



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 21 February 2023, commencing at 6:00 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	5
2. DECLARATION OF CONFLICT/S OF INTEREST	5
3. CONFIRMATION OF MINUTES OF PREVIOUS COUNCIL MEETING/S.....	5
3.1. ADOPTION OF MINUTES OF PREVIOUS COUNCIL MEETING	5
4. BUSINESS ARISING FROM PREVIOUS MEETINGS	6
5. ACCEPTANCE OF LATE AND URGENT ITEMS	6
6. NOTICE/S OF MOTION	6
7. RECEIVING OF PETITION OR JOINT LETTERS.....	6
7.1. OUTSTANDING PETITIONS	6
8. INVITED ADDRESSES, PRESENTATIONS OR ACKNOWLEDGEMENTS	6
9. QUESTION/S ON NOTICE	6
9.1. OUTSTANDING QUESTION/S ON NOTICE	6
10. MAYOR AND COUNCILLORS REPORT	7
10.1. MAYOR AND COUNCILLORS REPORT - DECEMBER 2022	7
11. DELEGATES REPORT.....	11
12. CHIEF EXECUTIVE OFFICER.....	12
12.1. CHIEF EXECUTIVE OFFICER'S REPORT - DECEMBER 2022.....	12
12.2. DRAFT LATROBE VALLEY AND GIPPSLAND TRANSITION PLAN FEEDBACK	14
13. GENERAL MANAGER CORPORATE SERVICES	63
13.2. ASSEMBLY OF COUNCILLORS	63
14. GENERAL MANAGER DEVELOPMENT	68
14.1. C118 WELL - PLANNING SCHEME AMENDMENT	68
14.2. MONTHLY PLANNING DECISIONS - NOVEMBER AND DECEMBER 2022.....	107

15. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT	127
15.1. PROPOSED SALE OF LAND (ROADS) - ABUTTING 56 TURNBULL STREET, ALBERTON	127
16. GENERAL MANAGER COMMUNITY AND CULTURE	133
16.1. ENDORSEMENT OF WELLINGTON DISABILITY ADVISORY COMMITTEE	133
17. FURTHER GALLERY AND ONLINE COMMENTS	137
18. IN CLOSED SESSION	138

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"

COUNCILLOR COMMITMENT

Councillors commit to make a difference by working collegiately, with diligence and integrity, to achieve Wellington's 2031 Community's Vision – Happy People, Healthy Environment and Thriving Communities.

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 7 February 2023.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 7 February 2023.

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. MAYOR AND COUNCILLORS REPORT

10.1. MAYOR AND COUNCILLORS REPORT - DECEMBER 2022

ACTION OFFICER: COUNCILLOR IAN BYE

RECOMMENDATION

That the Mayor and Councillors report be noted.

1 DECEMBER 2022 – 31 JANUARY 2023

1 December	Sensory Garden Opening and BBQ, George Gray Centre, Maffra.	Mayor Bye attended.
	Yarram Community Meeting.	Cr Stephens attended.
	TARRA Festival Committee Meeting, Yarram.	Cr Stephens and Cr McKenzie attended.
	Community Advisory Group Meeting, Woodside and Christmas Break Up Dinner.	Cr McKenzie attended.
2 December	Correctional Officers Graduation Ceremony, Fulham Correctional Centre.	Mayor Bye attended.
	Webinar: Freight Victoria. Freight on the Roads Network.	Cr Maher attended.
3 December	Heyfield MyTown Microgrid Project Update and Business Model - Co-design Workshop.	Cr Ripper attended.
4 December	Newry Lions Club Christmas Concert.	Cr Ripper attended.
5 December	Future of Heyfield Event, Wetlands.	Cr Ripper attended.
	Maffra Recreation Reserve Committee Meeting.	Cr Tatterson attended.
7 December	Meeting with WSC and RAAF representatives at RAAF Base, East Sale.	Mayor and CEO attended.
8 December	Wellington Renewable Energy Forum (No.9).	Mayor Bye, Cr McKenzie and Cr Wood attended.
	Climate Change Toolkit Information Session.	Cr Maher attended.

	Gippsland Wine Show Awards, Cape Paterson Surf Lifesaving Club.	Cr Rossetti and CEO attended.
9 December	2022 MAV Mayoral Welcome and Induction	Cr Tatterson attended.
	Gippsland Art Gallery Summer Launch	Cr Ripper attended.
10 December	The Red Knights Motorcycle Club: 25th Annual Keith Hamilton Sale and District Toy Run.	Cr Wood attended.
11 December	Stratford Community Christmas Celebration (Anglican Church).	Mayor Bye attended.
12 December	Filming to promote Christmas at the Port.	Mayor Bye attended.
13 December	Wildfighter Event Meeting #2	Mayor Bye attended.
14 December	Filming for 2022 Wrap Up Video	Mayor Bye attended.
	Mayor and CEO Quarterly Catch Up.	Mayor and CEO attended.
	Innovation Breakfast: Making Gippsland a Great Place for Young People.	Cr Maher attended.
	Yarram Secondary College - 71st Annual Awards Presentation.	Cr McKenzie attended.
	ICT Training.	Cr Maher attended.
15 December	Maffra Secondary College Presentation Evening.	Mayor Bye attended.
	Cameron Sporting Complex Community Asset Committee Meeting.	Cr Tatterson attended.
17 December	Heyfield Carols.	Cr Ripper attended.
	Port Albert Christmas Lights Judge.	Cr Stephens attended.
19 December	Offshore Wind Announcement, Minister Bowen, Seaspray Surf Live Saving Club.	Mayor Bye, Cr Stephens and Cr McKenzie attended.

	Photo opportunity – New owners of Port Albert Fish and Chip Co.	Mayor Bye attended.
	Rutter Park Wind Attenuation Project/ Streetscape Project Update.	Cr Stephens and Cr McKenzie attended.
23 December	Footpaths Inspection.	Mayor Bye attended.
4 January 2023	Meeting with CEO and Darren Chester MP, Lakes Entrance.	Mayor Bye attended.
16 January	2023 Maffra Community Sports Club Pro Am.	Cr Tatterson attended.
	Morning tea - farewell Brent McAlister.	Cr Stephens, Cr Ripper and Cr Crossley attended. CEO also attended.
23 January	Youth Councillors bus tour of the Coastal Ward	Cr McKenzie attended.
26 January	Sale - Citizenship Ceremony	Mayor Bye and Cr Ripper attended.
	McLoughlins Beach Resident and Ratepayers Association - Australia Day Event.	Cr Maher attended.
	Yarram Memorial Gardens Australia Day event.	Cr Stephens attended.
	Lions Club of Loch Sport, Australia Day event.	Cr Stephens attended.
	Heyfield Lions Club Australia Day Event	Cr Ripper attended.
	Lions Club of Stratford Australia Day Event	Cr Ripper attended.
	Rotary Club of Yarram Australia Day Event (BBQ Breakfast and Awards).	Cr McKenzie attended.
	Seaspray Surf Life Saving Club - Australia Day Event.	Cr McKenzie attended.
	Rotary Club of Maffra - Australia Day Event.	Cr Wood attended.

	Rosedale Old School Committee Australia Day Event.	Cr Crossley attended.
27 January	Maffra Seniors Tennis Tournament Official Opening.	Cr Ripper attended.
29 January	On-site meeting with Yarram residents, Water Tower.	Cr Stephens attended.
31 January	Greater Gippsland Offshore Wind Project and BlueFloat Energy.	Mayor Bye attended.
	Virtual meeting with Andrew Ho - Ørsted (Offshore Wind).	Mayor Bye, Cr Maher and Cr McKenzie attended. CEO also in attendance.
	Photo Opportunity at The Wedge.	Mayor Bye attended.
	Audit & Risk Committee Induction.	Cr Maher attended.
	Disaster Ready Fund - Rural Councils Victoria webinar with EMV.	Cr Maher attended.

COUNCILLOR IAN BYE
MAYOR

11. DELEGATES REPORT

12. CHIEF EXECUTIVE OFFICER

12.1. CHIEF EXECUTIVE OFFICER'S REPORT - DECEMBER 2022

ACTION OFFICER: CHIEF EXECUTIVE OFFICER

RECOMMENDATION

That the Chief Executive Officer's report be received.

1 DECEMBER 2022 – 31 JANUARY 2023

6 December	Attended discussions with Tim McAuliffe, Manager Regional Operations, Department of Jobs, Precincts and Regions, and representatives from Defence, regarding AIR5428. Mayor Bye also in attendance.
7 December	Meeting with WSC and RAAF representatives at RAAF Base, East Sale. Topics included Estate Planning, Airshow 2024, Defence consideration of funding of West Sale and Tree Audit process.
8-9 December	Attended Gippsland Wine Show Awards, Cape Paterson Surf Lifesaving Club, as Wellington Shire Council sponsor.
12 December	Attended Rural Councils Victoria Planning Day, Leongatha.
14 December	Bi-monthly meeting with Sara Rhodes-Ward (Regional Development Victoria, Gippsland). Quarterly catch up with Mayor.
16 December	Catch up with Jan Fitzgerald, Chair Destination Gippsland.
20 December	Met with Andrew Johnston, Executive Manager Better Place Victoria regarding Old Sale VIC building.
22 December	Met with Alex Wilson (DELWP) and other key stakeholders to discuss VicGrid engagement on transmission to support offshore wind. Introductory meeting with Darren McCubbin of Gippsland Climate Change Network (GCCN) and Michelle Isles, the new energy officer for GCCN to discuss conference planning, etc.
4 January	Meeting with Mayor Bye and Darren Chester MP, Lakes Entrance.
5 January	Meeting with Chris Buckingham, Latrobe Valley Authority and key stakeholders regarding Gippsland Transition Plan Implementation Working Group.
9 January	Quarterly meeting with Nicala Oakley and the Gippsland Regional Plan Leadership Group to maintain collaboration and discussion across priorities and alignment to the delivery of the Gippsland Regional Plan.

