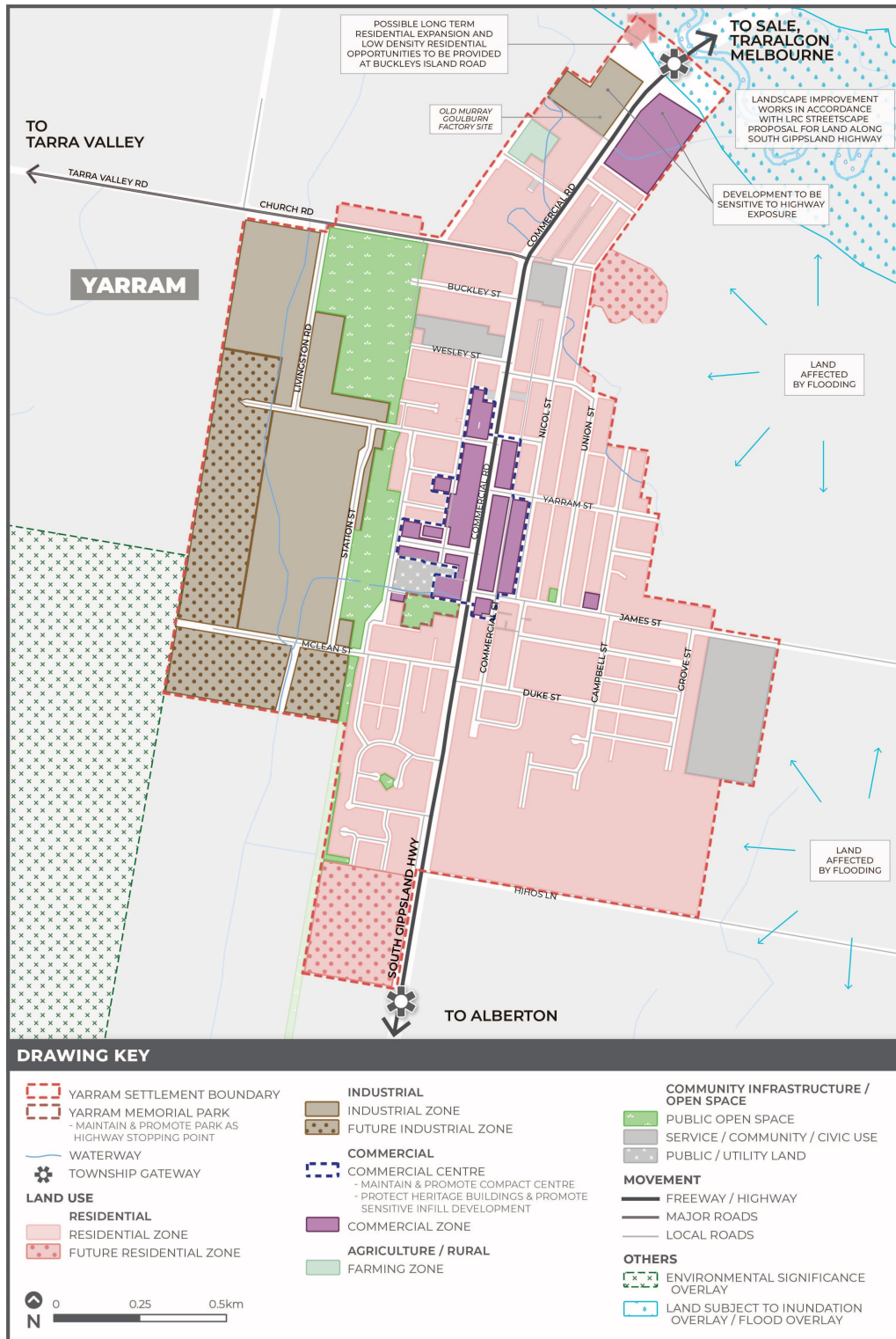
Encourage infill development that respects existing heritage buildings in the commercial centre.

Encourage low density residential development at Buckleys Island Road.

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

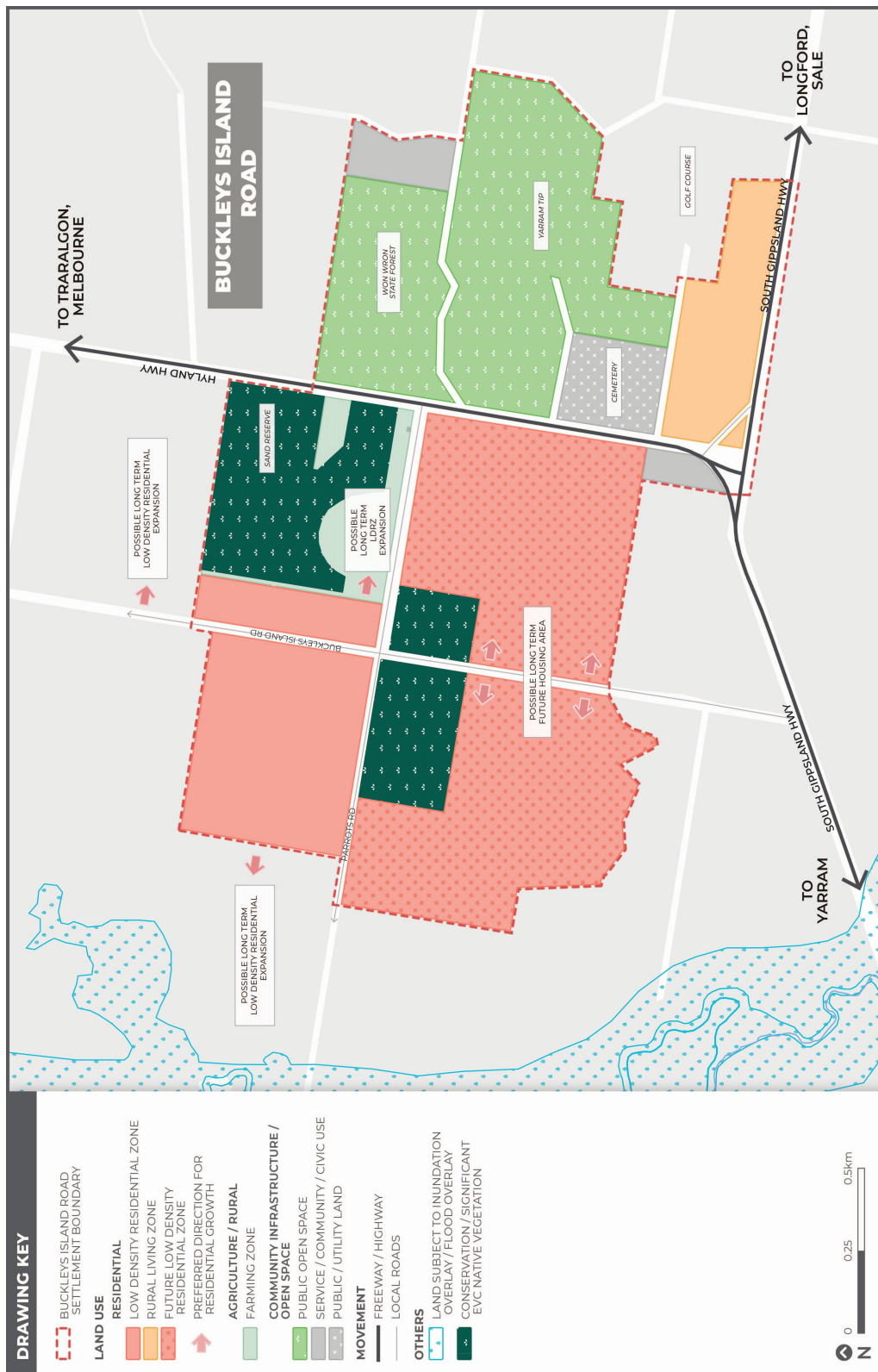
AMENDMENT C109WELL

Yarram Strategy Plan



AMENDMENT C109WELL

Buckleys Island Road Strategy Plan



AMENDMENT C109WELL

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

11.01-1L
C109well

Other settlements**Policy application**

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

Briagolong strategies

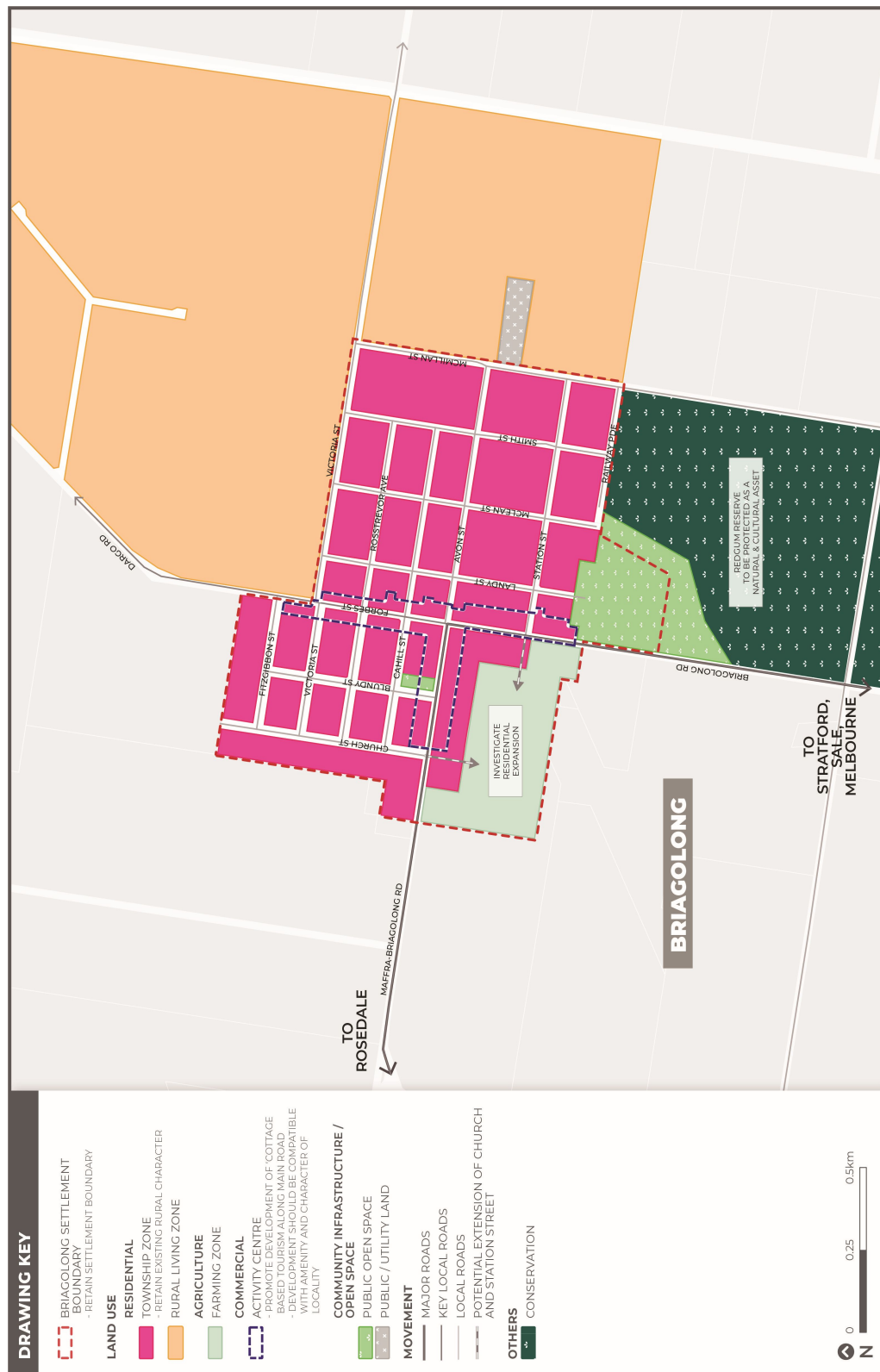
Retain the existing rural character in the township zone.

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

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

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Briagolong Strategy Plan



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Alberton, Dargo and Licola objective

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

Alberton, Dargo and Licola strategies

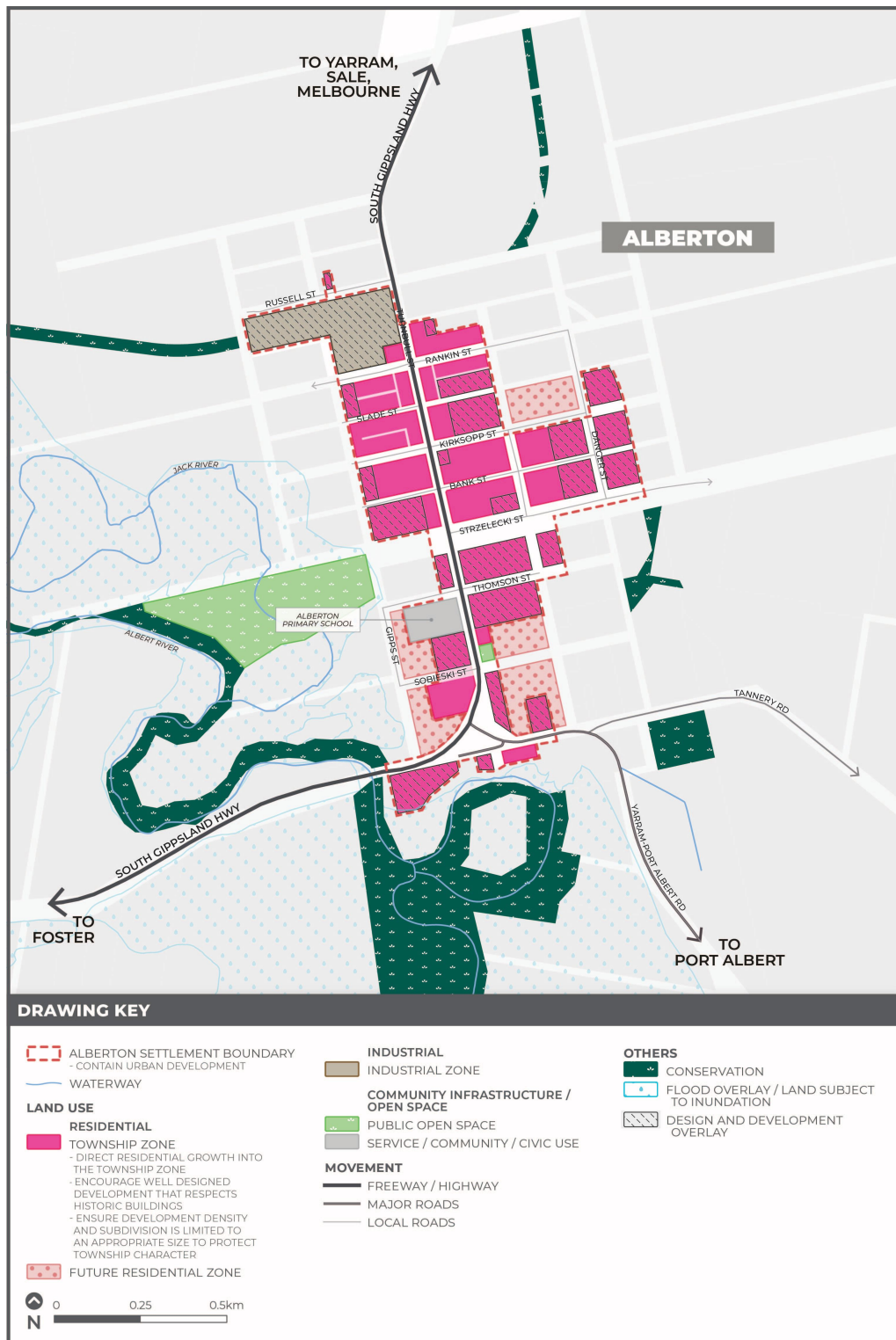
Direct residential growth in Alberton to the township zone.

Ensure development density and subdivision protects township character.

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

AMENDMENT C109WELL

Alberton Strategy Plan



AMENDMENT C109WELL

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

11.02-3L
C109well

Sequencing of development - Wellington

Strategies

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

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

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

Avoid development that is out of sequence with infrastructure provision.

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

11.03-1L
C109well

Sale activity centre

Policy application

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

Objective

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

Strategies

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

Concentrate retail activities in the Activity Centre precinct.

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

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

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

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

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

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

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

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

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

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

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

Encourage development within the CBD to:

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

Policy guideline

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

Objective

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

Strategies

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

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

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

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

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

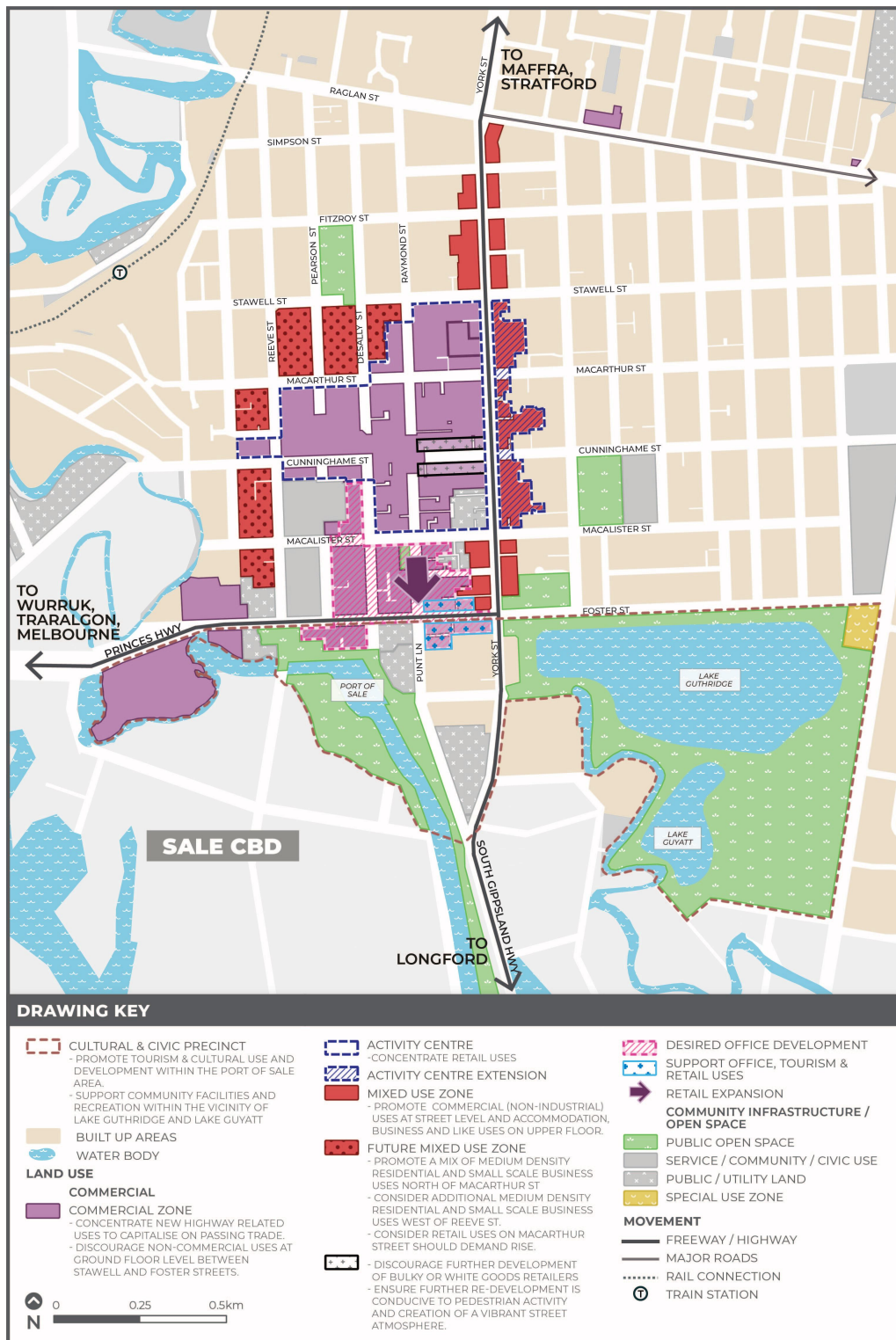
Encourage restricted retail premises to locate in the Commercial 2 Zone on the corner of Cobains Road and the Princes Highway as a dedicated homemaker and bulky goods retail centre.