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|------------|---|
| 11 January | Attended Chief Health Officer's briefing to Local Government Council CEOs to discuss COVID-19 RAT Distribution Program. |
| 12 January | Meeting with Sara Rhodes-Ward, Regional Development Victoria, to discuss Off Shore Wind. |
| 13 January | Meeting with Anthony Basford, CEO East Gippsland at Stratford. |
| 30 January | <p>Meeting with Chris Buckingham, Latrobe Valley Authority regarding Gippsland Transition Plan.</p> <p>Phone link up with Sarah Cumming, Managing Director Gippsland Water, regarding Dutson Windfarm Community Engagement.</p> <p>Attended Offshore Wind Implementation Statement briefing for Local Government CEO's, Yarram with Kerry Ellis, CEO South Gippsland Shire Council.</p> |
| 31 January | Virtual meeting with Andrew Ho - Ørsted (Offshore Wind). Mayor Bye, Councillor Maher and Councillor McKenzie also in attendance. |

OFFICIAL

Gippsland 2035

Latrobe Valley and Gippsland Transition Plan

OUR REGION, OUR FUTURE

DRAFT

OFFICIAL

TABLE OF CONTENTS

1	Plan at a glance	3
2	Summary	4
3	Introduction	6
3.1	What is this Plan?	7
3.2	Why do we need the Plan?	7
3.3	How was the Plan developed?	8
3.4	Governance	8
3.5	How can the Plan be used?	9
4	Guiding principles	10
4.1	People are at the heart of the transition process	10
4.2	Equity and inclusion	11
4.3	A sustainably developed future	11
4.4	Build on identified strengths and advantages	11
4.5	Adopting an evidence-informed approach	11
4.6	A coordinated approach across industry, education, communities and government	12
5	Focus areas: the transition path	13
5.1	Education and training	13
5.2	Employment	15
5.3	The economy	21
5.4	Liveability	23
5.5	Coordination, collaboration and shared leadership	27
6	Action Plan	31
7	Measuring progress	32
7.1	Monitoring, Evaluation and Learning Framework	32
7.2	Outcomes Framework	32
7.3	Review and updating the Plan	32
8	Engagement	33
9	Bibliography	34
	Appendix – Current state snapshot	36

ACKNOWLEDGEMENT OF COUNTRY

We acknowledge the First Peoples – the Bunurong, Gunaikurnai, Monero and Bidwell - as the traditional custodians of the lands we now call Gippsland. We pay respect to Elders past, present and future, for they hold the memories, traditions, culture, and hopes of their communities.

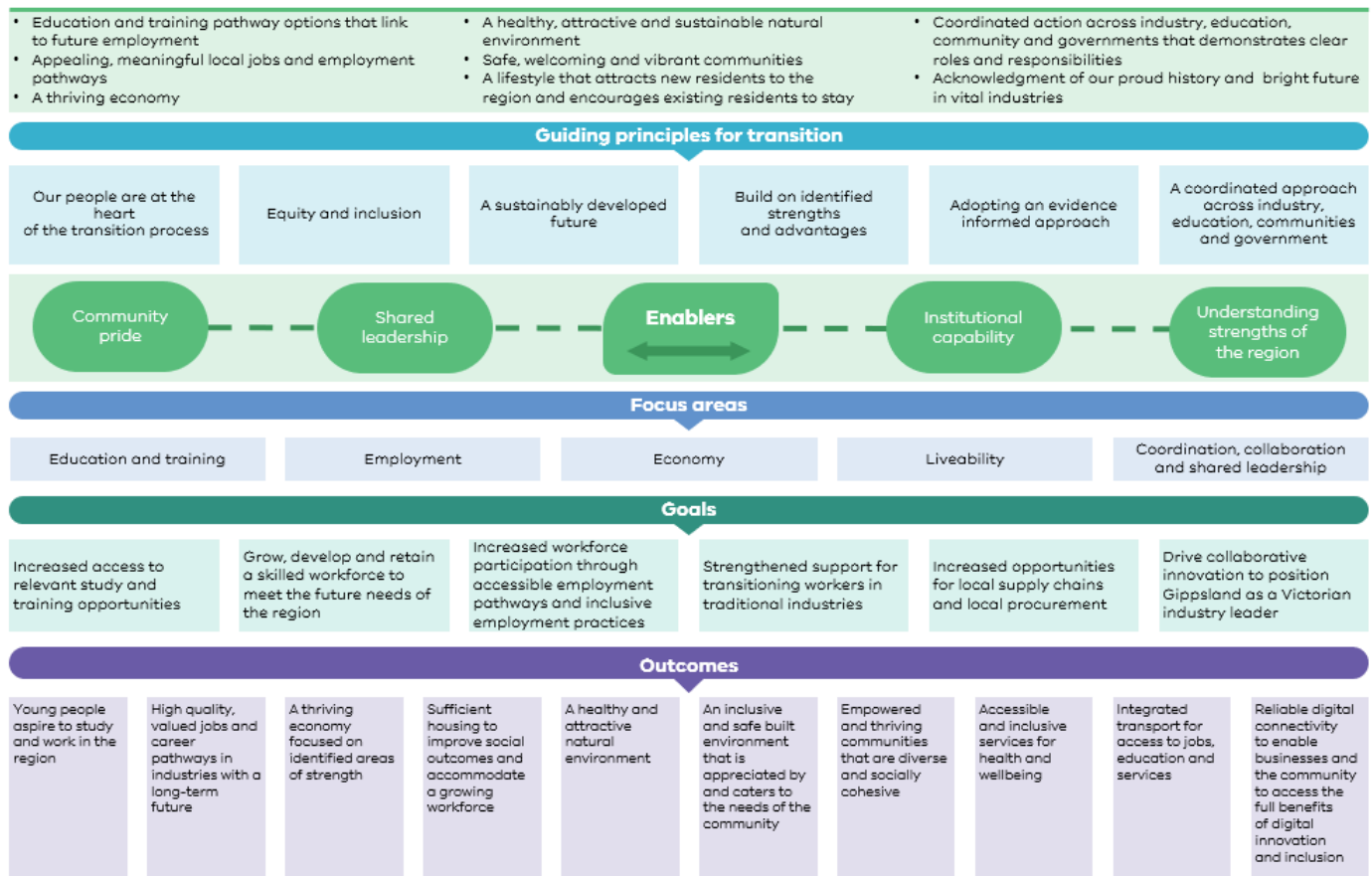
Photo of smoking ceremony provided by GLaWAC

DRAFT

1 Plan at a glance

Our Shared Vision for Gippsland

We want an optimistic and realistic perspective on the future of our region. Our hopes and aspirations will be shared and understood.



2 Summary

Transition is already underway across the Latrobe Valley and Gippsland

This plan has been developed in partnership with business, industry and community across Gippsland. Its purpose is to provide a bold and optimistic guide for the region as it transitions towards a net zero economy.

We recognise that transition will affect different parts of the region in different ways. Communities throughout the region have long and proud histories in industries including power generation, mining, forestry, oil and gas extraction and agriculture.

Gippsland's transformation has implications beyond the people who work in the energy sector. The move to a low emissions future is having wide-ranging economic, employment, environmental and social impacts across Gippsland as traditional sectors evolve in response to climate change and the demands of the global economy.

We need to address the unique challenges faced by industry and community in the Latrobe Valley, while ensuring that the whole region is supported through change and benefits from future opportunities. The Latrobe Valley and Gippsland Transition Plan acknowledges this tension and responds to clear feedback from across the region that a whole-of-Gippsland plan is needed to ensure success for the entire region.

Gippslanders want a unified and cohesive response from leaders in business, community and all three levels of government. There is widespread recognition that the only way Latrobe Valley and Gippsland will navigate the transition successfully is if we work together.

There are opportunities in Gippsland for a prosperous future

The Plan is the result of extensive engagement. It responds to the desire for a bold and informed statement about the future of the region in the context of transition. It provides an updated community vision for the region and at its core commits to giving everyone in Gippsland the opportunity to prosper.

We are well placed: Gippsland's unique combination of natural beauty, rich resources and vibrant communities make it a great place to live, work and visit. The energy, tourism and food and fibre sectors can prosper and thrive, if we embrace the opportunity to adapt and change. Our health and community services are now the biggest employers in the region and will continue to grow as government and the private sector continue to invest in the well-being of Gippslanders.

Gippsland has been designated as a Renewable Energy Zone and the first declared Offshore Wind Zone in Australia, and the Victorian Government has recently announced the re-establishment of the State Electricity Commission. There is already a \$54 billion pipeline of more than 25 large renewable energy projects proposed for Gippsland. While these recent announcements represent significant opportunity, they also signal the decentralisation of power generation in the region and further evidence that our traditional roles and self-identity will continue to evolve.

Transition to a clean economy will require a skilled workforce. This will create opportunities for transitioning workers and build a pathway for future employment for young people and those who are underemployed, unemployed or not participating in the labour market at all. We need to make sure that all Gippslanders have a fair opportunity to participate and benefit in the transition.

The Victorian Skills Authority indicates that 12,925 new workers will be required across Gippsland by 2025. Looking further ahead, the future pipeline of renewable energy projects will require a significant new workforce.

Despite the uncertainty caused by the transition, there are strong future opportunities for employment and business in the Latrobe Valley and Gippsland. A good example is the 2026 Commonwealth Games. If we work together, we can maximise opportunities for everyone in the region.

We must attract, train and retain a workforce that has the right skills for these future-focused jobs when they are needed. Education and training systems must be aligned to these needs.

A growing population will in turn produce an increase in demand for health and social services, agricultural food production, construction, education, childcare and a range of retail, service-based and hospitality jobs in the region.

The region has identified a vision and the key areas we should collectively focus on in order to get there

Our community's aspirations and priorities are at the heart of the Plan. The vision for Gippsland in 2035 includes:

- education and training pathway options that link to employment in appealing, meaningful local jobs
- a thriving economy
- a healthy, attractive and sustainable natural environment
- safe, welcoming and vibrant communities.

To achieve this vision, the Plan identifies five key areas of focus:

Education and training – identify skills shortages and future needs, build aspiration and opportunity for young people to study in the region, ensure access to relevant study and training opportunities for existing workers as they reskill or upskill.

Employment – provide access to high quality, valued jobs and employment pathways in industries with a long-term future, with a particular focus on those workers transitioning from the traditional energy and forestry sectors and/or who may have been disenfranchised in the past.

Economy – strengthen the region by building on our strengths, focusing on local procurement and supply chain businesses and driving collaborative innovation across multiple sectors.

Liveability – increase affordable, safe and stable housing, protect our natural environment, celebrate diversity, improve digital and transport connections and ensure that our communities are inclusive, safe and accessible.

Coordination, collaboration and shared leadership – create meaningful partnerships between government, industry, private sector, unions, civil society groups and communities that have the knowledge, capability, capacity and resources to bring to the table.

There are some principles to guide this process

There are several principles that have guided the development of this plan. These principles will also underpin our collective approach. They are consistent with the idea that a healthy economy, a clean environment and a fair society can and should co-exist.