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

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

AMENDMENT C109WELL

Sale CBD Strategy Plan



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

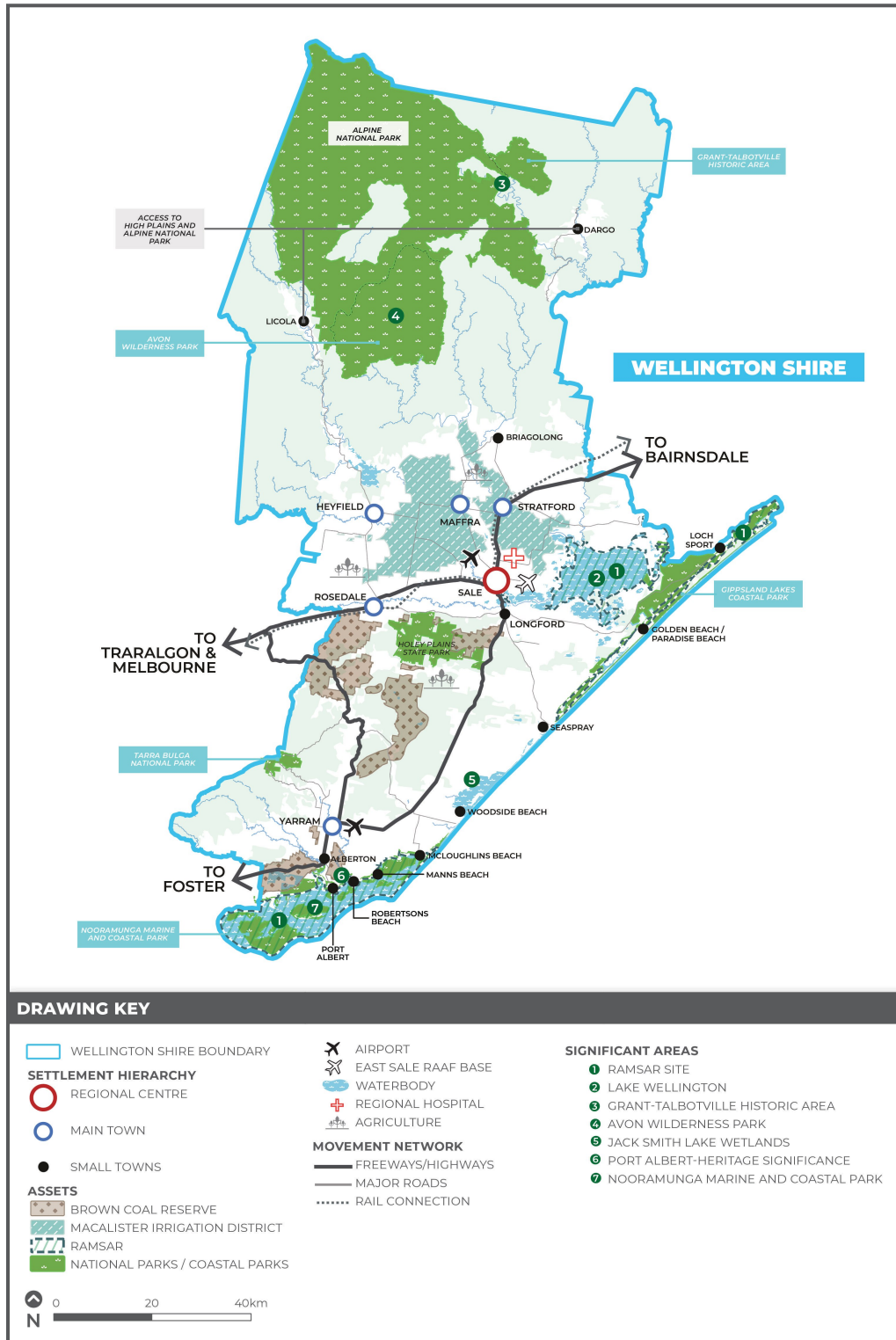
AMENDMENT C109WELL

02.04
C109well

STRATEGIC FRAMEWORK PLANS

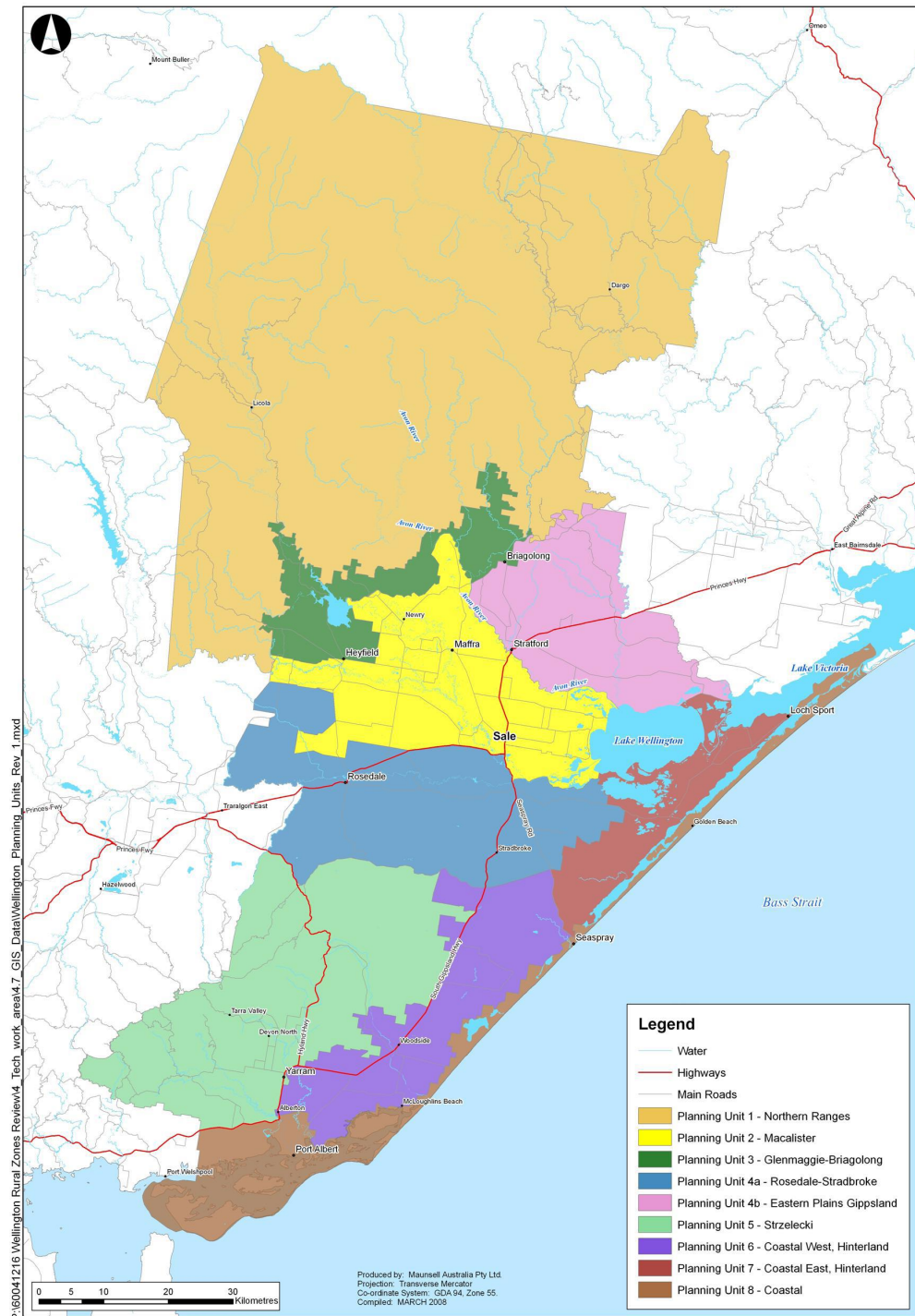
The plans contained in Clause 02.04 are to be read in conjunction with the strategic directions in Clause 02.03.

Wellington Shire Strategic Framework Plan



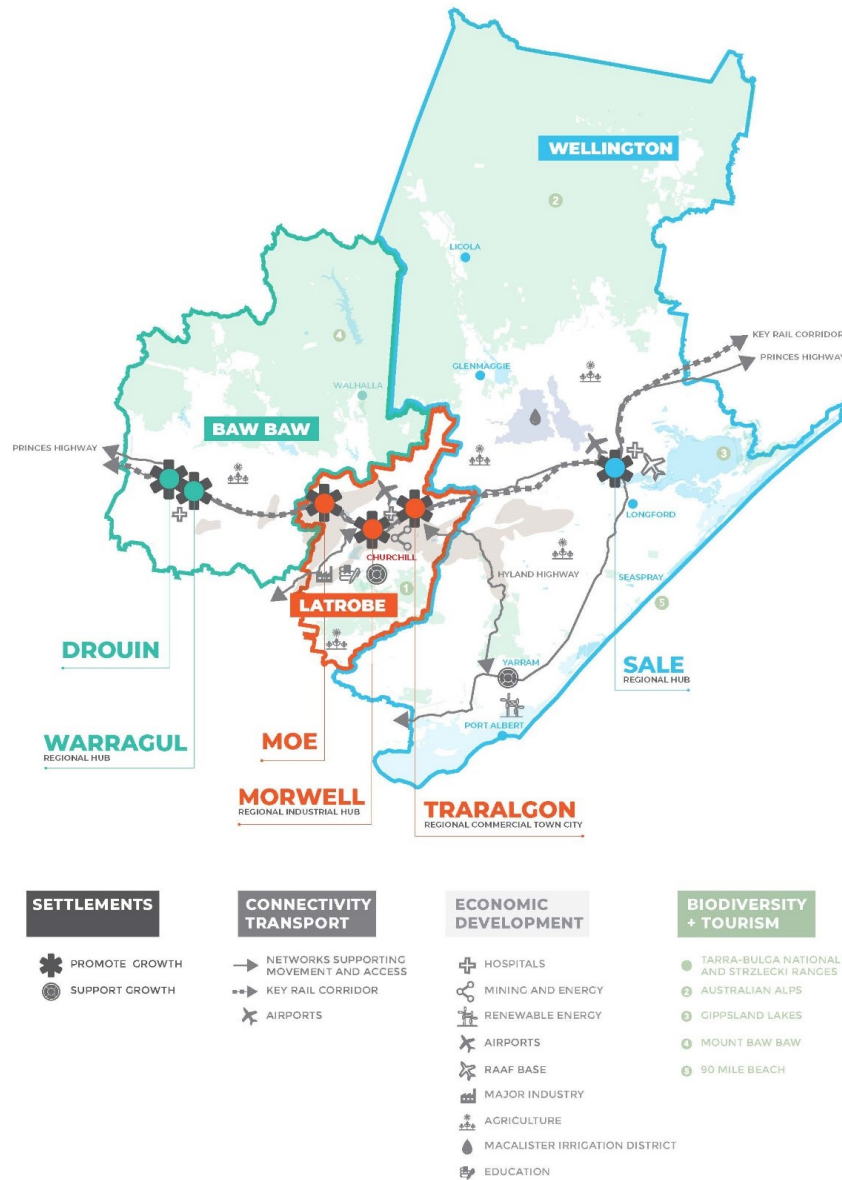
AMENDMENT C109WELL

Wellington Shire Landscape Units



AMENDMENT C109WELL

Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan



AMENDMENT C109WELL

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

11.01-1L
C109well

Sale, Wurruk and Longford

Policy application

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

Strategies

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

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

Encourage higher density residential development:

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

Support residential growth within the North Sale growth area.

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

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

Encourage development that respects the rural character of Longford.

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

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

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

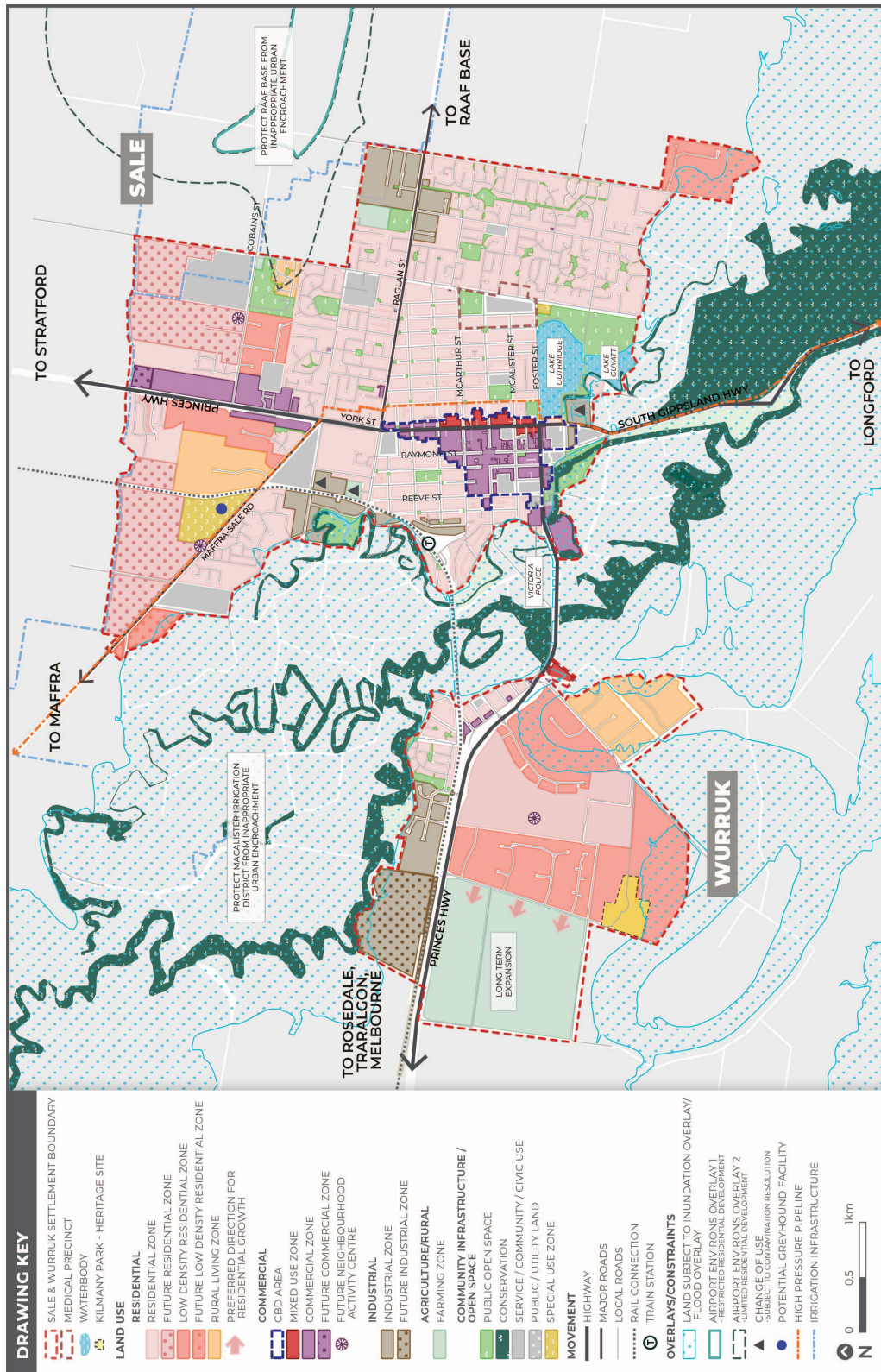
Policy guidelines

Consider as relevant:

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

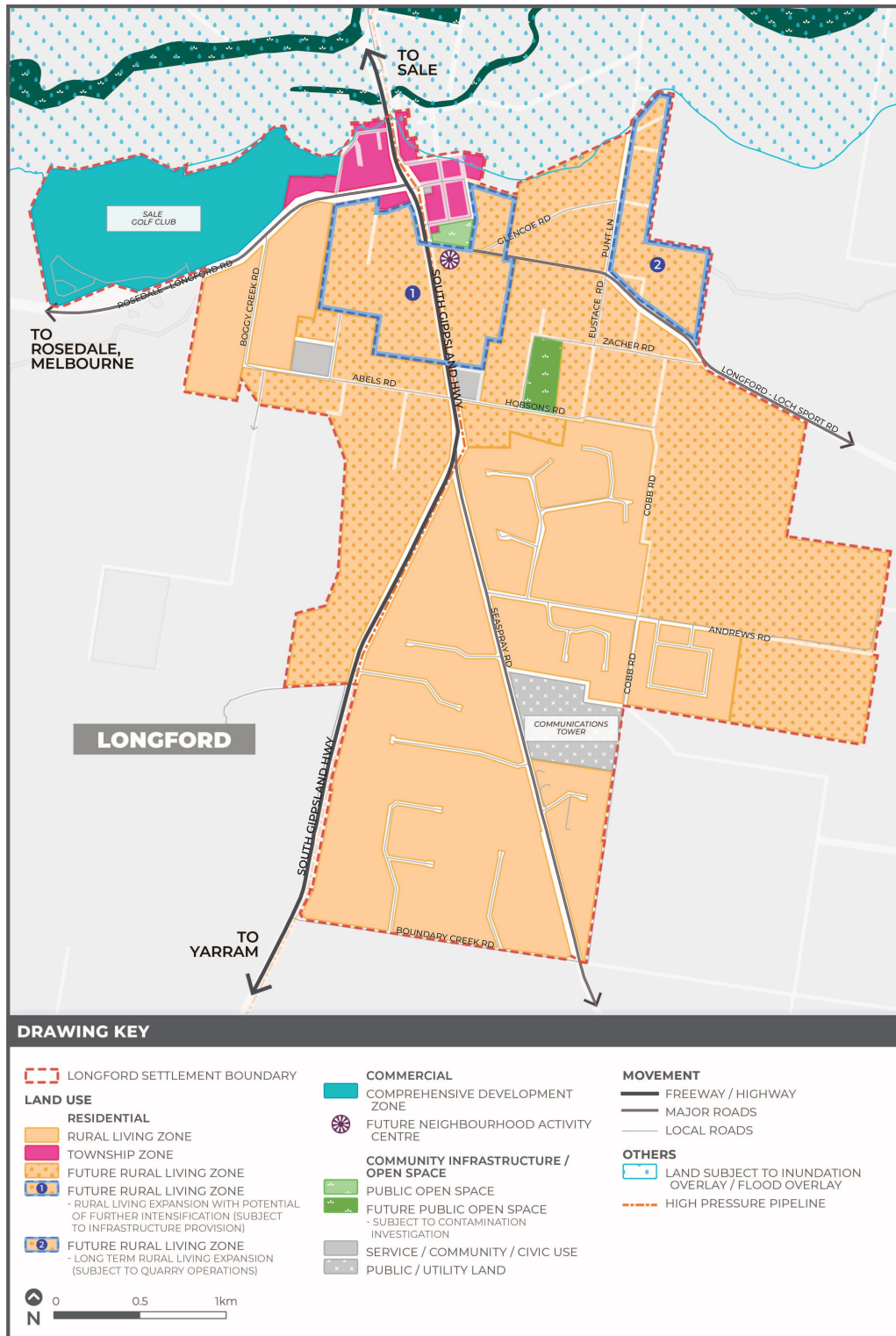
AMENDMENT C109WELL

Sale & Wurruk Strategy Plan



AMENDMENT C109WELL

Longford Strategy Plan



AMENDMENT C109WELL

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

11.01-1L
C109well

Stratford

Policy application

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

Stratford strategies

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

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

AMENDMENT C109WELL

Stratford Strategy Plan



AMENDMENT C109WELL

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

11.03-4L
C109well

Coastal settlements - Wellington

Policy Application

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

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

Objective

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

Strategies

Facilitate the restructuring of old and inappropriate coastal subdivisions.