The process for achieving the vision should build on our identified strengths and advantages, be inclusive and equitable, sustainably developed and improve the environment, health, wellbeing, and human rights of the community.

Acknowledging existing work

This Plan is not designed to displace or replace existing thinking, or work already being undertaken across Gippsland. The pride and passion for our region across business, community and government is deep and heartfelt. We gathered countless examples of Gippslanders making meaningful contributions to our region's growth and development.

The evidence underpinning this Plan is well established. It should be read in conjunction with existing plans, strategies and reports including the Gippsland Regional Plan, Regional Economic Development Strategy for Gippsland, local government plans and the Victorian Forestry Plan.

The role of this Plan

This Plan is a high level document that will be used by multiple stakeholders including government, investors, businesses, social enterprises, educational institutions and the community. It will help guide decision-making, funding priorities and research in the region.

An initial five-year Action Plan is being developed to support the region's transition from 2023 to 2028. The Action Plan will set out the tangible work being undertaken by local and Victorian Government, business and industry, and community that will contribute to achieving the vision and goals of this Plan.

The Action Plan will align with other local and Victorian Government plans and strategies and integrates local and Victorian Government programs, projects and initiatives.

The plan will be reviewed and updated on a regular basis to reflect what is a dynamic and rapidly changing context.

3 Introduction

Gippsland stretches from the outer east of Melbourne to the far east of Victoria – an area of more than 41,600 square kilometres. It's home to more than 291,000 people including the Gunaikurnai, Bunurong, Monero and Bidwell Nations who are the traditional custodians who have lived, worked and cared for this country and its resources for thousands of years.

The Gunaikurnai people are the Traditional Owners of much of Gippsland, made up of five major clans including the Brataualung, Brayakaulung, Brabralung, Tatungalung and Krauatungalung. Gunaikurnai territory includes the coastal and inland areas to the southern slopes of the Victorian Alps.

To the West, the Bunurong People are the recognised Traditional Owners of their lands and waters across Bass Coast. The Bidwell and Monero Peoples are the traditional custodians of the lands to the far East.

The variety, beauty and abundance of the natural environment and its resources have made Gippsland a popular destination for people to live and visit. It's recognised nationally as a key provider of agricultural, forestry and energy generation products and services.

For more than a century the Latrobe Valley has been the powerhouse of Victoria – generating the electricity required to keep the lights on, industry functioning and power a thriving Victorian economy. The building, operation and maintenance of the power stations and the associated coal mines provided a source of pride, community identity, employment and economic activity. The workforce that has grown around this industry is highly skilled and has been instrumental in delivering the benefits accrued to all of Victoria.

Mining, including minerals, mineral sands and oil and gas extraction, is the region's largest economic contributor – and is almost 63 per cent larger as a share of regional output than the Victorian average. Whilst mining ranks 15th in number of employees (around 3000 compared to more than 16,000 in healthcare and over 15,000 in construction), associated supply chain businesses reliant on the coal mining and power generation industries are also significant employers. Energy Australia estimates that each Yallourn power station worker generates an additional four to five jobs in the region.

Gippsland is the food bowl of Victoria. Gippsland farms produce 28.6 per cent of Victoria's dairy, 23.4 per cent of Victoria's beef and 19 per cent of Victoria's vegetables. There are opportunities to continue to grow and add value to the region's food and fibre strengths; a very high proportion of what we produce leaves the region in a relatively unprocessed state.

Gippsland is an attractive visitor destination. Experiences are underpinned by our diverse natural attractions, engaging towns and villages, established tourism brands, a growing food and wine scene, Aboriginal heritage, sporting events and arts and cultural festivals.

A series of recent economic and natural events has created challenges – ranging from privatisation of the State Electricity Commission in the 1990's and the 2014 Hazelwood Mine Fire and Power Station closure in 2017 to a series of major bushfires, floods, drought and most recently COVID-19. What all these events have in common is that they were not planned for – resulting in communities, businesses and governments reacting after the fact, or with very little lead time.

In 2035 Gippsland will be considerably different.

The transition away from native forest harvesting to a plantation-based timber industry means support, training and assistance will be provided through the Victorian Forestry Plan to build opportunities for new, sustainable industries and jobs. This includes transition support for affected workers, businesses and communities. The Gippsland Plantations Investment Program will plant an additional 16 million trees in Victoria including plantations near Maryvale and at Stradbroke. VicForests is also leading a farm forest program focused on maximising the contribution that farm forestry can make to increasing the supply of plantation timber while delivering benefits to private land holders and the community.

Climate change and the effects of carbon emissions are driving a global move away from fossil fuel power generation. The owners of the remaining power stations are managing ageing infrastructure, looking to a future in lower cost, clean energy alternatives and responding to shifting investor preferences. The change that is underway is inevitable, and it's accelerating. Our region can choose how it responds. But the time to act is now.

The opportunities are not defined by local government boundaries. Gippsland is a region of interdependent communities with no clear 'capital city'. There is strong appetite for a united and cohesive response to transition that will benefit the region as a whole. We are only limited by our ambition and our willingness to work together.

The Gippsland coast is a nationally significant location for offshore wind and future power generation. The region has a skilled workforce that can support the construction, operation, manufacturing, engineering and research that required to build this future industry.

The Latrobe Valley is a Victorian Government declared Health Innovation Zone - the first of its kind in Australia. It is a place for innovation, collaboration and new ways of working. It gives communities a voice and empowers them so they can have a say in the decision making, design, planning and delivery of services and programs that improve their health and well-being. There are learnings from the Health Innovation Zone that can be shared with the whole of Gippsland.

3.1 What is this Plan?

The Latrobe Valley and Gippsland Transition Plan (the Plan) sets out a vision for a prosperous region that has been developed in the region, by the region, for the region. It outlines factors that are impacting people socially and demographically, and considers the economy, employment, education and environment.

It sets out goals and guiding principles that will underpin the approach to achieving a successful transition – one that is inclusive and equitable, sustainably developed and enhances the environment, health, wellbeing and human rights of the community.

The Gippsland community is as diverse as its geography. Consequently, there is no single, shared vision that encompasses every individual's views. The experience of the transition process and its effects will be felt differently across each community. The Plan outlines a positive strengths-based future for the region that can be widely understood and embraced by the community.

This Plan provides a roadmap to maximise opportunities for economic participation across the region, with the creation of quality, long-term local jobs in the strategic growth sectors of advanced manufacturing, food and fibre, new energy, tourism and health. It provides an authorising environment for action by government, industry, and the community at large for partnerships, collaboration, projects, programs and initiatives that will contribute to achieving the goals and outcomes of the Plan.

3.2 Why do we need the Plan?

A global transformation is occurring in the energy sector – a change from emissions-intensive power generation to low and eventually zero emissions. This industry transition will affect everyone in Victoria and Australia and there are concerns about reliability of supply and rising costs. It will also directly impact the workers, businesses and communities where the traditional power industry is based, primarily the Latrobe Valley.

However, this energy transformation has implications beyond the people who work in the energy sector. The move to a low emissions future will have wide-ranging economic, environmental and social impacts across Gippsland as traditional sectors change in response to climate change and the demands of the global economy.

Transition to a clean energy economy will lead to prospects for agriculture, construction and manufacturing, requiring a skilled workforce. This will create opportunities for transitioning current power industry workers and build a pathway for future employment for young people and those who are underemployed, unemployed or not participating in the labour market at all.

Transition is a process of change from one point to another. Across Gippsland there are multiple transitions occurring at once, including power generation, oil and gas, manufacturing, agriculture, fishing and forestry. The result is a much larger regional transformation that will fundamentally reshape our local economy, social dynamics and institutions.

Importantly, transition does not have to be a negative move away from something; it can be a positive move *towards* something else. Local and international research suggests that positive, long-term economic, social and environmental outcomes are more likely when transitions are well planned. The aim of this Plan is to ensure that the changes we face together benefit the entire community through a proactive and positive approach to future opportunities.

This is an opportunity for our region to:

- capture and develop new growth opportunities
- embrace entrepreneurship
- improve resilience to future change
- address entrenched socio-economic inequities
- enhance economic performance.

The planned closure date of the Yallourn Power Station in 2028 and Loy Yang A in 2035 together with the imminent decline of offshore gas and oil, escalating investment in renewable energy and the significant disruption to the native forestry industry mean that the time is right for the region to come together and embrace a positive vision and plan for transition.

3.3 How was the Plan developed?

Our community's aspirations and priorities are at the heart of this Plan which aims to communicate future opportunities informed by voices from across Gippsland.

The Plan is the result of extensive engagement with individuals, community groups, peak organisations, employers, industry groups, unions, Traditional Owners, professional bodies, education and training providers and local governments. Their stories, knowledge and expertise have resulted in the vision, priorities and guiding principles set out in the Plan.

Listening to people across the region revealed that the community wants a unified and cohesive response to change. This Plan takes a whole of Gippsland view that acknowledges the different ways transition will be felt across the region and supports a fair and proportionate response.

The Plan draws on evidence from an evaluation of existing published literature, reviews and reports, including a large selection of plans and strategies developed in the region over recent years. Many of these reports set out opportunities to create jobs or priorities to support economic diversification, attract investment, address climate change and unlock investment.

This Plan does not replicate these existing works. It provides an updated community vision for Gippsland and the opportunities this presents, outlining the required conditions and areas of focus that will contribute to achieving this vision.

There is growing understanding of the change occurring in our region. People are turning their minds to the opportunities this presents and the need to work together in place to maximise benefits to the community.

People want a coordinated approach between all levels of government in partnership with industry, education, workers and communities. Key themes that emerged from the consultation process included the importance of:

- maximising opportunities for well paid, good quality jobs across the region that create a lifestyle that people value and encourages existing and new residents to live, learn and work in Gippsland
- creating opportunities to participate in the labour force for those who experience barriers to employment
- the need for young people to aspire to study and work locally by creating attractive and relevant opportunities and pathways that support them to participate fully in local education, the workforce and community life
- building on identified regional strengths to support opportunities for economic diversification and local supply chains while positioning Gippsland as a leader in new and emerging industries such as offshore wind, circular economy and aquaculture; and building community understanding of the benefits for all
- maintaining and enhancing the liveability of the region including increased investment in health, aged care, childcare, and cultural, recreation and leisure opportunities
- creating welcoming communities across the region that celebrate diversity and inclusion
- improving outcomes for people experiencing disadvantage and vulnerability, including health and wellbeing, and community and economic participation.