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

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

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

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

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

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

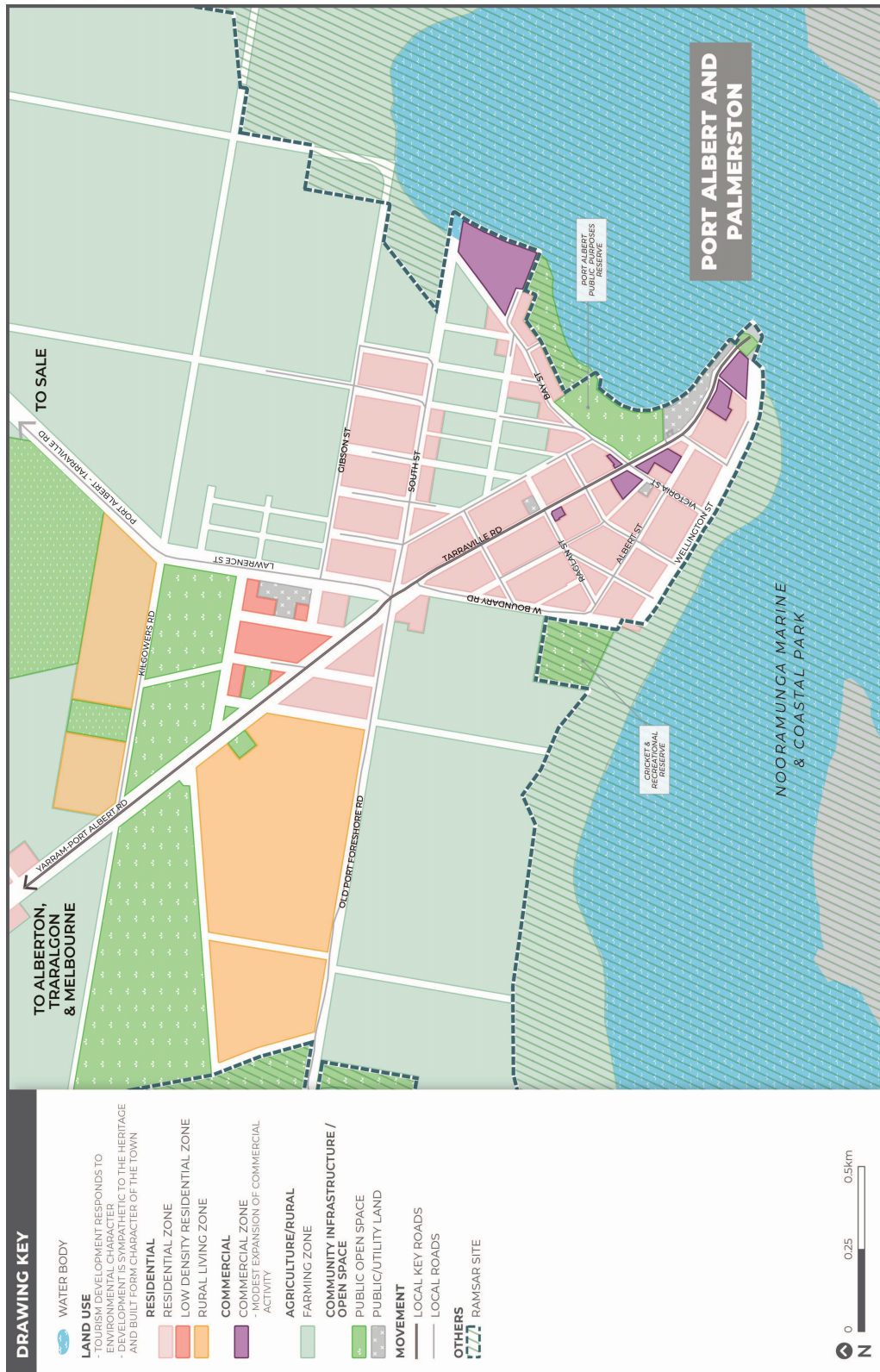
Define the Sanctuary Road and National Park Road major access route in Loch Sport as the central spine of the town using landscape treatments to define the road edge.