3.4 Governance

A Project Control Group comprised of Latrobe City Council, One Gippsland, Gippsland Regional Partnership, Regional Development Victoria and the Latrobe Valley Authority has provided governance and guidance for the Plan's development.

An Implementation Working Group (IWG) made up of leaders from across Gippsland has have been integral to the development of the plan. The IWG members volunteered their expertise and time to help develop the plan and support its ongoing communication, advocacy, collaboration and engagement. The members of the IWG are listed below/on the inside cover of this Plan (include logos of all IWG members).

A Victorian Government Reference Group composed of senior public servants has also supported the development of this plan. They have helped bring a whole of government lens to the project and ensure that the region's perspectives are being heard within government.

The Plan is supported by an outcomes framework and an ongoing engagement strategy. The Latrobe Valley Authority (LVA) will progressively monitor initiatives against the outcomes framework and continue to engage with the community to ensure that actions are adjusted with feedback based on changing local conditions. Data will be collected and shared so lessons can be adopted to enable continuous improvement.

3.5 How can the Plan be used?

We all have a role to play in ensuring a successful transition for Gippsland. Potential uses for the Plan include:

Local governments

- Contribute to strategic council planning
- Guide future investment
- Promote collaboration between industry and all levels of government
- Reference for future transition community consultation programs.

Industry and investor groups

- Identify potential investment opportunities
- Measure region-specific information and potential levels of service strategies
- Support applications for funding and proposals for supporting growth and new job creation.

Businesses and business associations

- Identify potential end use markets
- Support business case development
- Support applications for funding and proposals for the provision of goods and services.

Social enterprises, non-governmental organisations (NGOs) and incorporated committees

- Understand the role/s that social enterprises and NGOs could have in Gippsland's transition and inform strategic planning
- Identify opportunities to provide social support and linkages to community and government services.
- Inform education programs
- Support applications for funding and proposals for the provision of goods and services.

Researchers and educators

- Inform future areas of research
- Inform education programs
- Support applications for funding and proposals for the provision of goods and services.

Community

- Embrace the narrative that Gippsland is a region with boundless opportunities and potential and a region which is transitioning to a stronger future
- Appreciate the opportunities to study and work in the region
- Understand the role/s that individuals can have in Gippsland's transition.

The Victorian Government

- Contribute to policy planning and inform the development of programs, projects or initiatives that will support transition in the Latrobe Valley and Gippsland.
- Prioritise opportunities related to transition activity in Gippsland wherever possible (e.g. offshore wind manufacturing, mine rehabilitation capabilities).

The Australian Government

- Contribute to policy planning and/or to inform the development of programs, projects or initiatives that will support transition in the Latrobe Valley and Gippsland.
- Prioritise opportunities related to transition activity in Gippsland wherever possible (e.g. offshore wind manufacturing, mine rehabilitation capabilities).

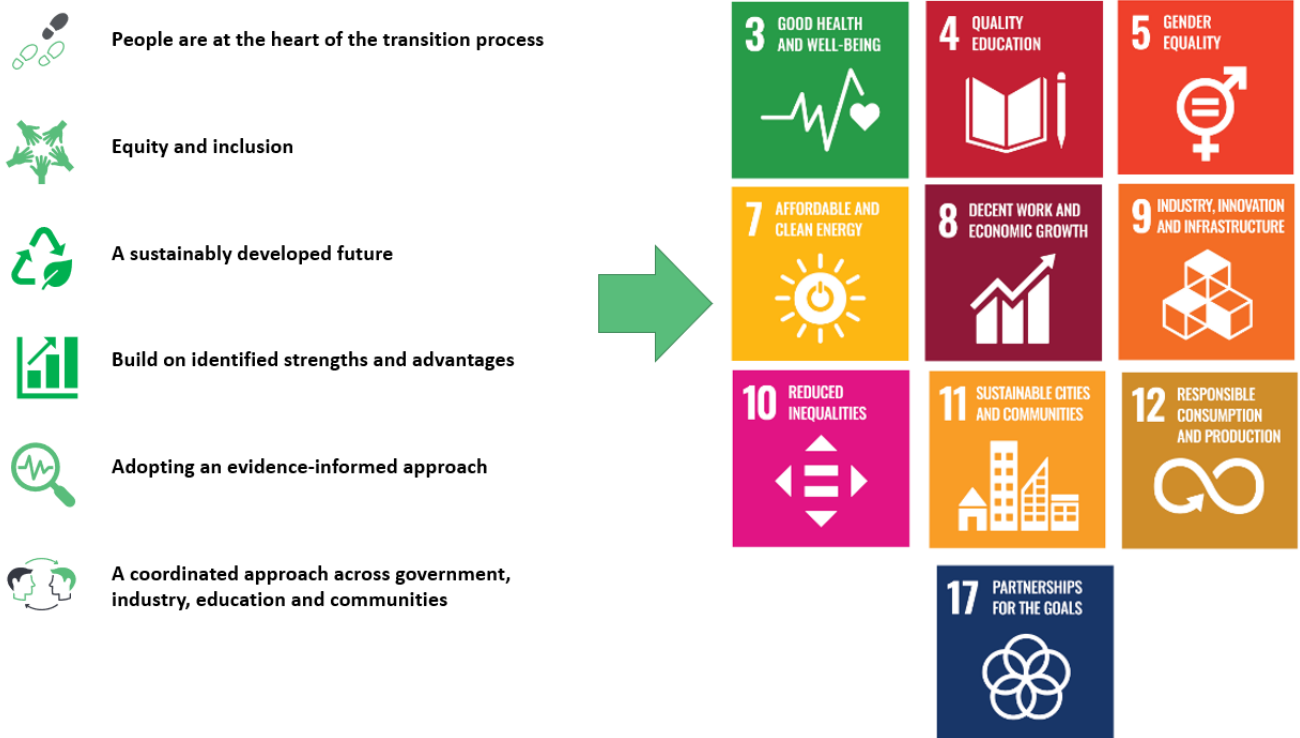
4 Guiding principles

To achieve the long-term vision and goals outlined in this Plan, there are several principles that have guided its development and will continue to guide the transition process. These principles align with the United Nations' 2030 Agenda for Sustainable Development.

Adopted in 2015 by 193 member states, including Australia, the 2030 Agenda includes 17 Sustainable Development Goals (SDGs) that address social, economic and environmental development, as well as important aspects related to peace, justice and effective institutions.

Key among these goals are the calls for an integrated approach to development; objectives which recognise the need to eradicate poverty in all its forms and dimensions; combat inequality within and among countries; preserve the planet; create inclusive and sustainable economic growth; achieve full and productive employment and decent work for all women and men; and ensure full gender equality and social inclusion.

The Plan's guiding principles strongly align with 10 of the SDGs, in particular:



4.1 People are at the heart of the transition process

Workers, families and communities must be empowered to shape their desired future.

We recognise the need to listen and respect local knowledge and expertise. Transition is not an abstract process, but a real experience that affects real people.

The future vision outlined in this Plan has been developed through an inclusive approach, informed by wide engagement with a focus on listening and learning to understanding what matters without making assumptions. It serves as a guide for business, community and government as we navigate the transition together.

Ongoing community engagement will underpin the delivery of the Plan and ensure our community is prioritised throughout the transition process.

4.2 Equity and inclusion

The aim of the transition process is that it shares the benefits, leaves no-one behind and creates opportunities and decent work. However, the reality is that some people may not immediately secure a new job and there are already many people in Gippsland who are disconnected from the workforce.

There needs to be support in place to assist individuals and their families. Transition should improve the region's economy, environment and liveability without negatively impacting those most vulnerable to change. Policies must be inclusive of those in our community who have historically had limited access or support to equitably participate in education and training, employment and the economy.

While ensuring that no one gets left behind, we need to encourage entrepreneurship and creativity. A successful transition will see people, business and communities thrive.

Crucially, we can improve outcomes for those already experiencing barriers to employment, education or social participation by working with them in ways that reflect and respect their choices.

Through genuine and ongoing consultation with the region's Traditional Owners, landowners and communities affected by development and infrastructure, the Plan will ensure that no one gets held back and no one gets left behind.

4.3 A sustainably developed future

The industrial revolution directly and indirectly led to greater consumption and utilisation of natural resources. The result was unprecedented economic growth and technological advancement. However, the environmental, social and health and wellbeing impacts were often inequitable.

It's now widely acknowledged that prosperity is about more than economic growth, and that happiness, physical and mental wellbeing are equally important. An approach that balances environmental, climate change, economic and social priorities without prioritising one at the expense of another can help reduce inequalities and produce positive outcomes for the entire community.

This includes gender equity through empowering women, especially those from working class, diverse and disadvantaged backgrounds; removing barriers and prioritising women's business opportunities; and recognising the talent, strength and skills of women as entrepreneurs, business and community leaders.

The approach needs to include a strong focus on Traditional Owners – acknowledging that future industrial, renewable energy, agricultural land and water use is taking place on the unceded lands of the regions' First Peoples.

4.4 Build on identified strengths and advantages

Understanding and leveraging the region's competitive advantages (social, economic and environmental) through innovation and collaboration is critical to achieving Gippsland's future prosperity.

Facilitating support for business, industry and social enterprises that help communities become stronger and more resilient ensures economic growth is maintained and employment opportunities are increased.

A collaborative environment maximises these opportunities and encourages new entrants and investors, whilst existing businesses continuously innovate and seek new and more productive ways of doing business.

4.5 Adopting an evidence-informed approach

There are important factors that will influence the transition process – many of which are outside the control of the region. These include national and international government policy decisions, and private and commercial investment decisions.

Understanding the current workforce requirements, future projections, skills gaps, workforce shortfalls and training needs can inform decision making and drive innovation.

The Plan will be subject to monitoring, evaluation and iterative refinement. It will be updated as circumstances change.

4.6 A coordinated approach across industry, education, communities and government

To achieve the vision for our region set out in the Plan, genuine partnerships and shared leadership between government, industry, private sector, unions, civil society groups, communities and governments is essential.

All these groups have equally important knowledge, capability, capacity and resources to contribute.

Government's role is to work as a partner with the region to achieve the locally identified priorities for a positive transition.

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5 Focus areas: the transition path

A strong future requires a diverse economy, a skilled workforce to meet the demand of future projects, and investment in housing and services. Combining the guiding principles for a transition process based on evidence and regional strength is the best way to achieve this.

Our community identified five priority areas where the guiding principles will be applied to achieve the future vision for Gippsland.

5.1 Education and training

Education, training and life-long learning is a cornerstone of a thriving and inclusive Gippsland. Providing access to high quality education reduces disadvantage and expands opportunities for those experiencing intergenerational unemployment. A commitment from employers to support lifelong learning throughout employment will ensure the region's workforce can adapt to industry shifts and economic changes.

Federation University data shows that 66 per cent of students who study locally, stay and work locally. Raising awareness of employment opportunities, developing clear pathways between secondary, vocational and higher education and partnering with industry to ensure that education and training meet industry needs are priorities.

Access to relevant study and training opportunities

Gippslanders want increased opportunities for quality training and education in future growth industries that are close to home. Providing these opportunities and pathways to 'work where you study' is a recurring theme.

This includes a focus on young people having the opportunity to remain in the region to study locally. It also affects existing workers as they reskill or upskill. As this training is often undertaken during working hours, it's important to have accessible local courses delivered by quality educators. Flexible arrangements and support may be required to allow workers to participate while still employed in their existing occupation. This is especially important in cases where transition to similar or new roles with the same employer are not possible.

The knowledge, skills and competencies required in the future world of work are evolving rapidly. Individuals will increasingly need to be life-long learners and keep their skills and qualifications up to date.

There is a need to build understanding of the various growth sectors and associated opportunities across the region and ensure the provision of good quality and specialised educational offerings to satisfy industry and workforce needs.

This aligns with the Victorian Skills Authority's Skills Plan for 2022 into 2023, which highlights the need for:

- increased engagement in education and employment
- promotion and support for local pathways
- addressing barriers to education and training including the availability of trainers
- delivering education and training locally
- the strengthening of connections between individuals, education providers and industry to meet demand.

Affordable and accessible education is also a priority. The labour force participation rate in Gippsland sits well below the Victorian average. At the same time, the youth unemployment rate in Gippsland remains unacceptably high.

The provision of affordable short courses through Learn Local courses, TAFE and university and more support for students from low socio-economic groups can help address systemic disadvantage and intergenerational unemployment in the region.

Delivering relevant local training and study opportunities will require more quality teachers and educators, often with specific skills and experience gained in industry. Attracting these educators needs a well-planned approach and incentives, given the competition and attractive conditions offered by industry. Developing collaborative options with the private sector such as seconding industry experts to deliver training whilst still employed in industry should be explored.

Case study: Allied Health Partnership

Employment growth in Health and Community Services is growing at a greater rate than any other sector in Gippsland.

In 2017, the Latrobe Valley Authority, the Department of Education, and Regional Development Victoria came together to discuss training and workforce issues in the field of Health and Community Services in Gippsland.

A significant research study, *Modelling Gippsland's Future Health and Community Service Workforce* undertaken by Swinburne University and commissioned by the LVA, indicated that the allied health workforce needed to expand. The ageing of the current workforce is ageing could lead to even greater shortages.

Coordinated local advocacy led by the Gippsland Regional Partnership resulted in the delivery of allied health courses at Federation University's Gippsland campus. Occupational Therapy commenced in 2020 and Physiotherapy in 2021, supported by funding through the Victorian Government's Regional Skills Fund.

Federation University estimates the courses will produce 30 - 60 fully qualified practitioners ready to enter the workforce within four to five years and these numbers will continue to grow on an annual basis.

Federation University has worked with Latrobe Regional Hospital, Latrobe Community Health Service, Bass Coast Health Service, and Latrobe City Council to support allied health students' clinical learning. The Gippsland Regional Aquatic Centre is also the site of a Wellness Centre used by Federation University to deliver training programs including physiotherapy, exercise physiology, occupational therapy and speech pathology. The Wellness Centre allows locals to train and upskill within their own community before finding a rewarding job in the local healthcare sector. The facility is open to the general public, with services provided by qualified allied health professionals, improving access to healthcare for Gippsland locals.

Young people aspire to study and work in the region

Increasing participation of young people in education and the workforce is vital to achieving a thriving and inclusive Gippsland. The focus should be on raising awareness and demonstrating clear pathways for young people. Creating attractive employment and educational opportunities will make the region a better place for young people.

Young people need a clear understanding of the opportunities to secure meaningful employment in Gippsland. This begins with improving early years outcomes and increasing attendance at school from a young age.

The *Gippsland Energy Skills Mapping Report* points to a lack of understanding or interest among students in Years 10-12 about a career in new energy. The report recommends raising awareness of new energy careers through partnerships with primary and secondary schools, local learning and employment networks, career practitioners, educators, industry and government.

Gunaikurnai Land and Waters Aboriginal Corporation's (GLaWAC) *Aboriginal Economic Development Strategy* highlights the need for young Aboriginal people to have access to pathways that support school leavers to understand and realise their future economic security. The GLaWAC strategy recognises the need for a collaborative approach between Aboriginal communities and mainstream services that are willing to commit to employment targets, succession planning and inclusive policies and strategies.

Our local tertiary institutions' ability to provide an attractive learning and social environment that is easily accessible is important for young people.

Case study: Ladder Step Up Latrobe Valley

The Ladder Step Up Latrobe Valley program builds independence and self-agency in young people (aged 16 – 25 years) at risk of long-term unemployment.

Through a social inclusion model, the program supports young people to build confidence and community connections and test a range of education, training and employment options.

The Ladder program commenced in 2018. By 2020, 84 per cent of participants had become engaged in education, employment and training after completing the Ladder program.

Highlight: Life Changing Careers in Health and Community Services

Building on recommendations to promote career pathways made in the *Modelling Gippsland's Future Health and Community Service Workforce* report, Federation University's Collaborative Evaluation and Research Group (CERG) in partnership with the LVA, produced a Career Pathways booklet, a Gippsland Careers Guide and an inspiring series of videos profiling current students and graduates' Health and Community Service career journeys. The videos feature both mature age and recent school leavers and cover a range of disciplines within the Health and Community Services sector.

The videos are available online at
<https://fedflix.federation.edu.au/playlist/details/1_vuigq08w?_ga=2.100488599.829334606.1667021062-801414607.1657004541>

Placeholder - case study/journey map – young person

5.2 Employment

Employment is one of the most fundamental social determinants of health and wellbeing. It provides income, social connections and a sense of pride. It also strengthens the health of individuals and the community.

Having the right jobs available in the right industries, and the right workers for these jobs is essential for a thriving and prosperous Gippsland.

We need to build on our region's strengths to grow employment and align education and training to future industry needs. We also need to continue investment in the lifestyle offerings, that will attract and retain sufficient skilled workers in the region.

The Victorian Government's commitment to achieving net zero emissions by 2045 presents significant workforce challenges and opportunities for the clean economy. Victoria is already the leading state for renewable energy employment with 30 per cent of Australia's renewable energy jobs. While the estimated number of jobs likely to be created in renewable energy varies, the *Clean Economy Workforce Development Strategy 2023-2033* (not yet released) projects that there will be significant demand and new jobs in existing occupations including architectural, building and surveying technicians, building and plumbing labourers, civil engineering draftspersons and technicians, electricians, electrical engineers, and mechanics. New specialist occupations will also be created in areas such as battery storage, circular design, energy auditing, home and business electrification and energy efficiency, resource recovery and sustainability.

The *Gippsland Energy Skills Mapping Report* sets out opportunities and the challenges of providing a workforce for the pipeline of renewable energy projects currently planned for Gippsland. This is not just the number of workers required to plan, construct and operate these projects. The skills needed to complete these tasks are also in short supply.

A coordinated workforce development approach involving employers, unions, the education/training sector and government is required to:

- understand the current workforce's skills and demographics
- determine future workforce needs and the skills required
- identify gaps
- develop targeted programs to reskill and upskill the existing workforce
- implement training and education for new job entrants to ensure the new energy sector has a workforce with the right skills and qualifications available at the right times.

Skills shortages and training requirements need to be identified early. The rate of change already underway is increasing the imperative to act.

The 2022 *Gippsland Regional Labour Force Participation Report* indicates that more than 100,000 people in Gippsland are classified as not in the labour force, meaning they are not looking for work or receiving unemployment benefits. Growing the region's workforce will require a concerted effort to raise the participation rate.

New energy projects and the rehabilitation of the Hazelwood, Yallourn and Loy Yang coal mines will also offer opportunities for economic and social participation and support local employment in the coming years. The *Latrobe Valley Regional Rehabilitation Strategy* (LVRRS) provides a blueprint to progress mine rehabilitation planning and activities, monitored by the Mine and Land Rehabilitation Authority.

Between 2017 and 2021, Hazelwood's rehabilitation has provided work for on average 400 people, peaking at more than 500 people during busy periods¹. The ongoing rehabilitation works at Hazelwood and the announced closure of Yallourn in 2028 and Loy Yang A in 2035 will create more local jobs and provide more opportunities for localised training and education programs.

There will be a continued requirement for skilled workers in the Latrobe Valley and Gippsland well into the future, with skills being developed at Hazelwood around decommissioning, demolition, remediation and rehabilitation. The skillset, knowledge and expertise of workers, local industry, education and research will be essential to the long-term rehabilitation of three mine sites and provide broader opportunities to support similar projects in other localities.

Case study: Hazelwood Rehabilitation Project

For the Hazelwood site rehabilitation, a Concept Master Plan was developed by the operator (ENGIE) with a vision to deliver a safe, stable and sustainable landform suitable for future development. The masterplan provides possibilities for a rehabilitated site, including developments related to agriculture, tourism and light industrial operations. Rehabilitation and demolition activities to transition the 4,000-hectare site have been underway since 2017. Demolition activities are scheduled to be completed by 2023, while rehabilitation activities and after care are likely to continue for many years. The process involves multiple sub-projects broadly covering decommissioning, demolition, mine rehabilitation and site remediation.

A commitment to employ Latrobe Valley and Gippsland workers and contractors wherever possible has achieved significant local employment and procurement outcomes. Associated goods and services have also been purchased locally through procurement policies and associated supply chain commitments.

The project has averaged around 75 per cent local employment each year since 2017. This includes a high rate of local employment through contractors (more than 90 per cent), while the demolition contract has ensured that at least 50 per cent local employment has been achieved.

With the announced closure of Yallourn in 2028 and Loy Yang A in 2035 there will be additional employment and procurement opportunities for rehabilitation works over the next decade. There will also be opportunities associated with the pipeline of new energy projects that have been flagged for Gippsland.