Loch Sport Strategy Plan



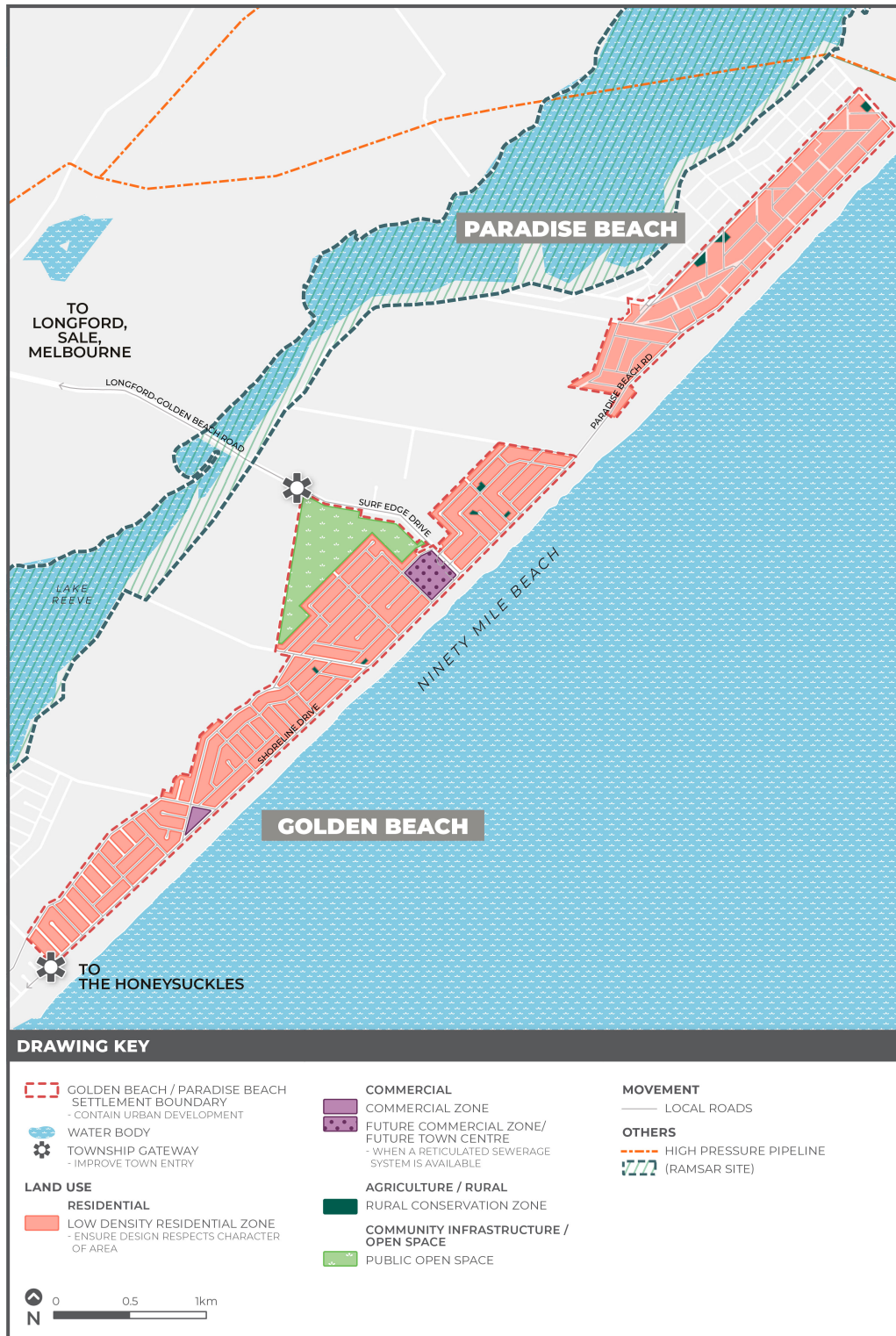
AMENDMENT C109WELL

Port Albert and Palmerston Strategy Plan



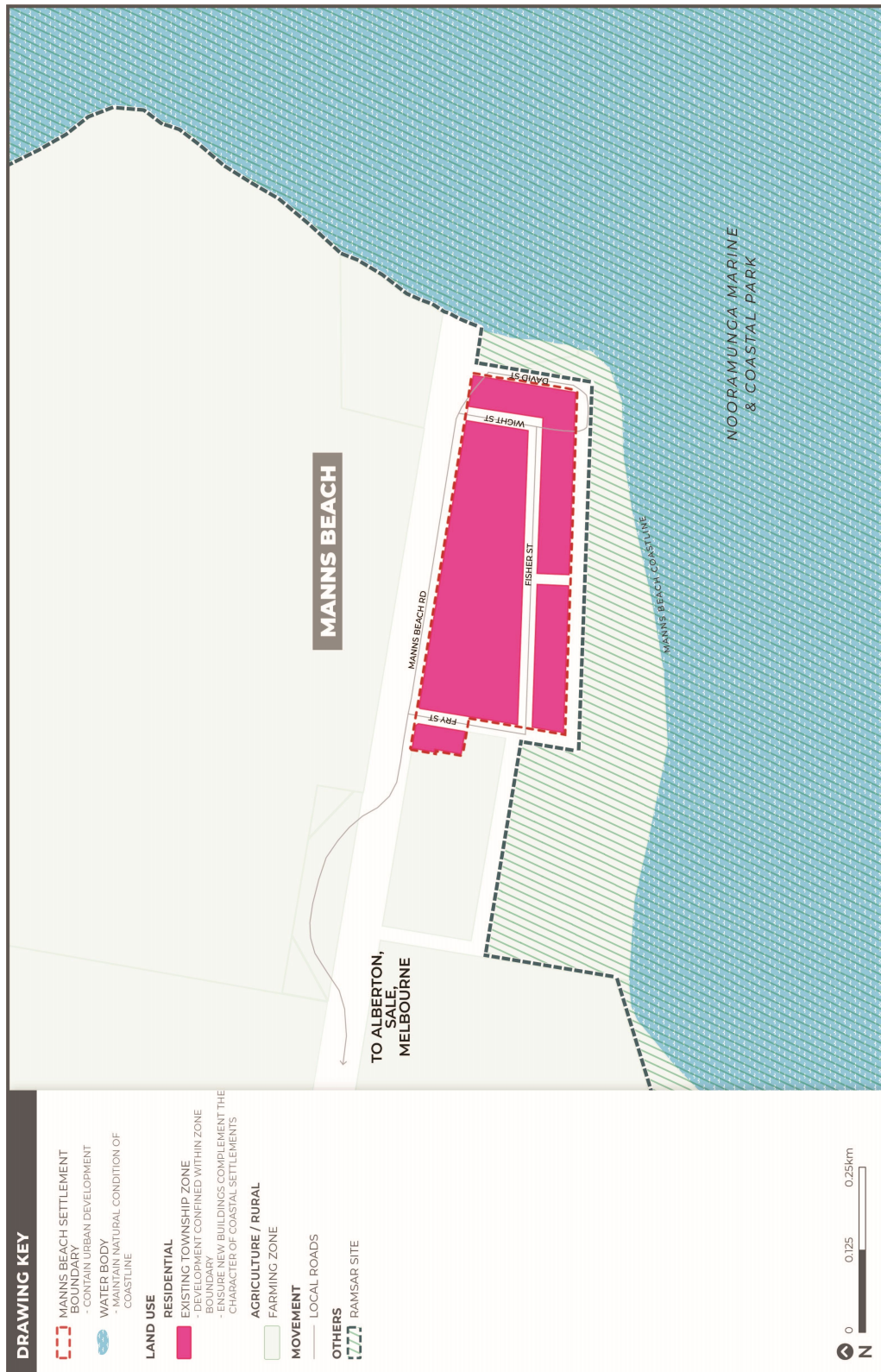
AMENDMENT C109WELL

Golden Beach/Paradise Beach Strategy Plan



AMENDMENT C109WELL

Manns Beach Strategy Plan



McLoughlins Beach Strategy Plan



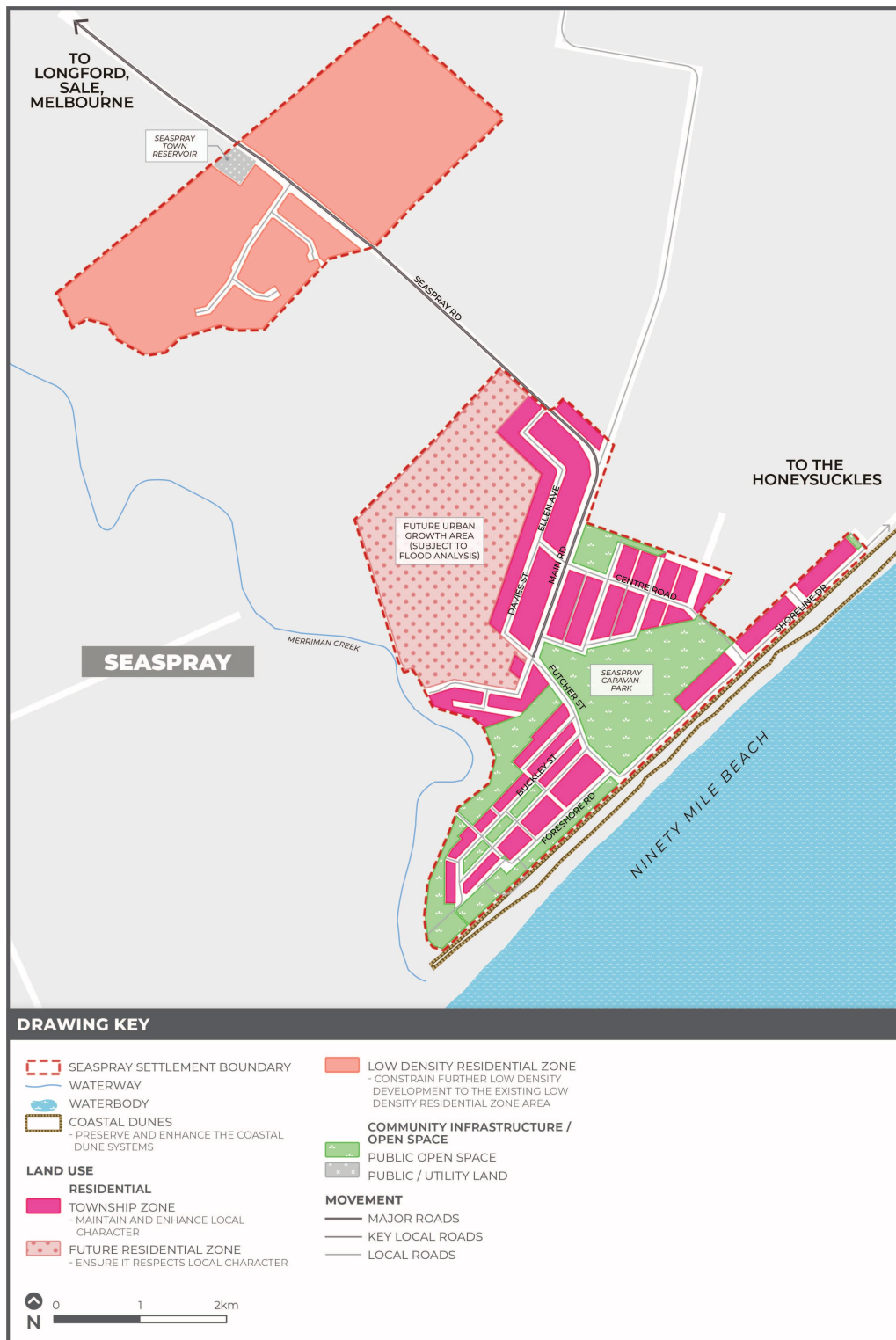
AMENDMENT C109WELL

Robertsons Beach Strategy Plan



AMENDMENT C109WELL

Seaspray Strategy Plan



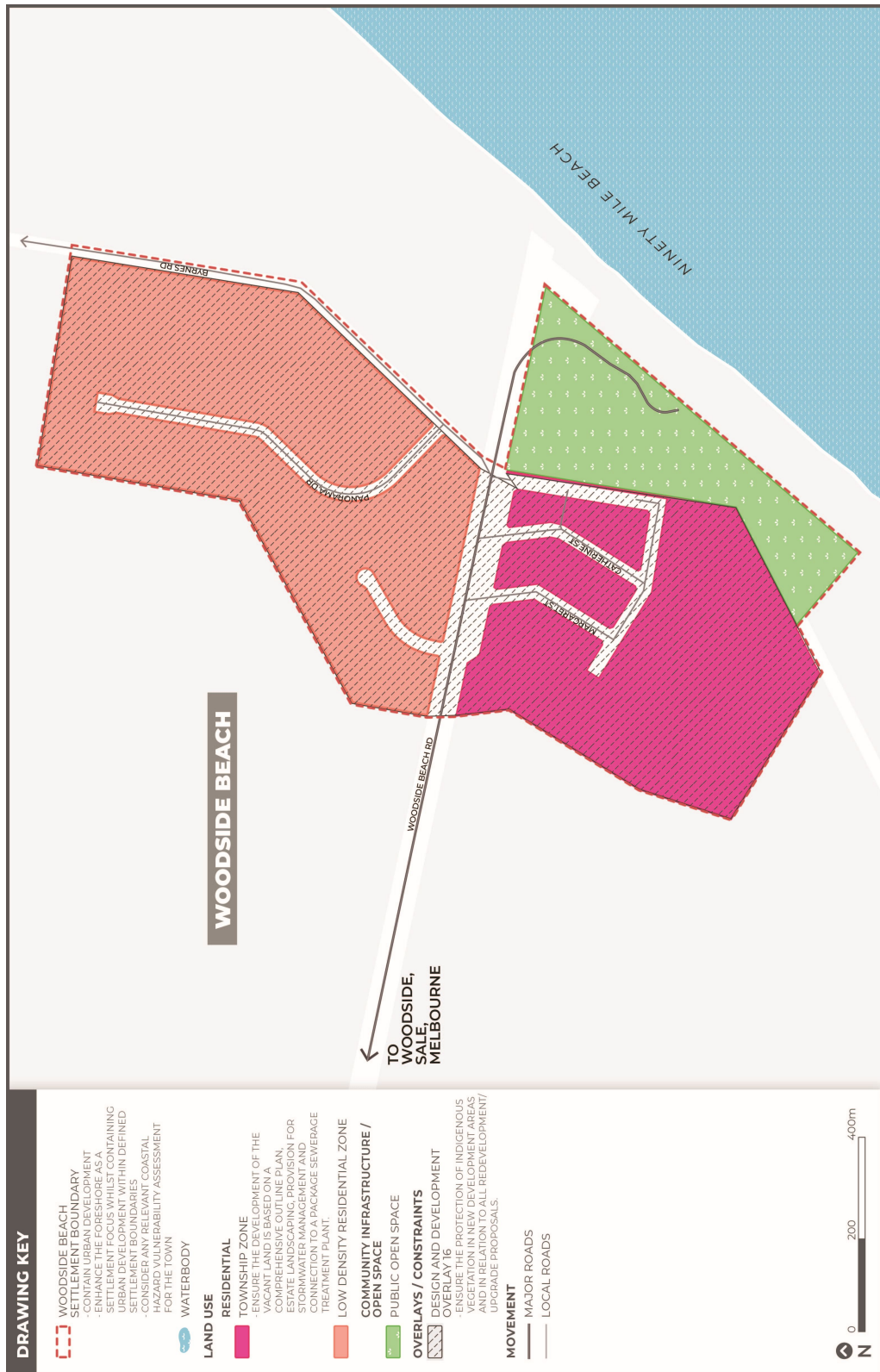
AMENDMENT C109WELL

The Honeysuckles Strategy Plan



AMENDMENT C109WELL

Woodside Beach Strategy Plan



AMENDMENT C109WELL

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

12.01-2L
C109well

Native vegetation management - Wellington

Strategies

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

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

Encourage planting of indigenous vegetation for rehabilitation works and landscaping.

AMENDMENT C109WELL

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

12.02-2L
C109well

Ninety Mile Beach and Gippsland Lakes

Policy Application

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

Objective

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

General Strategies

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

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

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

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

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

Glomar Beach to Golden Beach strategies

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

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

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

Areas between settlements strategies

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

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

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

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

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

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

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

Policy guidelines

Consider as relevant:

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

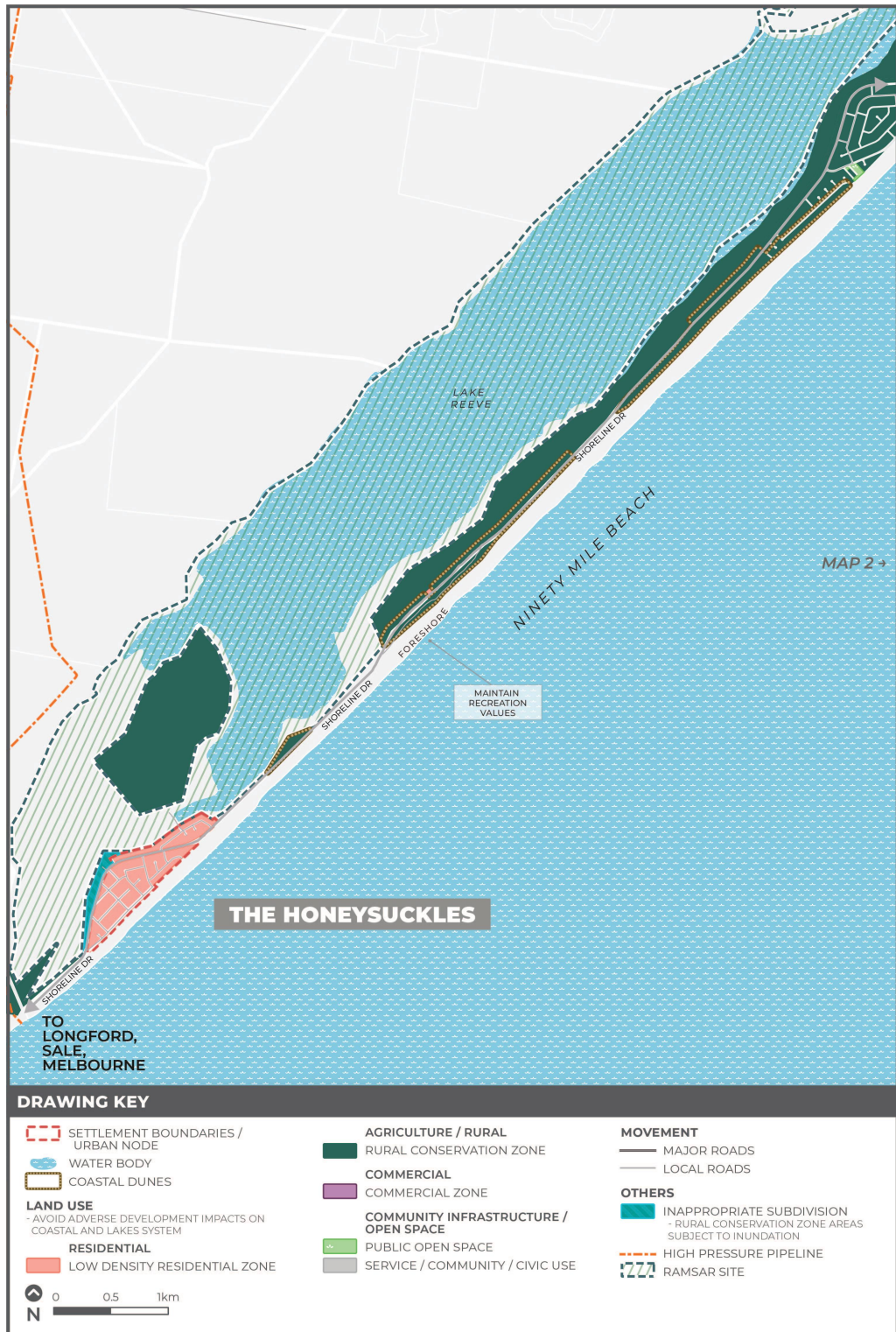
Policy documents

Consider as relevant:

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

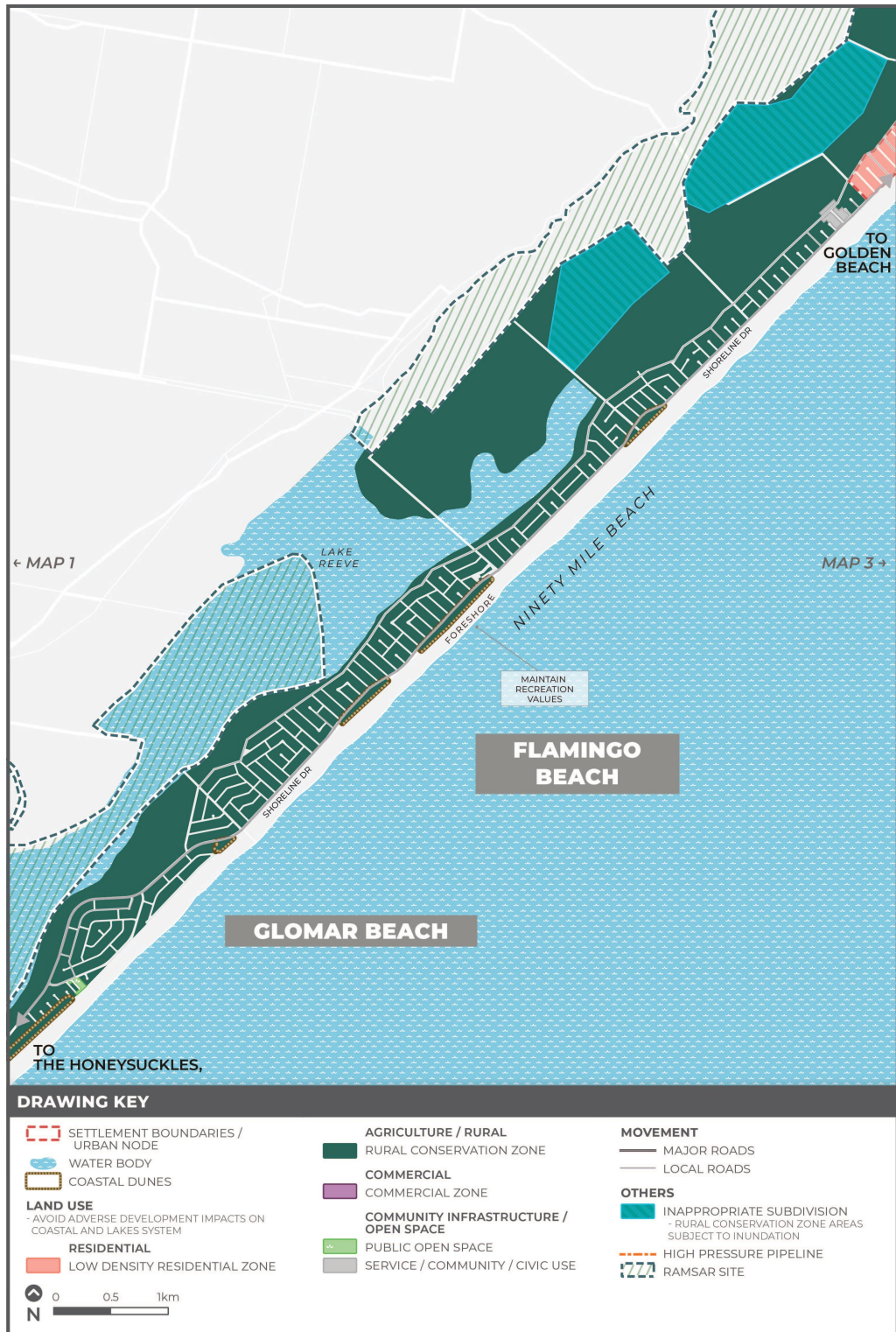
AMENDMENT C109WELL

Ninety Mile Beach Policy Plan - 01



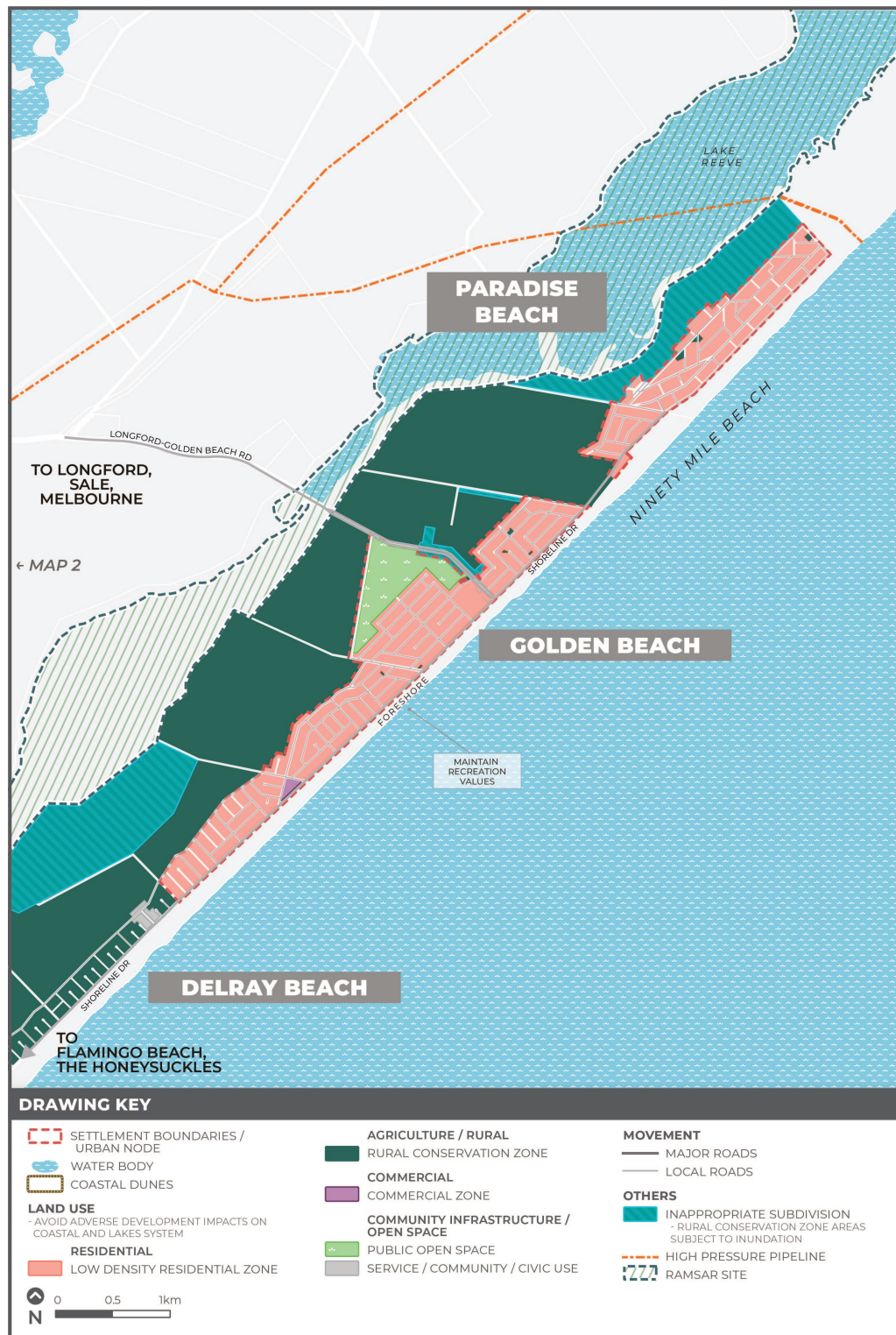
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Ninety Mile Beach Policy Plan - 02



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Ninety Mile Beach Policy Plan - 03



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

12.03-1L
C109well

River corridors, waterways, lakes and wetlands - Wellington

Strategies

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

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

14.02-2L
C109well

Water quality - Wellington

Strategies

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

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

Policy guidelines

Consider as relevant:

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

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

12.01-1L
C109well

Protection of biodiversity - Wellington

Strategies

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

Facilitate retention of native animal habitat areas.

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

12.02-1L
C109well

Protection of coastal areas - Wellington

Objective

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

Strategies

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

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

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

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

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

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

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

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

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

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

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

Where development within the coastal strip is proposed:

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

Policy guidelines

Consider as relevant:

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

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

14.01-1L

C109well

Protection of agricultural land - Wellington

Use and development – strategies

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

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

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

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

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

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Subdivision – strategies

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

Support the realignment of boundaries only to:

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

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

Support house lot excisions only when they are:

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

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

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

Subdivision - policy guidelines

Consider as relevant:

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

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

14.01-2L Diversifying agriculture - Wellington

C109well

Strategies

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

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

14.01-3L Forestry and timber production - Wellington

C109well

Strategies

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

Facilitate development of timber industries in Heyfield and Yarram.

Facilitate retention and expansion of timber processing industries.

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

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

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

C109well

Strategies

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

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

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

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

C109well

Policy application

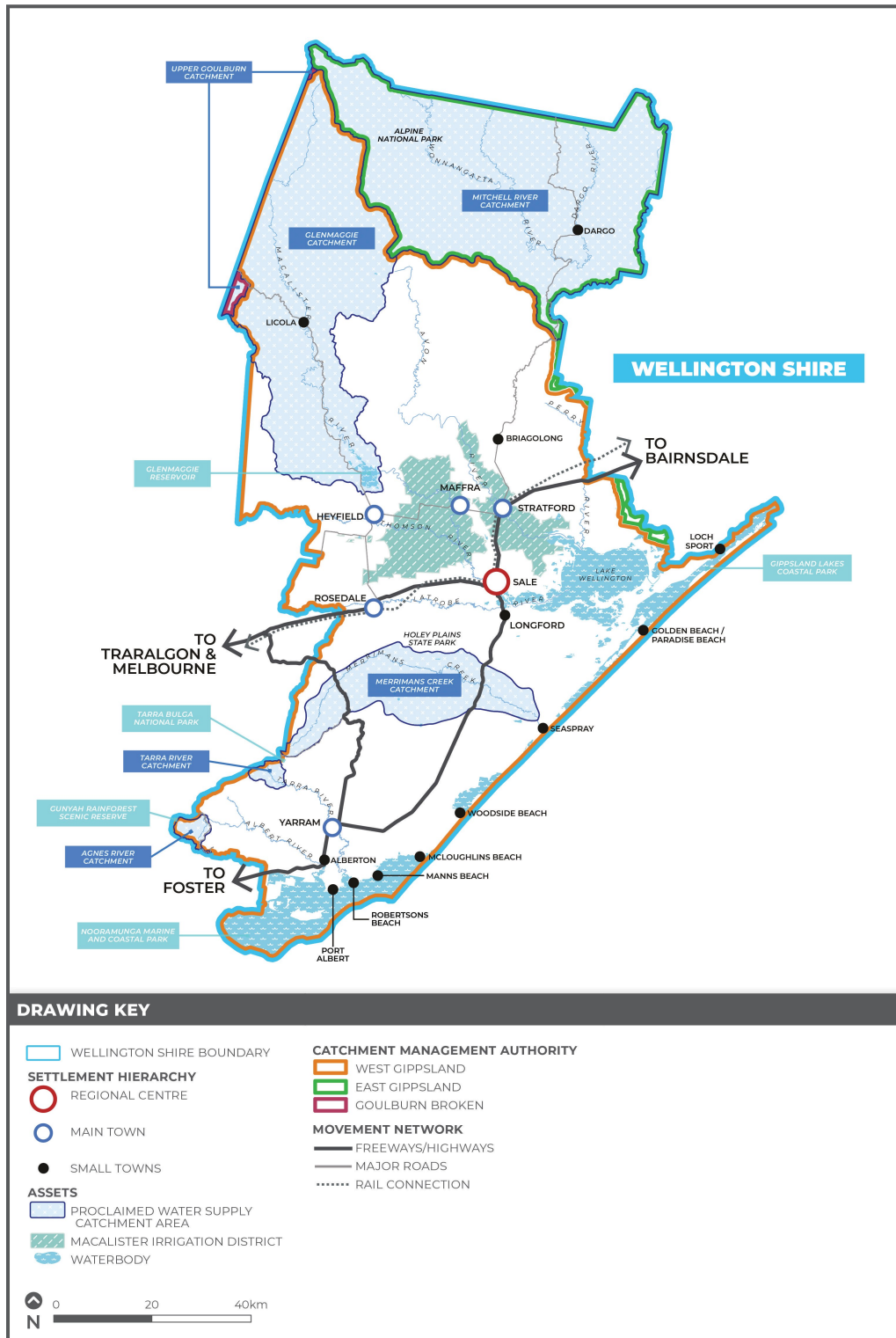
This policy applies to all land within a Special Water Supply Catchment Area as defined in the *Catchment and Land Protection Act 1994* and land designated 'Irrigated Land' on the plan '*Proclaimed water supply catchments and irrigation area*' contained in this Clause.