High quality, valued jobs and employment pathways in industries with a long-term future

The nature of work is evolving. Where we work, how we work and the industries that employ us have changed and will continue to do so. Increasingly, the idea of a single job for life is not only unrealistic, but for many people entering the job market, it's also an unattractive proposition.

The COVID-19 pandemic has significantly accelerated our ability to work remotely, which has seen a major influx of people from Melbourne seeking a new life in the country, while maintaining their current employment in the city.

Automation, mechanisation and the shift to a low and zero emissions economy, combined with changes to the availability and use of natural resources mean that some industries and jobs are in decline whilst others are growing and present enormous future opportunities. These changes are creating some tension in the Gippsland workforce, particularly as well-paid jobs in the extractive industries disappear.

¹ ENGIE Hazelwood Rehabilitation Project - October 2021, Submission to the Legislative Council Economy and Infrastructure Committee Inquiry into the closure of Hazelwood and Yallourn Power Stations, accessed November 2022, Page 3, <
https://www.parliament.vic.gov.au/images/stories/committees/SCEI/Hazelwood_Yallourn_Power_Stations/Submissions/030._ENGIE_Hazelwood.pdf>

It is essential to balance the decline in transitioning industries with the rate of growth in new and emerging sectors to ensure that workers are upskilled or reskilled at the appropriate time. As well as meeting the needs of workers, the existing power stations need to maintain a workforce to remain operational until designated closures. Careful planning and partnerships with new energy projects, training providers and employers can assist this process and bring about positive outcomes for workers and employers alike whilst providing continued power supply certainty. The power stations will continue to provide employment and opportunities for workers to build their skills on the job. At Loy Yang B, apprentices are supported to complete the Global Wind Organisation Standard through Federation University, which is a globally recognised accreditation for working as a wind turbine technician.

A wide range of occupations or roles will require support to transition. Equally, growing industries will need to compete for some workers who are already in high and increasing demand.

By their nature, many emerging industries rely less on traditional blue-collar skills and potentially have a larger concentration of jobs during construction phases with very different on-going worker requirements. Supporting constructive dialogue between local employers and unions, along with strong demand and competition for a skilled workforce, will increase the likelihood of well-paid, sustainable employment opportunities in these new industries and create greater certainty and security for employers.

Digital advancement across many industries has created a demand for a digitally enabled workforce. Digitisation will provide new employment opportunities for transitioning workers, but they will need to learn new skills. The Victorian Skills Authority's Skills Plan for 2022 into 2023 highlights three domains of digital skills:

THERE ARE THREE DOMAINS OF DIGITAL SKILLS	
Digital Foundations	The basic understanding of digital tools and how to use them
Digital Application	The ability to apply and adapt digital tools and software in work practices
Tech Jobs	Advanced understanding and use of digital approaches and tools

The Skills Plan predicts digital applications will soon become the new benchmark for effective workers. Likewise, occupations that were previously regarded as craft or operator roles will require workers with more than basic digital skills. A coordinated approach to building digital capability will ensure industry and workers in the region are not left behind.

Building digital capability starts in school and there is an opportunity for the education sector to partner with industry and government to elevate digital skills training provided in schools to lay the foundations required for further training at the tertiary level. Similarly, students need an understanding of the digital skills they need for the job they wish to pursue and can obtain these skills in the region through vocational and higher education training.

Grow, develop and retain a skilled workforce to meet the future needs of the region

The Victorian Skills Authority's *Gippsland Regional Skills Plan* indicates that 12,925 new workers will be required across Gippsland by 2025. This includes 6,884 new jobs and replacement of 6,041 retiring workers.

Looking further ahead, the projected growth in renewable energy projects in Gippsland will require a significant new workforce. Filling these future jobs will necessitate inbound regional migration and population growth. This in turn will produce a flow-on increase in demand for health and social services, agricultural food production, construction, education, childcare and a range of retail, service-based and hospitality jobs in the region.

Not all transitioning workers will move to renewable energy jobs. Many will retire or work in other industries. To meet the growing skills demand, a key requirement for success will be to attract, train and retain a workforce that has the right skills for these future-focused job requirements.

Education and training systems must support the skills development needed for inclusive and sustainable growth in the context of twin transitions to digital and green economies.² Along with university and VET courses, industry training and skill development programs and short courses are likely to be required for upskilling the existing workforce to rapidly address skill gaps and job vacancies. Adopting a local-first employment approach incorporating training and education can ensure new jobs provide long term local benefits.

Construction is one of the fastest growing employment industries in Gippsland. The *Inquiry into Economic Equity for Victorian Women* released in 2022 recommends improving gender equity in the construction industry. The Victorian Government is working closely with the construction industry and training providers to pilot strategies aimed at increasing the number of women in the sector across a range of occupations, which presents a workforce opportunity for Gippsland. This includes the Building Equity Policy, which requires construction firms working on publicly funded projects valued at \$20 million or more to engage women as apprentices and trainees. The government is also funding the development of strategies for the energy and manufacturing sectors to support, upskill and mentor women, while removing barriers in these historically male-dominated workforces.

Case study: New energy training sector

The LVA's Worker Transition Service came together with solar installation companies and the education sector in Gippsland to consider ways to address the shortage of suitably qualified electricians in the region.

At the time, there was no pathway to obtain the necessary qualifications for electricians to work in the solar industry in Gippsland.

This partnership between government, industry and education identified an opportunity for Holmesglen TAFE and TAFE Gippsland to deliver the necessary course locally and develop an ongoing course in renewable technologies.

Increased workforce participation through accessible employment pathways and inclusive employment practices

There is an opportunity to increase labour force participation by removing barriers to employment. This should include options for Aboriginal employment, people living with disabilities, young people from all backgrounds particularly CALD communities and for women returning to or entering the workforce.

Changing attitudes and practices can assist inclusive employment by breaking down biases and barriers resulting from traditional recruitment approaches and inflexible work arrangements. Providing support through community networks, organisations and social groups can build confidence, self-esteem and help overcome job hesitancy and disengagement from the workforce. Assisting community members opens up a potential new source of employees for businesses.

Industry transition events, such as the Hazelwood closure, result in more people looking for work, creating increased competition for jobs and impacting those who are already experiencing barriers to employment. State and Commonwealth Government agencies can play a central role in alleviating this by designing focused programs that encourage the participation of specific groups of workers and the removal of barriers to employment.

Gippsland is an ideal location for piloting innovative solutions focused on increasing workforce participation and activating large numbers of people who have withdrawn from the labour market.

The GLaWAC *Aboriginal Economic Development Strategy* emphasises the need to increase opportunities and support for Aboriginal women to participate in the workforce and encourages young Aboriginal people to consider pathways to business and entrepreneurship.

² United Nations Educational, Scientific and Cultural Organisation, 2022, *Transforming Technical and Vocational Education and Training for successful and just transitions – UNESCO Strategy 2022-2029*, France.

Case study: Priority workforce project for new energy jobs

Jobs Victoria is investing \$2.9 million to create 130 new entry level jobs in the renewable energy sector. The Latrobe Valley Authority and Solar Victoria will work with Jobs Victoria, service providers, training providers, employers and members of the community to create 130 jobs by 2024 and deliver pilot programs to access jobs in the new energy economy.

The jobs will be prioritised for young people, women over 45, people from culturally and linguistically diverse backgrounds, Aboriginal people, people with disability and those who are long-term unemployed.

Roles include solar hot water manufacturing, battery recycling and solar farm assembly. There will also be roles that build skills for future opportunities within the renewable energy sector such as mobile plant operations and manufacturing.

All jobs are full-time or part-time for 12 months and include paid on-the-job training and other support.

Case study: Job Shadow Day

Job Shadow Day is a Work Solutions Gippsland initiative aimed at local employers, providing people with disability and other barriers to employment with the practical experience of working life.

The program allows participants to experience the world of work and different roles firsthand and offers employers and their staff the opportunity to appreciate having a person with a disability, injury or health condition in their workplace.

Gippsland Water has employed two people because of Job Shadow Day; one in Gippsland Water's Major Systems team, allowing him to make full use of his tertiary education in engineering. The other was in the organisation's wastewater group, working with data systems.

Gippsland Water has a number of dedicated Aboriginal roles funded outside their normal staffing allocations in response to working with GROW Gippsland around inclusive employment.

Support for transitioning workers in traditional industries

With a timeline of announced industry closures in the traditional power, oil and gas and forestry sectors, workers know change is coming. In many instances, it's not the change itself that they fear; it's that they will be abandoned with no support or assistance to find alternative work. The support required includes early planning, open and honest conversations and information sharing, and a focus on ensuring fair working conditions that will support the health and wellbeing of workers, families and communities.

Our region's power station, coal mine and forestry employees are well paid for their highly skilled work. Research indicates that while industry transition creates new jobs and opportunities, up to two thirds of existing workers struggle to find comparable jobs with similar pay, working conditions and job security. This highlights the need for targeted workforce planning to ensure these workers are appropriately supported and engaged. Workers who are approaching retirement may not want to retrain as they are nearing the end of their careers.

Where industries are in decline, the workers affected by closures must be empowered and supported to move to a future that they value, whether that is a new job, different career, establishing a business or retirement. This includes career and financial planning, clear pathways to alternative employment, appropriate training and skilling and potentially, redundancy payments. For many it's the only role they have ever had so they have little or no experience with preparing a resume or applying for a job, so building capability in these areas is important.

One of the challenges for transitioning workers is loss of identity. They have always seen themselves as part of their industry and they are rightfully proud of their work. and for many their connection with the sector is multi-generational.

Research into industry closures shows that early intervention leads to better outcomes for workers and the community.³ However, affected workers often face challenges to find alternative roles which include:

- struggling to find the information they need to efficiently explore opportunities in the labour market and make decisions about their careers
- limited career adaptability resources, particularly a lack of career confidence, often prevents them from being more strategic in their career navigation
- costly, risky and demoralising career navigation experiences.

This research also identified four key design considerations for delivery of worker transition services:

1. Multidimensional data about jobs and occupations can help workers make career decisions more efficiently
2. Information, advice and guidance can be targeted by identifying a worker's approach to career navigation, persona examples include 'opportunistic', 'strategic' or 'stuck'
3. Workers are more able to navigate an uncertain labour market if they are supported to develop the full range of career adaptability resources, building their confidence, curiosity, commitment and sense of control
4. Services for career navigation will be more successful if they simulate the support offered by family and friends.⁴

Governments and employers both have a role to play in supporting worker transition and affected supply chain businesses, in partnership with unions, healthcare providers, the education and training sector and community.

Pooled redundancy and employment registers and industry appropriate transfer schemes can be appropriate mechanisms to support workers.

The Victorian Forestry Plan has been developed separately to assist the forestry industry as it manages its transition away from native timber harvesting. It provides more than \$200 million to assist workers, businesses and communities to plan for their future and includes transition support and safety nets. A dedicated worker support program is in place with relocation payments, reemployment and training assistance and health and wellbeing support for all workers employed in the native timber industry and their family members.

Following the announcement that the Yallourn power station and mine will close in 2028, Energy Australia announced a \$10 million worker support package. The *Power Your Future* program is available to support regular Yallourn employees with retraining and upskilling, career and redeployment planning and financial counselling.

Also announced was the construction of the Wooreen Energy Storage System, a 350-megawatt utility scale battery at the site of the power station, which is scheduled to be operational by the end of 2026.

Energy Australia consultation with workers about the best way to deliver transition support services found that:

- people wish to remain in the region, so it's important to assist industry to grow and provide local employment opportunities
- support is needed for people indirectly affected by the closure of Yallourn
- Yallourn workers should be prioritised for work in the rehabilitation of the Yallourn mine and in the construction of the Wooreen battery.

The Victorian Government has indicated that it will continue to work with Energy Australia, industry and training providers to ensure that training and support are available for workers, businesses and impacted community.

This approach will be based on the following key elements:

- Tailored and responsive case management and intake based on the needs of individuals and their families
 - Holistic service to plan, connect, review and transition
- Career navigation and employment support
 - Assistance with resumes, applications, interviews, job searching, information on job markets and building the capability of individuals to job search independently
- Peer support
 - Support and guidance in a trusted environment and provision of social events
- Training and skill recognition development

³ International Labour Office, 2013, *Responding to worker displacement: a collection of case studies*, Geneva

⁴ Orlik, J. et al., 2020, *Finding Opportunities in Uncertainty*, London: Nesta, p. 4.

- Skill development, formal training, retraining and upskilling that can be delivered at work
 - Recognition of prior learning and skills on the job as evidence towards qualifications
- Health and wellbeing support
 - Support and counselling to adjust to changing circumstances and facilitate referrals to external agencies
- Financial information and referral support
 - Financial education and related assistance
- Small business advice
 - Tailored advice from specialists to help bring business ideas to life
- Strong collaboration and coordination
 - Collaboration at multiple levels through several governance arrangements for delivery and continual improvement with an emphasis on a place-based approach.

Placeholder - case study/journey map – transitioning worker

5.3 The economy

Industries such as mining, power generation and forestry are major economic contributors. However, they are not large employers compared to other sectors. In this sense, the region's economy is already diverse – with several existing strengths that can be further developed.

A thriving economy focused on identified areas of strength

Gippsland has a skilled workforce, quality infrastructure and natural assets that underpin the potential for future growth. Existing regional plans and strategies including the Gippsland Regional Economic Development Strategy (REDS) have identified the food and fibre, renewable energy, health and community services, tourism and advanced manufacturing industries as regional strengths. The REDS provide a solid evidence base to identify economic development priorities and opportunities to maximise these strengths. This Plan expands on those priorities and opportunities to highlight the linkages between liveability and a strong economy.

Across Gippsland, approximately 1.8 per cent of businesses (480 in total) employ more than 20 people. Almost 61 per cent of businesses are sole proprietorships, partnerships or self-employees who do not employ additional workers.⁵ This highlights that the economy is already diverse and broad based. It does not rely on single large employers. However, there are towns and communities where a single business can be vital to employment and economic activity.

The large number of small and medium enterprises is essential to the future of the region, both to the identified growth sectors and the wider service-based industries that will support the region's liveability.

In agriculture the availability of industrial land and enabling site infrastructure, along with a relatively complex regulatory environment and lengthy planning approvals, can result in uncertainty which limits the ability to scale up and deters investment. Strategic land-use planning towards dedicated value-adding precincts can support increased scale, intensification and investment security.

Building the Aboriginal community's capacity to successfully leverage opportunities in cultural tourism, creative industries, the native plants and bush food sector and business and entrepreneurship will ensure that the Aboriginal community can make a significant contribution to the economic development of the region. By drawing on its vibrant cultural heritage and knowledge systems, these opportunities will encourage greater community connectedness, and establish productive partnerships and collaborative ventures.

Increased opportunities for local supply chains and local procurement

As part of the response to industry closures, and the opportunities presented in growing sectors such as offshore wind, there is a particular need to focus on local supply chain and procurement opportunities. The designation of Gippsland as a Renewable Energy Zone (REZ) provides an opportunity to develop local supply chains focussed on local manufacturing and construction, along with ongoing maintenance. These local opportunities are essential to securing community support and social licence for major projects and the transition process.

⁵ REMPLAN modelling of Australian Bureau of Statistics, Counts of Australian Businesses

International case studies have shown how renewable energy projects create jobs and new opportunities for manufacturing and specialised services along the supply chain.⁶ As well as large scale wind and solar projects, bioenergy projects create diversification opportunities for local businesses to supply, collect, treat and transport biomass from agricultural and forest resources.

The Gippsland REZ also provides an opportunity to target investment towards a coordinated upgrade of the electricity transmission network to accommodate new energy projects in the region. Coordination of the timing/staging of projects will also be required to maximise an ongoing pipeline of opportunities and provide certainty to encourage investment.

Supply chain guarantees and support are essential for the businesses currently working with the Yallourn and Loy Yang power stations. Energy Australia estimates it has over 200 businesses in its supply chain.

The growth of Aboriginal businesses through government procurement presents enormous potential and will require a shift in focus to support supply and the ability to address market demand. The need for collaborative partnerships between levels of government and Aboriginal businesses, including the private sector, are the building blocks that will drive growth and ongoing sustainability.

The circular economy

Companies in Gippsland's timber, paper and horticultural industries are already generating bioenergy onsite to power their operations. The food and fibre industry across Gippsland creates organic waste that offers further resource recovery and value adding opportunities. This includes developing higher order products and markets from food and garden organics and bioenergy. With growing expertise in resource recovery, there may also be further opportunities to expand services into metropolitan Melbourne and/or other parts of Victoria.

Placeholder - graphic of future growth sectors

Driving collaborative innovation to position Gippsland as a Victorian industry leader

There is strong evidence that regional communities and economies benefit when they are dynamic, responsive, and resilient. Partnerships and collaboration stimulate opportunities for innovation.

All regions, but particularly regions experiencing transition, need to identify and develop their capacity for innovation in local industries and activities that represent genuine competitive advantages.

Implementation of new ideas and ways of doing things can assist diversification into areas and activities that have high knowledge-based components and potential for generating new jobs and economic growth across a broad supply chain.

Innovation is not just science and technology; it is the development of new products, services and ways of working. It can include processes and policies in organisations and institutions; governance frameworks; social practices; and economic models.⁷ It's a critical source of job growth and productivity for knowledge-based economies.

Innovation requires different partners in a region working together to achieve results that individuals or organisations could not achieve alone. For example, the Morwell Innovation Centre and Hi-Tech Precinct Gippsland act as a gateway to establishing connections between advanced manufacturing businesses, research and industry.

⁶ OECD, 2012, *Linking Renewable Energy to Rural Development*, OECD Green Growth Studies, OECD Publishing, Paris, <<https://doi.org/10.1787/9789264180444-en>>

⁷ Adey, P, et al, 2022, *Just Transitions in Australia: Moving Towards Low Carbon Lives Across Policy, Industry and Practice*, Royal Holloway University of London and Monash University.

In 2022, Regional Development Australia committees partnered with the Victorian Government to build a first-of-a-kind *Regional Digital Connectivity Prioritisation Framework* to frame the investment narrative for better digitisation in regions. Benefits cases were developed including one for the Traralgon cluster, which contains Churchill, Morwell, Traralgon and Moe-Newborough.

The benefits case identified that enabling digital connectivity in the Traralgon cluster will enhance productivity across a broad range of industry sectors, delivering a direct potential GVA uplift of \$25 million. Another potential benefit for the Traralgon cluster is enabling small and medium businesses to digitise, making them more attractive businesses for investment and professional talent.

When the commercial harvesting of public native forest ends, the Victorian timber industry will be different. Some businesses will exit the industry whilst others will adapt and change the way they do business. There is already evidence of innovation supported by the Victorian Forestry Plan, including the development of Australia's first domestically manufactured engineered floorboards made from plantation timber by Australian Sustainable Hardwoods in Heyfield. The installation of a new log line at Radial Timbers in Yarram to use different sized logs from their plantations as well as Longwarry Sawmill securing supply of recycled timber and converting it to brand new products are other examples.

5.4 Liveability

As Gippslanders, we are proud of our region. We know it's a great place to live, work and play. Liveability is important to Gippsland's future – making it easy to visit and easier to stay. The existence of an attractive lifestyle based on a vibrant social and cultural scene, sport, recreation and leisure opportunities plus a beautiful environment and geography will encourage skilled employees to stay or re-locate to the region.

Our communities want more control over their environmental impact. Initiatives such as energy microgrids, neighbourhood batteries and community-owned renewable energy projects that can maintain power availability during extreme events such as bushfires provide that opportunity.

We want welcoming, diverse and inclusive communities that are healthy and connected. The following factors were identified as being essential for liveability in the region.

Sufficient housing to improve social outcomes and accommodate a growing workforce

There is a need to increase housing availability, affordability and diversity to improve social outcomes and assist in attracting and retaining workers. We need to cater for population increases, enable economic growth and keep up with the changing ways people live in today's world.

Expanding access to affordable, safe and stable housing can reduce homelessness and relieve pressure on health, child safety and criminal justice services. Additionally, it can help people connect within their community, promote equality of opportunity and boost labour market performance.

In East Gippsland, the housing challenge was exacerbated by the 2019/20 bushfires which destroyed hundreds of homes in the area. The rebuild has been slow, compounding the shortage of accessible rental accommodation. There has also been increased demand to not only accommodate those who lost their houses, but also recovery workers and tradespeople moving to the area to help rebuild in the aftermath of the fires.

Lack of suitable accommodation, either to rent or buy, has led to workforce shortages across a range of sectors including tourism, education, construction and healthcare. These impacts have been felt across Gippsland.

Addressing the housing issue is complicated and will require planning and collaboration across government, industry and communities. A successful affordable housing strategy will support and attract diverse residents, assist aging residents and provide young people with accommodation near employment and services.