Strategies

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

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'Proclaimed water supply catchments and irrigation area' plan



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

14.03-1L
C109well

Resource exploration and extraction - Wellington

Strategies

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

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

15.01-2L
C109well

Building design for older and special needs people

Strategies

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

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

17.03-1L
C109well

Industrial land supply - Wellington

Strategies

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

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

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

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

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

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

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

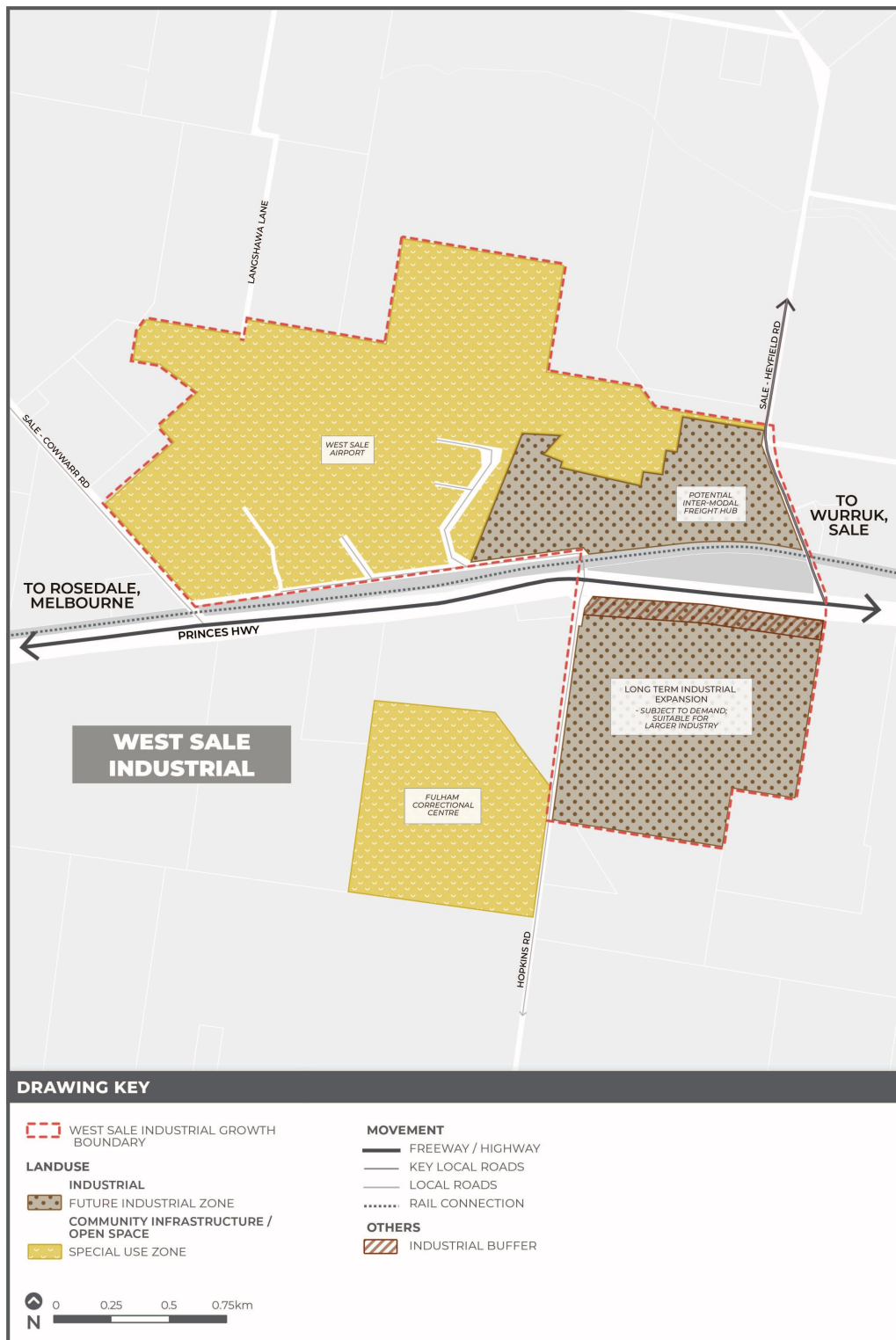
Policy documents

Consider as relevant:

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

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West Sale Industrial Strategy Plan



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

17.04-2L
C109well

Coastal and maritime tourism and recreation - Wellington

Strategies

Enhance Loch Sport's role as a boating centre.

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

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

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

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

19.02-3L
C109well

Cultural facilities - Wellington

Strategies

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

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

19.02-6L
C109well

Open space - Wellington

Strategies

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

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

Policy documents

Consider as relevant:

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

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

19.03-2L
C109well

Infrastructure design and provision - Wellington

Strategies

Encourage development to utilise existing urban infrastructure where possible.

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

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

Policy guidelines

Consider as relevant:

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

Policy documents

Consider as relevant:

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

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

C109well

Heritage conservation - Wellington**Policy application**

This policy applies to all land within a Heritage Overlay.

Strategies

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

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

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

C109well

Diversified economy - Wellington**Strategies**

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

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

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

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

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

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

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

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

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

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

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

17.04-1L
C109well

Facilitating tourism - Wellington

Strategies

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

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

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

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

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

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

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

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

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

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

18.01.1L
C109well

Land use and transport planning - Wellington

Strategies

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

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

19.02-1L
C109well

Health facilities - Wellington

Strategies

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

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

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

4.0
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Application requirements

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

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

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

1.0

C109well

Subdivision and other requirements

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

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	Land	Area/dimensions/distance
	<ul style="list-style-type: none"> The Head, Transport for Victoria is the acquiring authority; and The purpose of the acquisition is for a road. 	
	A Transport Zone 3 or land in a Public Acquisition Overlay if: <ul style="list-style-type: none"> The Head, Transport for Victoria is not the acquiring authority; and The purpose of the acquisition is for a road. 	40 metres
	Any other road	20 metres
Minimum setback from a boundary (metres).	Any other boundary	5 metres
Minimum setback from a dwelling not in the same ownership (metres).	Any dwelling not in the same ownership	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land in the Macalister Irrigation District as defined by Southern Rural Water
Earthworks which increase the discharge of saline groundwater	None specified

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

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SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE

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

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

To implement the Municipal Planning Strategy and Planning Policy Framework.

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

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

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

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

2.0

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Buildings and works

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

Site layout and landscaping of industrial areas

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

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

Building envelope**Landscaping**

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

Setbacks

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

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

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

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Acoustics

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

Car parking and access

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

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

Exemption from notice and review

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

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

5.0

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Application requirements

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

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

2.0

C109well

Buildings and works

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

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

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

Building envelope**Landscaping**

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

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Setbacks

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

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

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

Acoustics

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

Car parking and access

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

Storage areas

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

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

Exemption from notice and review

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

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

3.0

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Subdivision**Exemption from notice and review**

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

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

6.0

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Decision guidelines

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

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

Background documents

Port Albert and Palmerston Urban Design Guidelines (2007)

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

2.0

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Buildings and works

A permit is required to construct a fence.

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

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

Exemption from notice and review

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

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

2.0

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Buildings and works

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

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

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

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

Exemption from notice and review

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

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

2.0

C109well

Buildings and works

Landscape and setback

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

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

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

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

Car parking shall not be provided in the landscape setback.

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

Site Layout

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

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

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

Buildings

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

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

AMENDMENT C109WELL

Exemption from Notice and Review

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

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

1.0

C109well

Design objectives

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

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

To minimise the extent of earthworks.

To ensure that fencing maintains the open nature of development.

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

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

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

1.0

C109well

Design objectives

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

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

To ensure that fencing maintains the open nature of development.

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

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

2.0

C109well

Buildings and works

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

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

AMENDMENT C109WELL

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

A permit is required for a fence other than:

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

Design standards

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

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

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

Fencing

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

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

AMENDMENT C109WELL

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

2.0

C109well

Buildings and works

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

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

A permit is required for a fence other than:

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

Design Standards

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

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

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

Fencing

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

AMENDMENT C109WELL

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

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

2.0

C109well

Buildings and works

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

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

Design standards

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

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

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

AMENDMENT C109WELL

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

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

6.0

C109well

Decision guidelines

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

In relation to buildings and works:

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

Background documents

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

AMENDMENT C109WELL

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

1.0

C109well

Design objectives

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

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

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

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

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

1.0

C109well

Design objectives

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

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

To minimise the extent of earthworks.

To ensure that fencing maintains the open nature of development.

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

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

2.0

C109well

Buildings and works

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

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

A permit is required for a fence other than:

- A post and wire fence.

AMENDMENT C109WELL

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

Design Standards

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

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

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

Fencing

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

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

AMENDMENT C109WELL

C109well

SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

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

RESIDENTIAL AREAS

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

1.0

C109well

Maps comprising part of this planning scheme:

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

AMENDMENT C109WELL

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

AMENDMENT C109WELL

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

AMENDMENT C109WELL

- 108, 108ESO1, 108ESO2, 108LSIO-FO, 108BMO
- 109, 109DDO, 109ESO1, 109ESO2, 109LSIO-FO, 109BMO
- 110, 110DDO, 110ESO1, 110ESO2, 110LSIO-FO, 110BMO
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- 113, 113DDO, 113ESO1, 113ESO2, 113ESO6, 113LSIO-FO, 113BMO,
- 114, 114ESO1, 114ESO2, 114LSIO-FO, 114BMO
- 115, 115LSIO-FO, 115SRO1
- 116, 116ESO3, 116HO, 16LSIO-FO
- 117, 117DDO, 117DPO, 117LSIO-FO
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- 125, 125HO, 125DDO, 125DPO, 125LSIO-FO, 125AEO,
- 126, 126ESO2, 126HO, 126DDO, 126DPO, 126LSIO-FO
- 127, 127AEO, 127DDO, 127DPO, 127ESO2, 127ESO5, 127HO, 127LSIO-FO, 127BMO
- 128, 128AEO, 128DDO, 128ESO2, 128ESO5, 128LSIO-FO, 128BMO
- 129, 129DPO, 129ESO3, 129LSIO-FO, 129BMO, 129SRO1
- 130, 130DDO, 130DPO, 130ESO3, 130ESO7, 130LSIO-FO, 130BMO, 130SRO1
- 131, 131ESO7, 131BMO, 131SRO1, 131LSIO-FO
- 132, 132HO, 132LSIO-FO, 132BMO, 132SRO1
- 133, 133DDO, 133HO, 133LSIO-FO, 133BMO, 133SRO1
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- 136, 136DDO, 136DPO, 136LSIO-FO, 136BMO
- 137, 137DDO, 137ESO2, 137ESO7, 137LSIO-FO, 137BMO, 137SRO1
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- 143, 143ESO2, 143ESO3, 143ESO8, 143LSIO-FO, 143BMO, 143SRO1, 143SCO
- 144, 144ESO3, 144LSIO-FO, 144BMO, 144SRO1, 145SCO
- 145, 145ESO2, 145LSIO-FO, 145BMO, 145SRO1

AMENDMENT C109WELL

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- 155, 155ESO1, 155ESO2, 155LSIO-FO, 155BMO, 155RO, 155SLO
- 156, 156ESO1, 156BMO, 156RO, 156SLO
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- 167, 167DDO, 167ESO1, 167ESO2, 167LSIO-FO, 167BMO, 167RO
- 168, 168DDO, 168ESO1, 168ESO2, 168LSIO-FO, 168BMO, 168RO
- 169, 169DDO, 169ESO1, 169ESO2, 169LSIO-FO, 169BMO, 169RO
- 170, 170DDO, 170ESO1, 170ESO2, 170LSIO-FO, 170BMO, 170RO
- 171, 171DDO, 171ESO1, 171ESO2, 171ESO6, 171LSIO-FO, 171BMO, 171RO
- 172, 172DDO, 172ESO1, 172ESO2, 172LSIO-FO, 172BMO, 172RO
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- 176, 176BMO
- 177, 177BMO
- 178, 178ESO2, 178HO, 178BMO, 178SRO1
- 179, 179ESO2, 179BMO, 179SRO1, 179SCO
- 180, 180ESO1, 180ESO2, 180LSIO-FO, 180BMO, 180SCO
- 181, 181ESO1, 181ESO2, 181LSIO-FO, 181BMO
- 182, 182ESO2, 182LSIO-FO, 182BMO, 182PAO
- 183, 183LSIO-FO, 183PAO

AMENDMENT C109WELL

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

AMENDMENT C109WELL

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

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

4.0

C109well

Exemption from notice and review

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

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

AMENDMENT C109WELL

C109well

SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE

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

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

To implement the Municipal Planning Strategy.

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

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

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

To provide direct links to the adjacent Rail Trail.

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

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

AMENDMENT C109WELL

C109well

SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY

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

NINETY MILE BEACH RURAL CONSERVATION AREAS

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

3.0

C109well

Subdivision**Exemption from notice and review**

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

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

5.0

C109well

Application requirements

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

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

AMENDMENT C109WELL

C109well

SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

HEYFIELD SAWMILL SENSITIVE ENVIRONS

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

2.0

C109well

Buildings and works

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

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

Number of dwellings

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

Dependent person's unit

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

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

Exemption from notice and review

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

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

3.0

C109well

Subdivision**Exemption from notice and review**

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

AMENDMENT C109WELL

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

5.0

C109well

Application requirements

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

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

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

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

2.0

C109well

Buildings and works

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

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

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

AMENDMENT C109WELL

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

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

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

3.0

C109well

Subdivision

A permit is not required to subdivide land.

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

AMENDMENT C109WELL

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

3.0

C109well

Subdivision**Exemption from Notice and Review**

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

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

2.0

C109well

Buildings and works

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

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

A permit is required for a fence other than:

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

Design Standards

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

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

Building Height

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

Setbacks

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

AMENDMENT C109WELL

Site Coverage and Site Excavation

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

Landscaping

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

Fencing

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

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

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

6.0

C109well

Decision guidelines

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

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

AMENDMENT C109WELL

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

Background documents

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

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

1.0

C109well

Design objectives

To protect and enhance the coastal township character of Seaspray.

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

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

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

2.0

C109well

Buildings and works

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

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

Design Standards**Requirements**

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

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

Building Height

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

AMENDMENT C109WELL

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

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

6.0

C109well

Decision guidelines

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

In relation to buildings and works:

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

AMENDMENT C109WELL

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

Background documents

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

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

1.0

C109well

Design objectives

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

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

To ensure that fencing maintains the open nature of development.

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

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

1.0

C109well

Design objectives

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

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

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

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

1.0

C109well

Design objectives

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

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

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

AMENDMENT C109WELL

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

2.0

C109well

Buildings and works

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

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

Design standards

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

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

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

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

6.0

C109well

Decision guidelines

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

In relation to buildings and works:

- The design objectives and design standards of this schedule.

AMENDMENT C109WELL

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

Background documents

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

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

2.0

C109well

Buildings and works

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

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

Design Standards

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

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

AMENDMENT C109WELL

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

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

3.0

C109well

Subdivision

A permit is not required for subdivision.

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

6.0

C109well

Decision guidelines

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

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

AMENDMENT C109WELL

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

Background documents

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

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

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Incorporated documents

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

AMENDMENT C109WELL

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

AMENDMENT C109WELL

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

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

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Background documents

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

AMENDMENT C109WELL

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

AMENDMENT C109WELL

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

AMENDMENT C109WELL

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

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Decision guidelines

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

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

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

5.0

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Signs

None specified.

6.0**Decision guidelines**

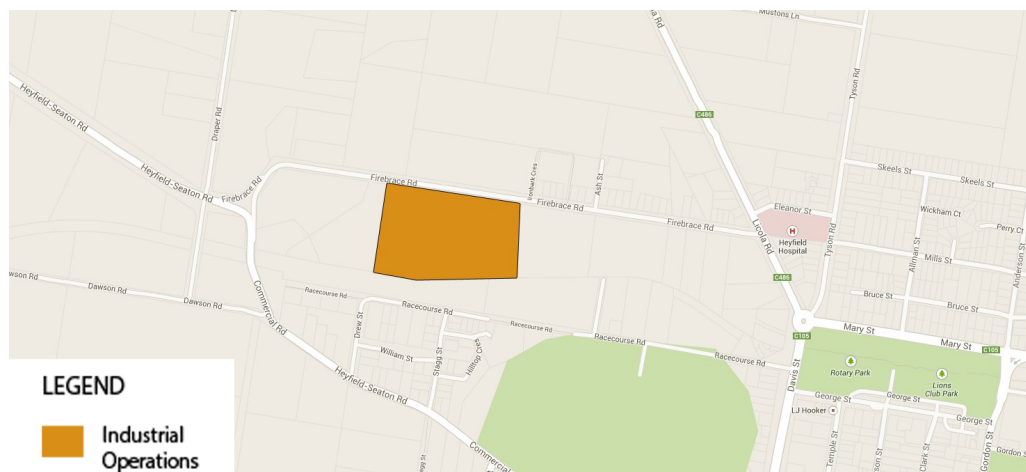
Before deciding on an application to use or subdivide land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must be satisfied that the plan has regard to the following information:

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

AMENDMENT C109WELL

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

Map 1 to Schedule 4 to Clause 37.01



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

5.0

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Signs

None specified.

6.0

Decision guidelines

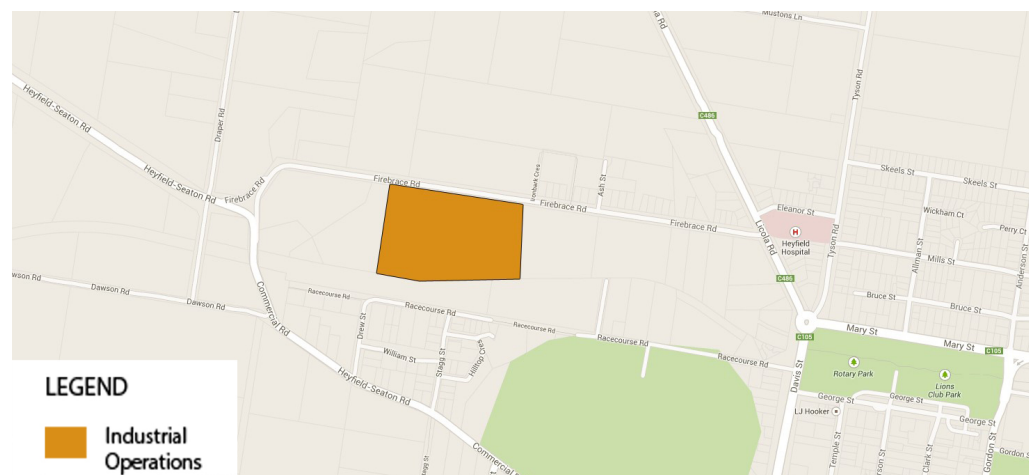
Before deciding on an application to use or subdivide land or to construct a building or carry out works, in addition to the decision guidelines in Clause 65, the responsible authority must be satisfied that the plan has regard to the following information:

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

AMENDMENT C109WELL

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

Map 1 to Schedule 5 to Clause 37.01



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

4.0

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Signs

None specified.

AMENDMENT C109WELL

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

4.0

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Signs

None specified.

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

19.03-3L

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Integrated water management - Wellington**Strategies**

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

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

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

1.0

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Table of uses**Section 1 - Permit not required**

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

Section 2 - Permit required

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

AMENDMENT C109WELL

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

Section 3 - Prohibited

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

AMENDMENT C109WELL

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

1.0

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Table of uses**Section 1 - Permit not required**

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

Section 2 - Permit required

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

AMENDMENT C109WELL

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

Section 3 - Prohibited

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

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

5.0

C109well

Decision guidelines

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

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

AMENDMENT C109WELL

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

Background documents

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

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

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

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

6.0

C109well

Decision guidelines

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

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

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

1.0

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Design objectives

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

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

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

AMENDMENT C109WELL

Map 1 to Schedule 9 to Clause 43.02



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

5.0

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Application requirements

None specified.

Referral of applications

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

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

6.0

C109well

Decision guidelines

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

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

AMENDMENT C109WELL

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

6.0

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Decision guidelines

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

In relation to buildings and works (including fences):

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

Background documents

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

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

5.0

C109well

Application requirements

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

AMENDMENT C109WELL

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

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

6.0

C109well

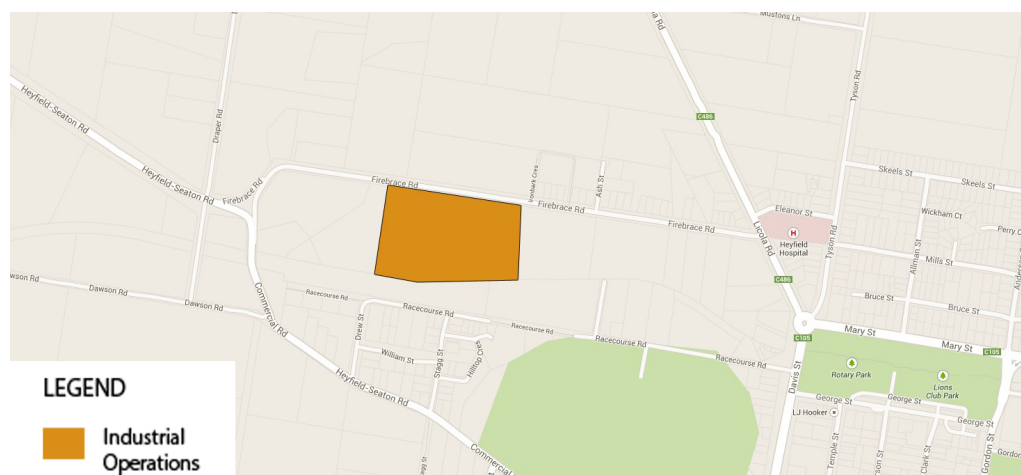
Decision guidelines

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

The development has regard to:

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

Map 1 to Schedule 8 to Clause 43.02



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

6.0

C109well

Decision guidelines

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

AMENDMENT C109WELL

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

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

6.0

C109well

Decision guidelines

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

In relation to buildings and works (including fences):

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

Background documents

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

AMENDMENT C109WELL

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

5.0

C109well

Application requirements

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

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

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

6.0

C109well

Decision guidelines

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

In relation to buildings and works:

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

AMENDMENT C109WELL

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

Background documents

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

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

18.02-7L
C109well

Planning for airports and airfields - Wellington**Policy application**

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

Strategies

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

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

RAAF Base East Sale - Policy guidelines

Consider as relevant:

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

West Sale Airport - Policy guidelines

Consider as relevant:

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

Policy documents

Consider as relevant:

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

AMENDMENT C109WELL

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

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

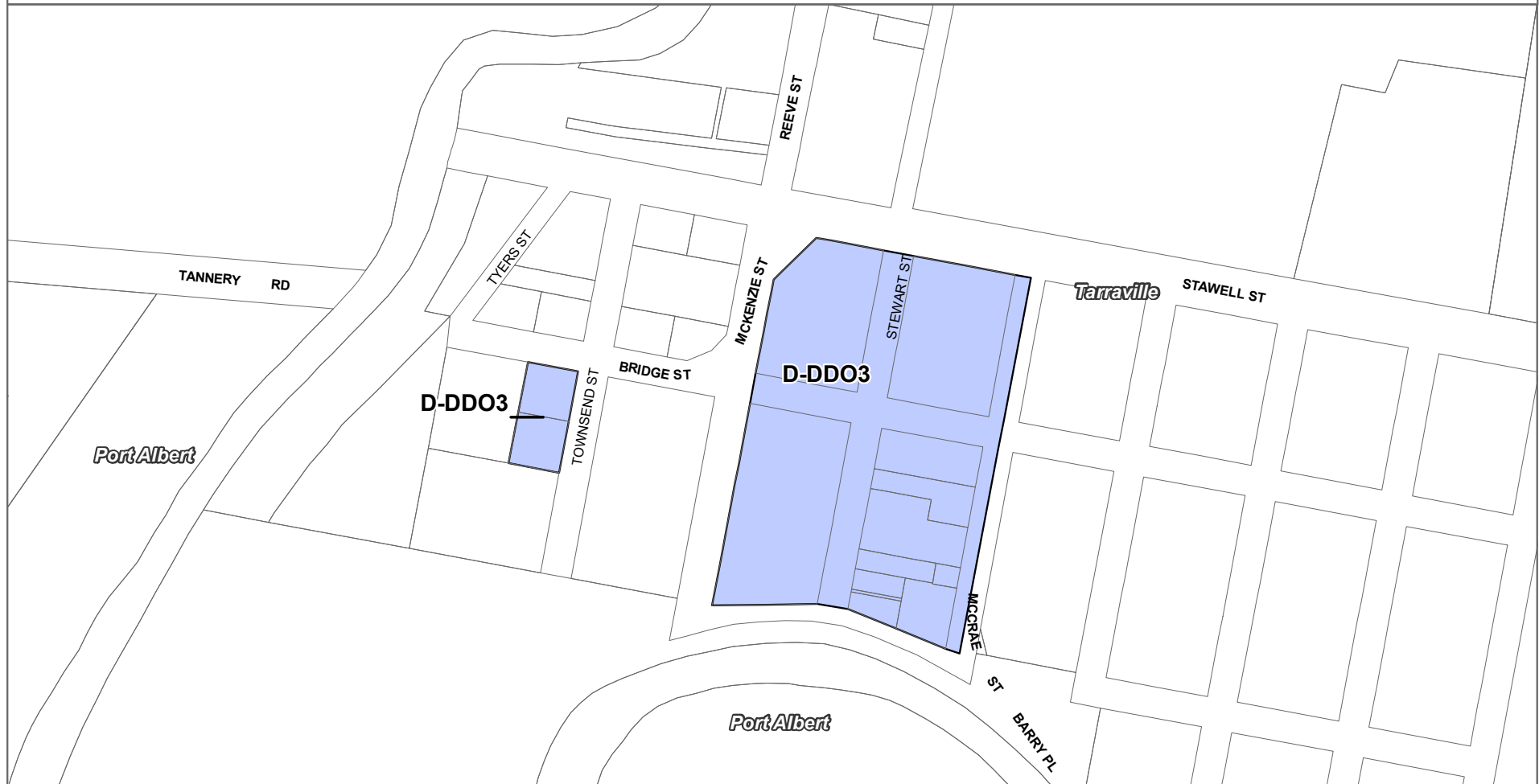
AMENDMENT C109WELL

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SCHEDULE 3 TO CLAUSE 35.03 RURAL LIVING ZONE

This schedule and schedule sections will be deleted.

ATTACHMENT 12.1.1
WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



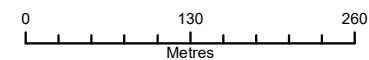
LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area

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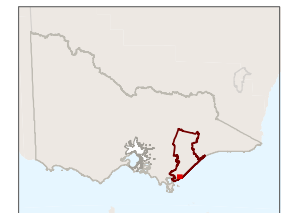
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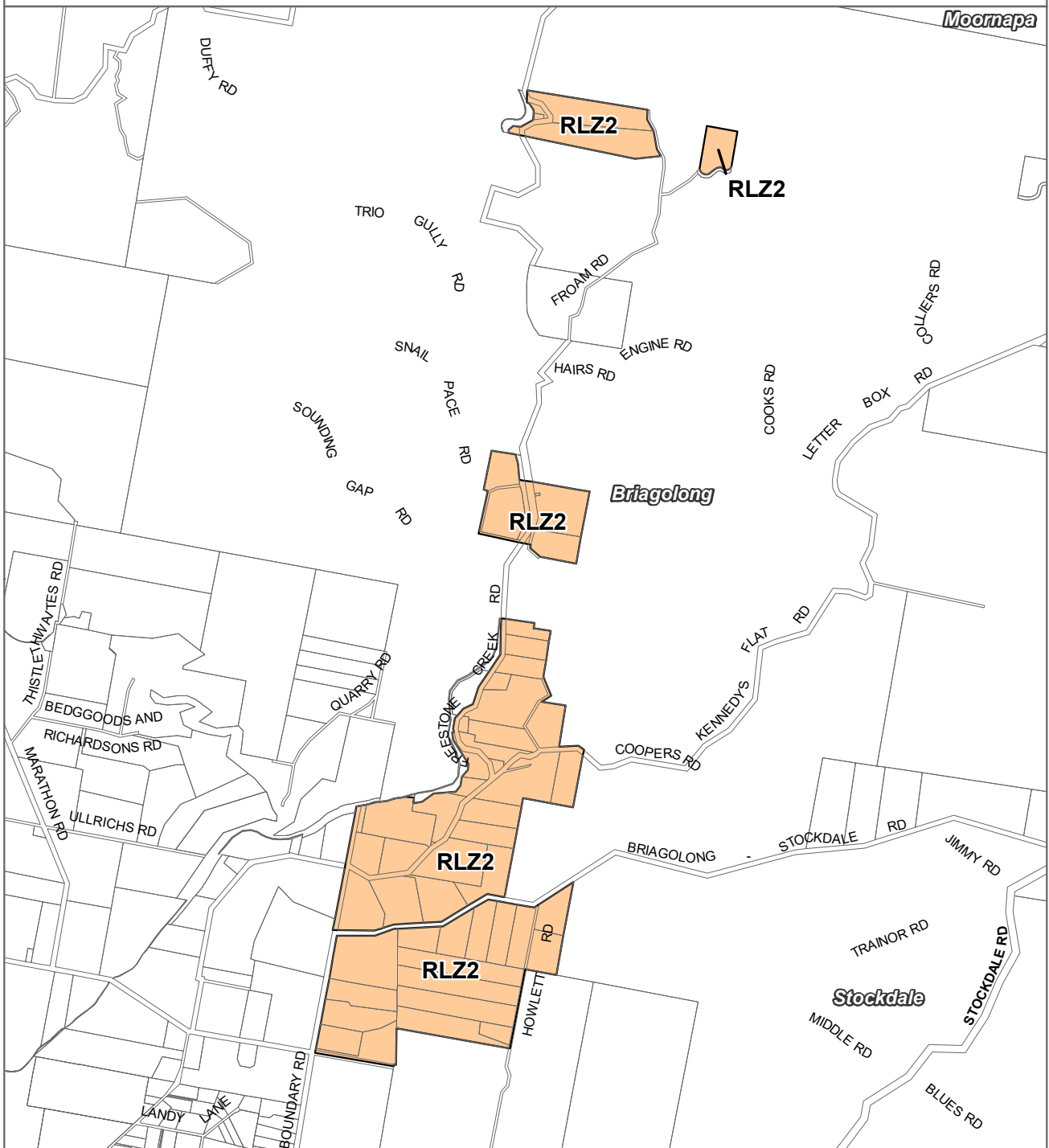


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Part of Planning Scheme Map 215DDO



WELLINGTON PLANNING SCHEME - LOCAL PROVISION AMENDMENT C109



LEGEND

- RLZ - Rural Living Zone
- Local Government Area

Part of Planning Scheme Map 25



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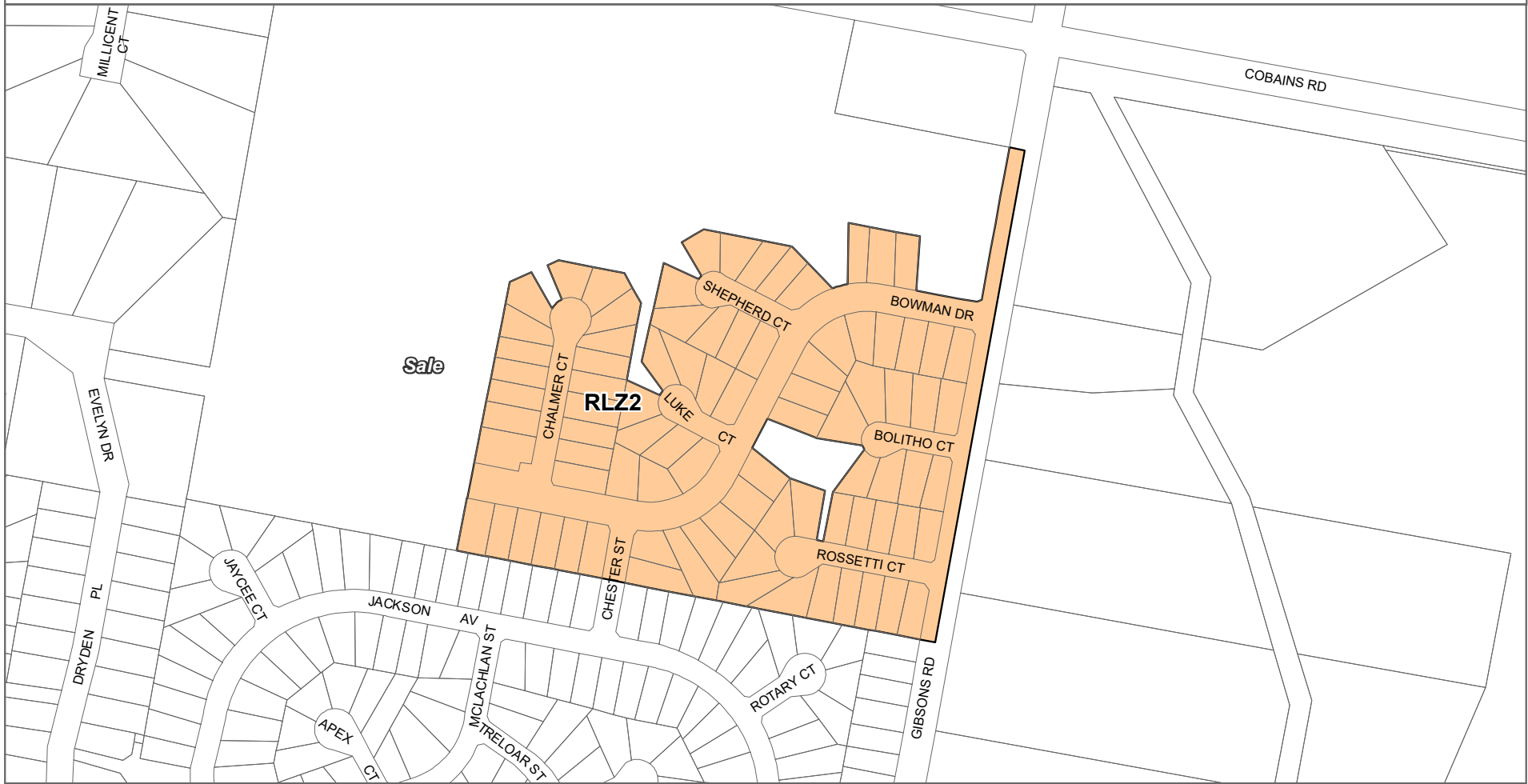
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AMENDMENT C109



LEGEND

- RLZ - Rural Living Zone
- Local Government Area

Disclaimer

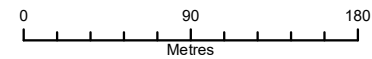
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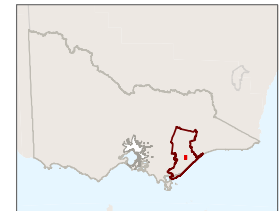
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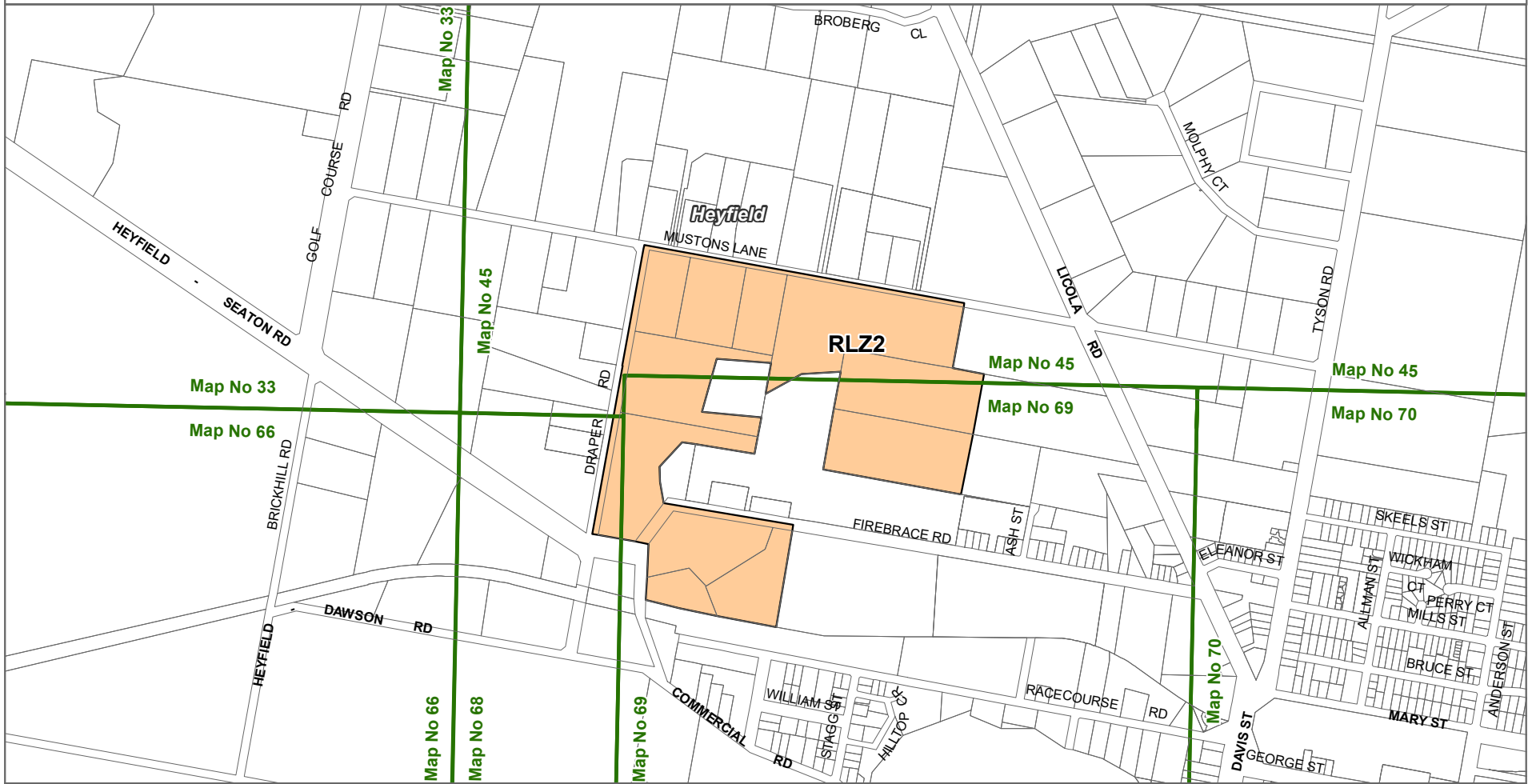


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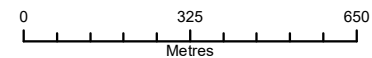
LEGEND

- RLZ - Rural Living Zone
- Local Government Area

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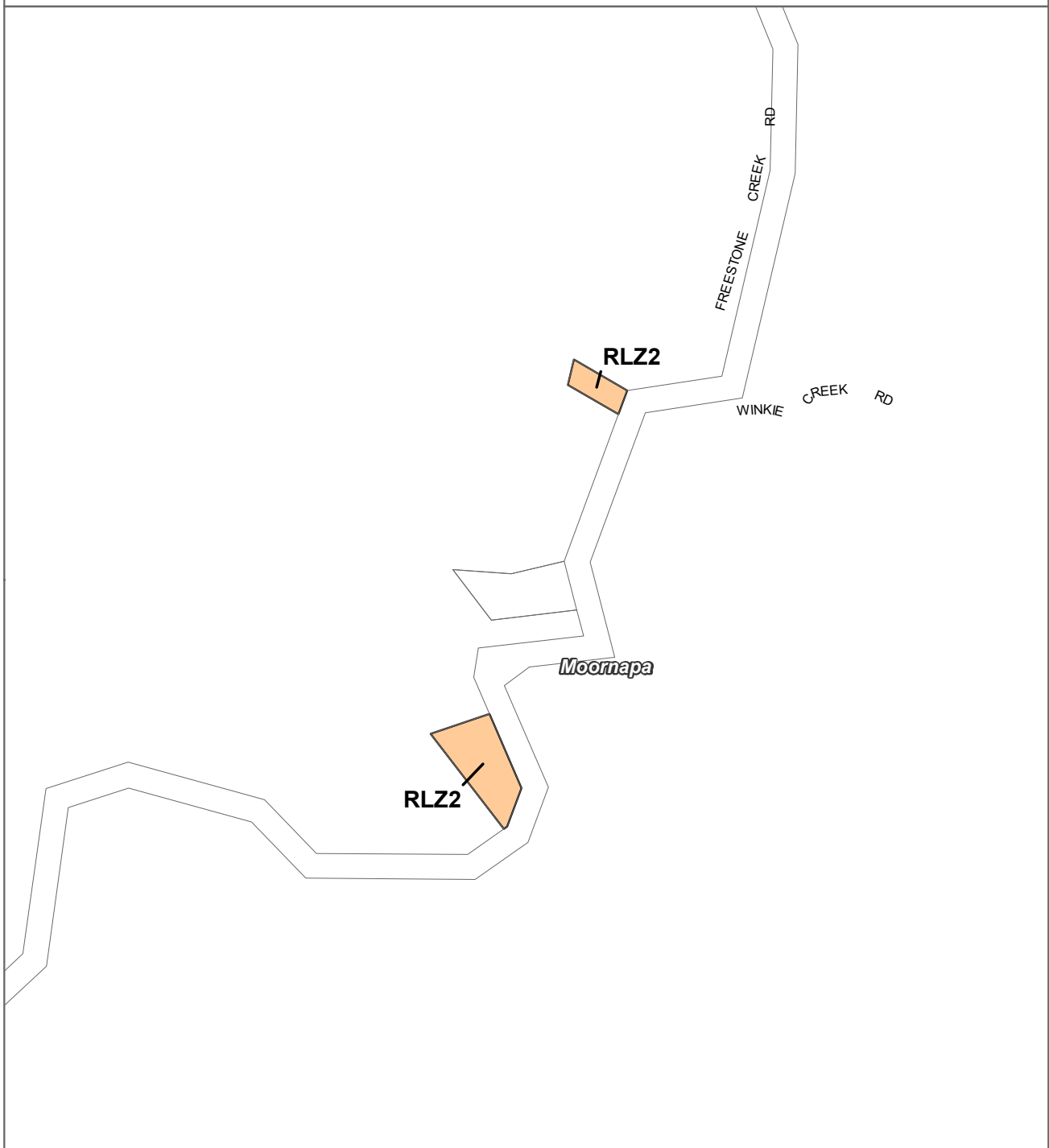


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Part of Planning Scheme Maps 45, 68 & 69



WELLINGTON PLANNING SCHEME - LOCAL PROVISION AMENDMENT C109



LEGEND

-  RLZ - Rural Living Zone
-  Local Government Area



Part of Planning Scheme Map 23

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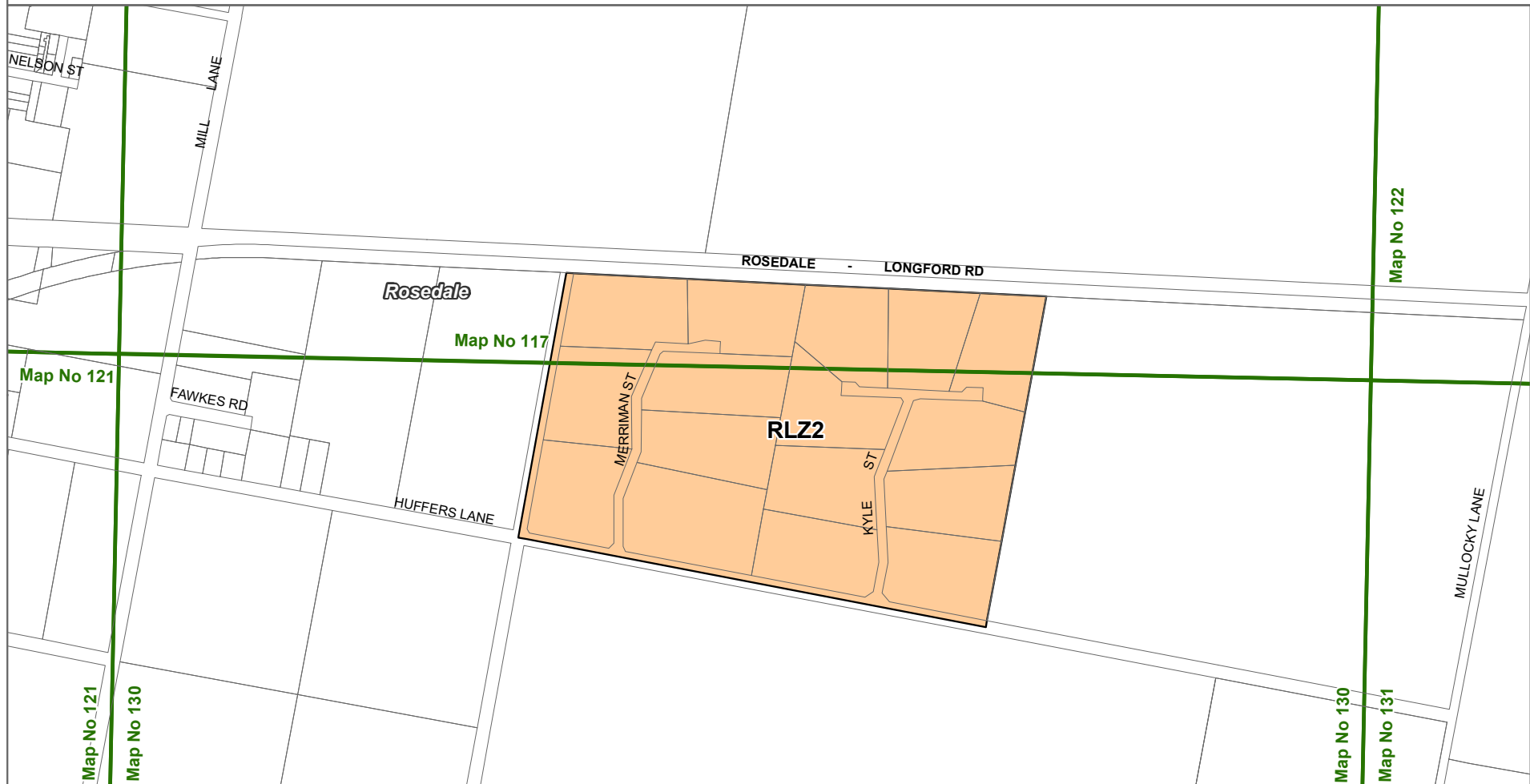


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AMENDMENT C109



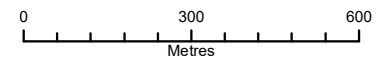
LEGEND

- RLZ - Rural Living Zone
- Local Government Area

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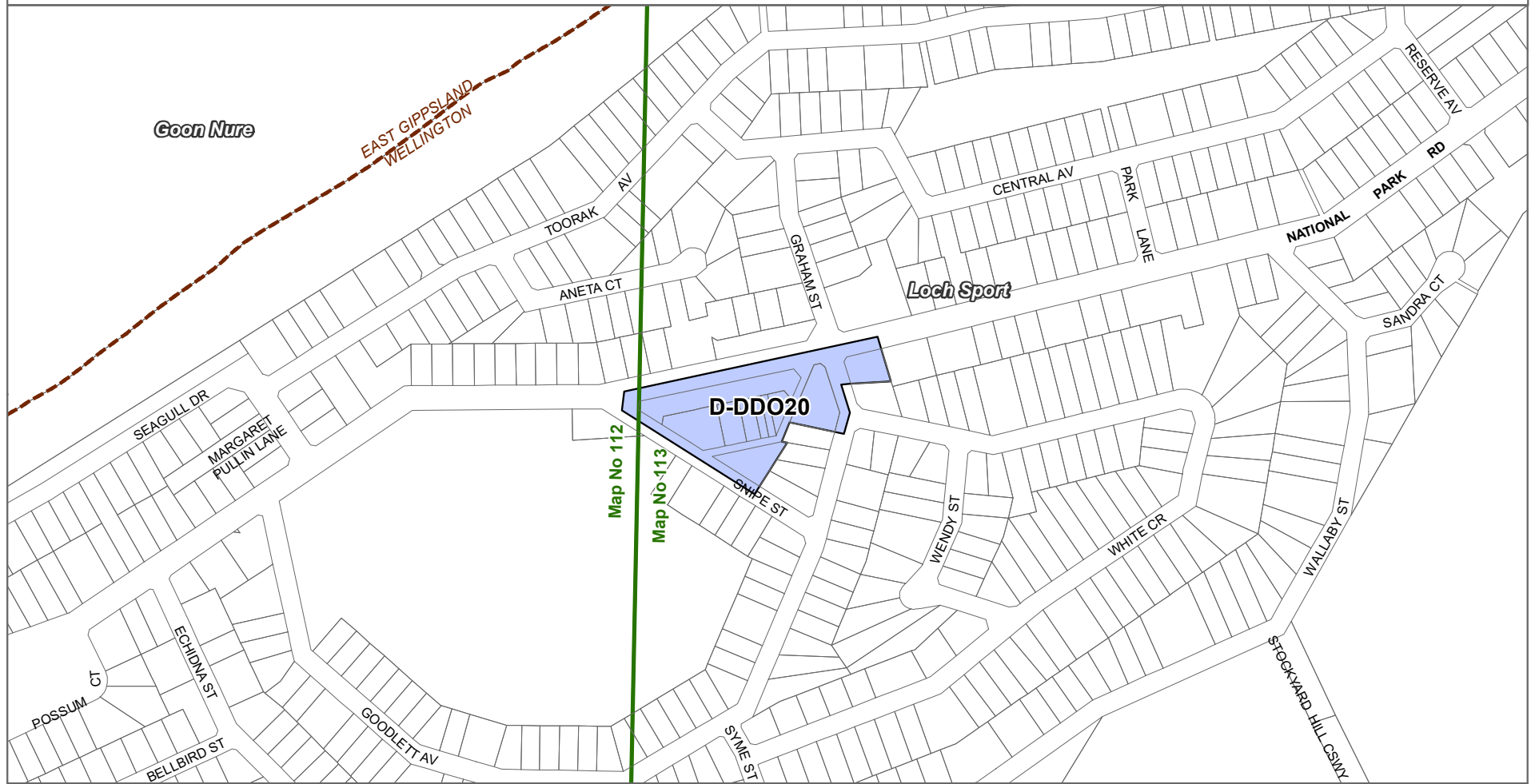


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Part of Planning Scheme Maps 117 & 130



ATTACHMENT 12.1.1
WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area

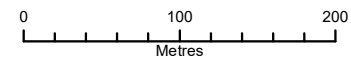
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Part of Planning Scheme Maps 112DDO & 113DDO



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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area

Disclaimer

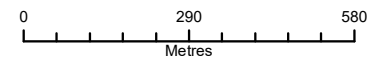
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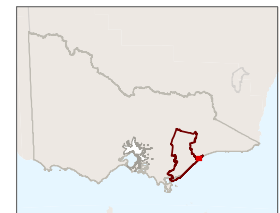
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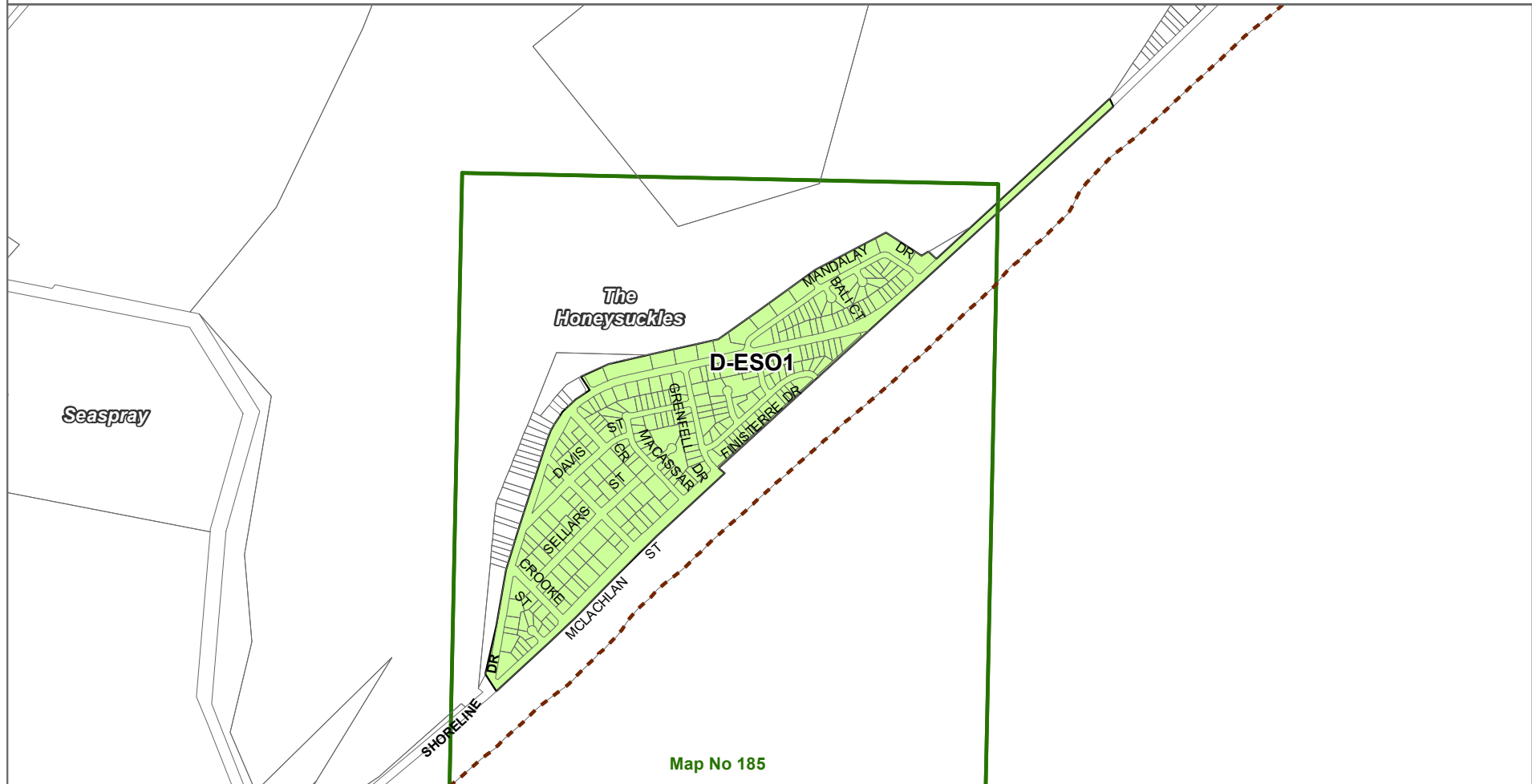


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Part of Planning Scheme Maps 110DDO & 111DDO



ATTACHMENT 12.1.2
WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



Map No 185

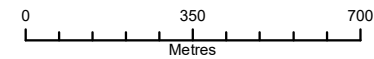
LEGEND

- D-ESO - Area to be deleted from an Environmental Significance Overlay
- Local Government Area

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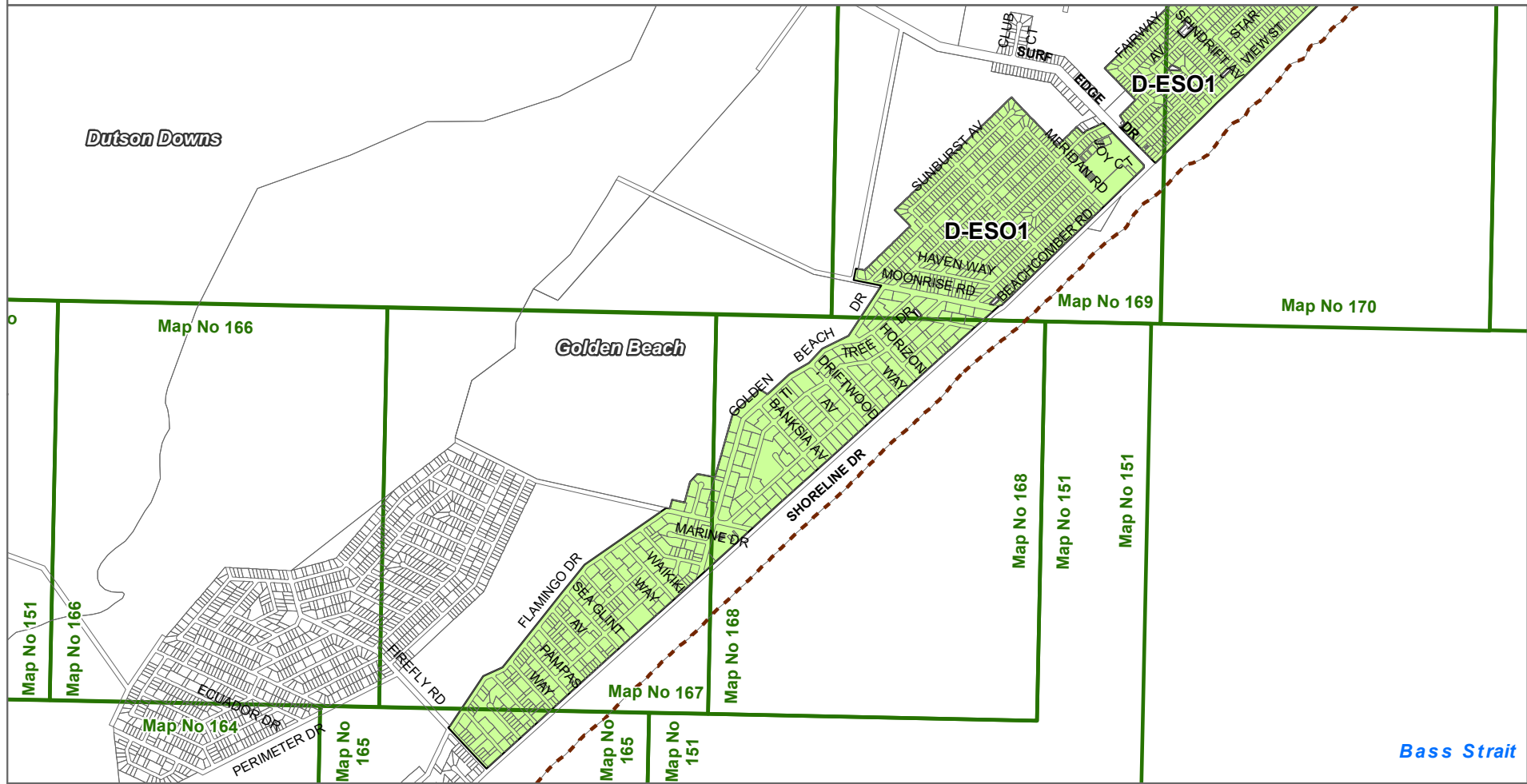


Environment,
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Part of Planning Scheme Maps 181ESO & 185ESO



ATTACHMENT 12.1.2
WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



LEGEND

- D-ESO - Area to be deleted from an Environmental Significance Overlay
- Local Government Area

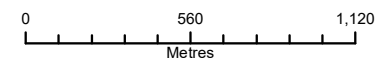
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Planning Part of Planning Scheme Maps 165ESO, 167ESO, 168ESO, 169ESO & 170ESO

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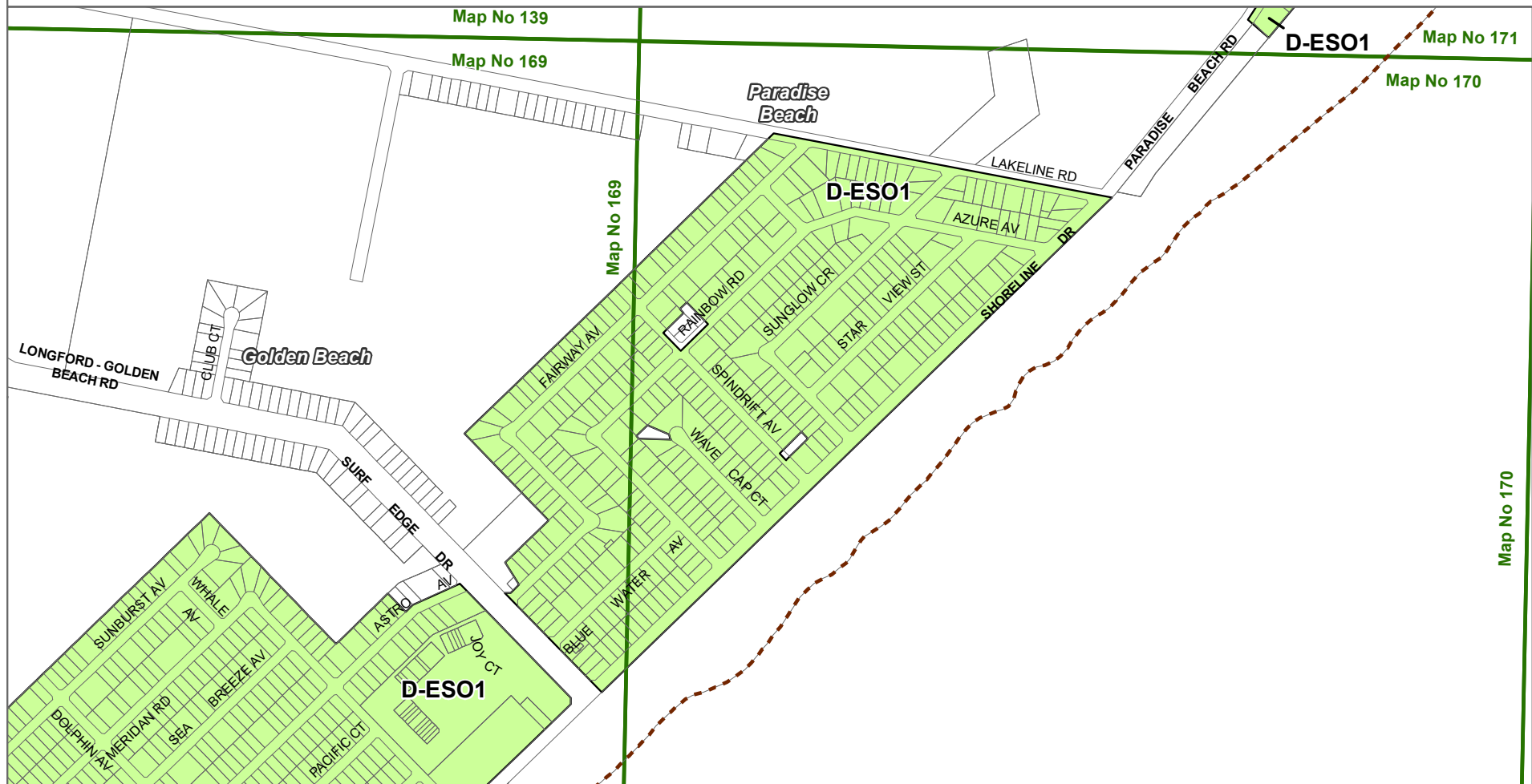
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



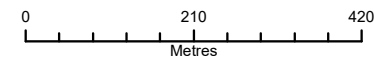
LEGEND

- D-ESO - Area to be deleted from an Environmental Significance Overlay
- Local Government Area

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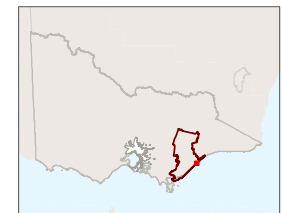
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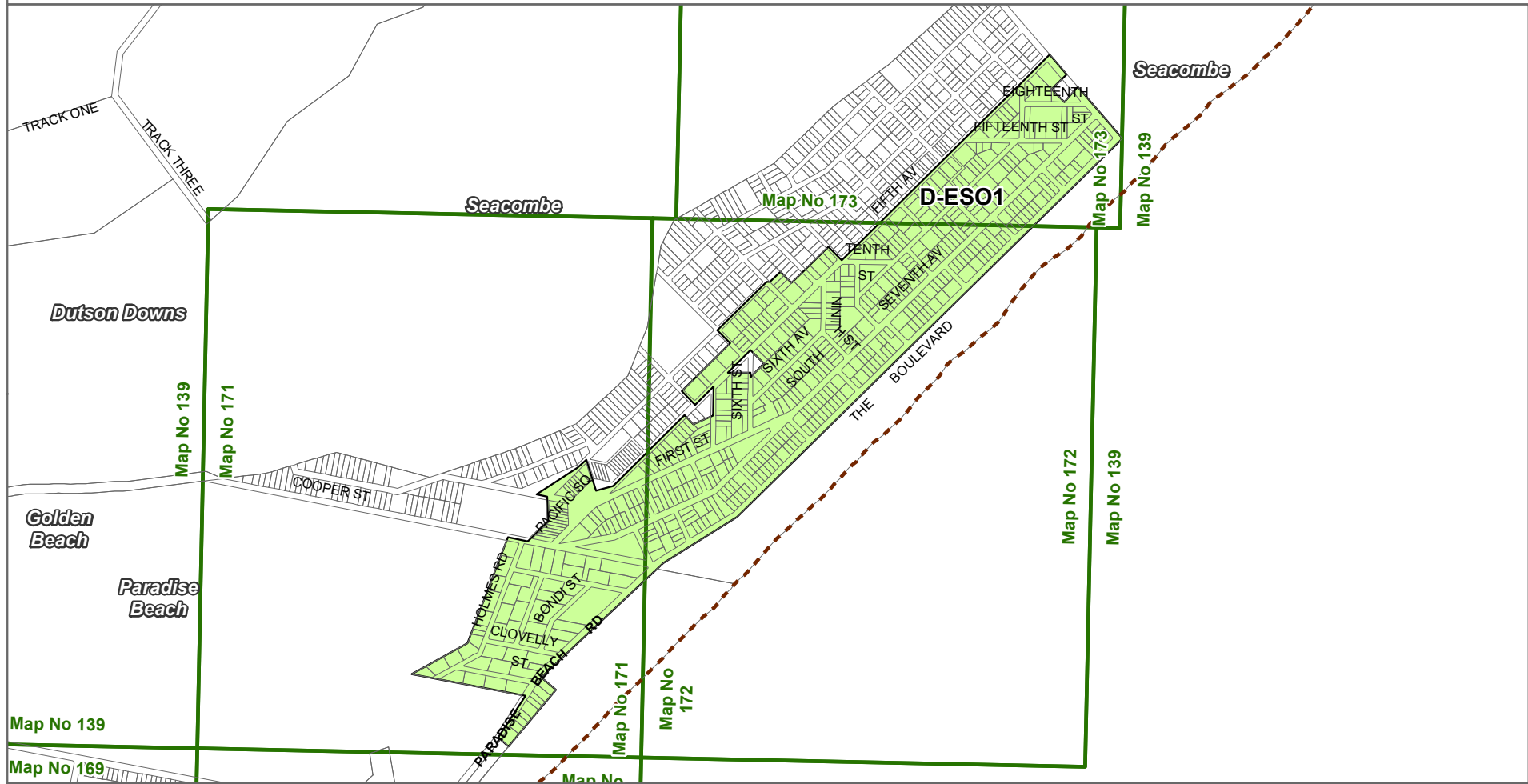


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Part of Planning Scheme Maps 169ESO & 170ESO



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WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



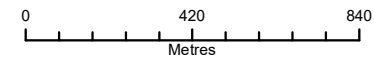
LEGEND

- D-ESO - Area to be deleted from an Environmental Significance Overlay
- Local Government Area

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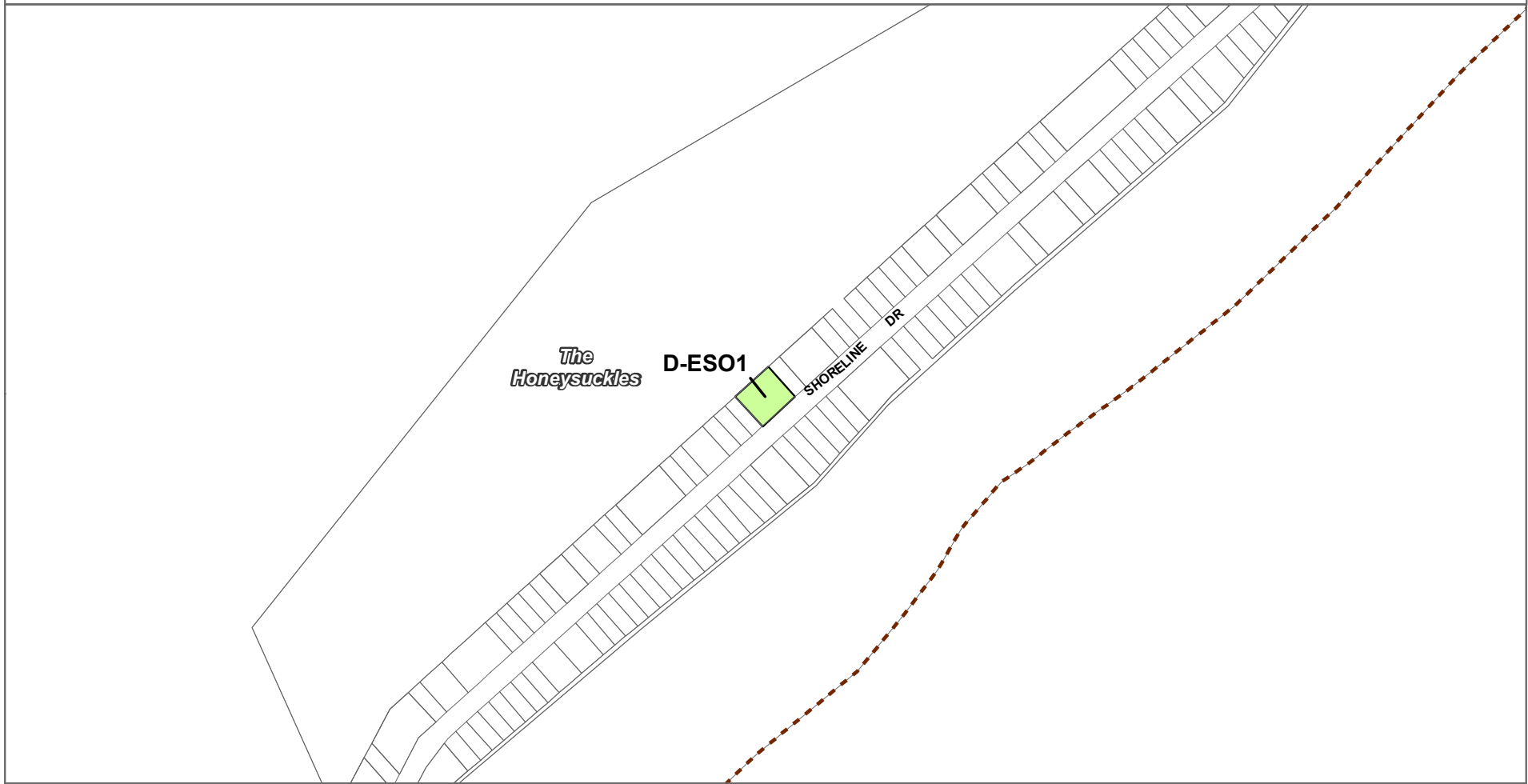
Planning Group Part of Planning Scheme Maps 139ESO, 171ESO, 172ESO & 173ESO
 Print Date: 14/05/2020
 Amendment Version: 3



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ATTACHMENT 12.1.2
WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



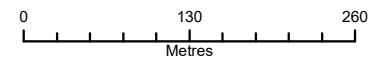
LEGEND

- D-ESO - Area to be deleted from an Environmental Significance Overlay
- Local Government Area

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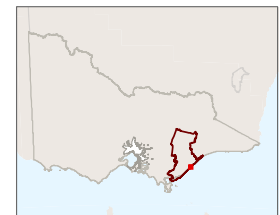
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Environment,
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Part of Planning Scheme Map 153ESO



13. FURTHER GALLERY AND ONLINE COMMENTS

Gallery comments are an opportunity for members of the public to raise any particular matter they wish. This allows those in the gallery to speak directly to Councillors but is not a forum designed for open discussion or debate. We will listen respectfully to what you have to say and make the commitment that if your query requires a written response, we will advise you that a response will be forthcoming, and a copy of that response will be circulated to all Councillors.

This is not a forum for members of the public to lodge complaints against individuals, including Councillors and staff, particularly as that individual gets no public right of reply to any matter raised. We take complaints seriously, and in line with the guidance from the Victorian Ombudsman and the local Government Inspectorate, we request that any specific complaint against an individual be put in writing. This way, your concern can be properly dealt with while ensuring fairness to all parties concerned.

If you wish to speak, we remind you that this part of the meeting is being recorded and broadcast on our website. Council's official Minutes will record that you have spoken to Council and the subject you spoke to Council about but will not record specific comments. We ask you to state your name in full, where you are from, and you have three minutes.

ONLINE COMMENTS -

FURTHER GALLERY COMMENTS -

Meeting declared closed at:

The live streaming of this Council meeting will now come to a close.

14. IN CLOSED SESSION

COUNCILLOR

That the meeting be closed to the public pursuant to Section 66(2) of the Local Government Act 2020 to consider matters under Section 66(5)(b) as defined by Section 3(1) being:

- a) Council business information*
- b) Security information*
- c) Land use planning information*
- d) Law enforcement information*
- e) Legal privileged information*
- f) Personal information*
- g) Private commercial information*
- h) Confidential meeting information*
- i) Internal arbitration information*
- j) Councillor Conduct Panel confidential information*
- k) Information prescribed by the regulations to be confidential information*
- l) Information that was confidential information for the purposes of section 77 of the Local Government Act 1989*

IN CLOSED SESSION

COUNCILLOR

That Council move into open session and ratify the decision made in closed session.