There is a strong desire for a coordinated approach from local authorities across the region and State Government to examine ways land-use planning and regulations can be reworked to unlock further land for residential growth and address out of sequence and infrastructure costs.

Repurposing of the athlete's accommodation being built for the Commonwealth Games in 2026 will provide a positive legacy following the Games.

A healthy and attractive natural environment

Gippsland's natural beauty and open spaces are regional strengths. The diverse landscapes, waterways, snowfields, beaches, lakes and rainforests are valued by locals and visitors alike.

This shared love of our natural environment means that we need to protect and enhance our country. Part of this approach will mean that we develop agricultural, tourism, energy production, extractives and manufacturing opportunities in a responsible and considered way.

Our natural environment is fundamental to our health and wellbeing and underpins our agricultural and tourism sectors. Climate action will also help protect our region's flora and fauna and improve the health and wellbeing of our community by restoring landscapes and reducing pollution of our water, air and soil.

The shift from traditional extractive and forestry industries to less environmentally impactful economic activity is an opportunity to support improved health and wellbeing for our communities.

There is a willingness to meaningfully partner with Aboriginal communities in their Caring for Country. The term "Caring for Country" reflects the importance that Indigenous Australians place on traditional land management of lands unaltered by development or other land use such as agriculture (GLaWAC, 2021). The GLaWAC *Aboriginal Economic Development Strategy* identifies opportunities linked to Caring for Country like establishing sustainable bushfoods businesses and horticulture enterprises. Collaborative partnerships between Aboriginal Community Controlled Organisations, Traditional Owners, industry and related sectors can be supported by government to increase Aboriginal people's capacity to operate and sustain enterprises within the native and bushfood sector.

Cultural tourism presents another opportunity to improve economic outcomes for Aboriginal people through employment and business growth. Increasing capacity for Gippsland's Aboriginal people to operate and sustain cultural tourism enterprises will enable greater economic empowerment and provide a means by which Aboriginal heritage and culture can be preserved and fostered across the region.

An inclusive and safe built environment that is appreciated by and caters to the needs of the community

Improving the built environment is essential to liveability. Attractive, easily accessible and safe public spaces for community gathering strengthen community connection and build community pride. In particular, our young people have indicated that they need safe, welcoming and accessible places to gather.

Engagement undertaken by the Mine Land Rehabilitation Authority (MLRA) revealed that there is a strong community appetite for well-coordinated community consultation, communication and education about complex issues, and meaningful involvement of community groups and Traditional Owners in mine rehabilitation planning processes. The *Latrobe Valley Regional Rehabilitation Strategy* (LVRRS) released in 2020, provides a blueprint to progress rehabilitation planning for the Latrobe Valley's three brown coal mines.

Developed in consultation with industry and the community, the LVRRS focuses on delivering outcomes that ensure people, land, environment, infrastructure and Aboriginal values are protected and long-term benefits and future opportunities to the community are optimised.

The rehabilitation and transformation of the mines aims to produce safe, stable and sustainable landform outcomes for the Latrobe Valley coal mine voids and surrounding areas. Mine rehabilitation presents an opportunity to add value to the region and holds potential for future industry, environment, recreation, tourism, industry, parkland and residential use.

The Victorian Government has committed to a first offshore wind target of at least 2 gigawatts by 2032. To avoid multiple, uncoordinated transmission lines running from the coast to the existing transmission network in the Latrobe Valley, VicGrid will work with local communities to coordinate a 500 kilovolt (kV) double circuit transmission line and terminal station that extends the existing network to the coast.

Early and meaningful engagement with directly affected landowners, communities and Traditional Owners is essential to understand local values, priorities and concerns. It will also minimise negative impacts whilst ensuring benefits from these developments. This is particularly important in relation to planning that considers current and future land use and community, environmental, cultural and agriculture effects. Renewable energy readiness and impact studies produced by local governments will support this work.

As with housing, infrastructure to accommodate the 2026 Commonwealth Games will provide ongoing advantages. Sporting facilities built to cater for the Games will accommodate future sporting, cultural and recreational events, and generate tourism opportunities. Visitor accommodation for Commonwealth Games visitors could help address the current shortage of suitable visitor accommodation in the region.

Safeguarding our communities, environment and economy from the future effects of climate change with long-term investments in the built and natural environments to improve resilience and support adaptation is a priority.

In 2021, the Latrobe Health Assembly worked with Urban Scale Interventions to co-design the Looking Forward Latrobe initiative. Looking Forward Latrobe focuses on changing perspectives of the Latrobe Valley from an uncertain, transitional and industrial place to one that is beautiful, diverse, healthy and welcoming. Fostering community pride is a cornerstone of this work. Linked with this is the long-term goal of ensuring the Hazelwood, Yallourn and Loy Yang mines are repurposed in line with community expectations.

Empowered and thriving communities that are diverse and socially cohesive

Promoting, fostering and valuing diversity in Gippsland's communities is integral to a thriving and inclusive Gippsland.

The Royal Commission into Victoria's Mental Health System recognises 'the importance of diversity of local leaders and community members to guide and lead efforts to promote social connection and inclusion in Victorian communities.' Providing opportunities for all sections of communities to connect through sport and recreation, community groups, clubs and volunteering will support this and provide direct benefit to the region.

Gippsland's communities have indicated a desire to be welcoming for migrants, refugees, asylum seekers and new families. Providing safe and culturally responsive social support and celebrating diversity through events, activities and experiences were recognised as ways to boost awareness of and participation by culturally and linguistically diverse (CALD) communities. This could also attract CALD residents to the region and reduce experiences of racism when they access services, seek employment and engage in community life. Providing language services, translated information and increased access to cultural and religious goods and services would also make it easier for CALD communities to participate in society.

Accessible social and community activities catering to aged, First Nations, people living with disabilities, gender diverse families, young and LGBTIQ+ people will support more socially cohesive communities with strengthened inclusion and greater community connection.

Case study: Communities Leading Change program

Founded in 2018 by Climate for Change and the Gippsland Climate Change Network, the Communities Leading Change program trained 33 local people to facilitate compassionate conversations with their communities about what transition meant to them and what their vision of the future looked like.

More than 200 members of the community joined these and other conversations over two years. The conversations helped motivate people to become personally involved in energy transitions and climate action.

Through community capacity building, participants of the program developed confidence and skills in community engagement and leadership, and were encouraged to take an active, positive role in supporting others through the transition process.

Accessible and inclusive services for health and wellbeing

Gippsland has an ageing population with a much higher proportion of retirement aged workers than the Victorian average. Demand for healthcare and community services support is set to increase. Access to these services contributes to improving quality of life and population attraction.

There is a direct link to education and workforce through the provision of training and accreditation pathways for healthcare practitioners and attracting skilled workers for hard-to-fill positions in allied health, social work and general practice.

A shift towards person-centric approaches is desirable to build better health and wellbeing outcomes and enable all individuals to feel accepted, safe, affirmed and celebrated. There is an opportunity to learn from Aboriginal health services and communities about ways to embed the mindset of 'seeing the person before the business' across the broader healthcare system. A coordinated approach across government and other key stakeholders to codesign future models of primary healthcare has also been emphasised.

*Highlight box – Through community engagement, the Latrobe Health Advocate identified some of these health and wellbeing aspirations for systems reform in Latrobe:

- Aboriginal change – agents in Latrobe were embraced as champions by governments and services and offered even greater support to help others in their community to achieve their health and wellbeing goals
- The wisdom of those with lived LGBTIQ experiences could be utilised to design how services are offered to communities into the future
- Latrobe Valley communities made a collective commitment to significantly reduce the impact of financial stress on everyone in the region
- Young people in Latrobe were given even more opportunities to have their voice heard and contribute to the design and delivery of local services within the Latrobe Health Innovation Zone.

Integrated transport for access to jobs, education and services

Gippslanders want a connected region that caters to the needs of communities in a sustainable way.

Communities have identified a desire for culturally safe, well-lit, and well-staffed public transport services that also meet the needs of older people, people living with disabilities and people with mental health issues. Programs and initiatives that deliver travel training and services to help people experiencing transport anxiety would build community confidence and capability in accessing public transport and increase the use of services.

People facing barriers to entering education and the workforce are often limited by their ability to attend the classroom or the workplace. To increase equitable participation in education and the workforce across the region, frequent, reliable and affordable public transport is required.

Integrated transport networks that incorporate reliable intermodal passenger transport, walking and cycling infrastructure, provide transport options that are socially equitable and respectful of the environment.

Case study: Transport Solutions for South Gippsland and Bass Coast VET students

Students in South Gippsland and Bass Coast face barriers to accessing education opportunities in other towns.

AGA Apprenticeships Plus, the South Gippsland Trade Skills Alliance (SGTSA), Wonthaggi Secondary College, Foster Secondary College, Mirboo North Secondary College and local councils identified the need for a bus service to transport VET students to programs in Korumburra and Leongatha.

Through the Flexible Local Transport Solutions Program, the Department of Transport provided funding to AGA Apprenticeships Plus to commence a trial bus service in 2019. The trial provided safe and direct transport for around 60 Bass Coast and South Gippsland students over two days a week.

The bus trial enabled students access to education opportunities they wouldn't otherwise have had. This supported education retention and a greater take up of apprenticeships, allowing students to pursue a trade career of their choice.

The trial was very successful and ran for three years. As a result, it is now a permanent service managed under the Department of Transport and Planning's School Bus Contacts.

Young people have indicated that improved public transport would support them to develop independence, strengthen social and community connections and enhance their connection to place. Clean transport options including walking and cycling networks can improve physical and mental health, and the environment.

Improved transport infrastructure and rail services between Melbourne and Gippsland is a priority for attracting skilled workers and students to the region, and to enable people to reliably access healthcare and essential services. It's also important for supporting flexible working options that enable people to commute for work or study while continuing to live in Gippsland.

Quality rail services connecting Melbourne with Gippsland, as well as reliable intermodal passenger transport around the region, will support the visitor economy by encouraging increased visitation to Gippsland's nature-based and cultural tourism destinations.

Enabling interconnection within the region's cities and towns can support growth and investment opportunities. Improved productivity and efficiency of freight networks could encourage increases in trade and improve local supply chains.

Reliable digital connectivity to enable businesses and the community to access the full benefits of digital innovation and inclusion

Gaps exist in digital infrastructure throughout regional Victoria and infrastructure investment is not keeping pace with current population growth. Limited and inequitable access to fast and reliable internet services inhibits businesses from embracing new technology. It also impacts emergency response and is a barrier to participation in education, with lower levels of digital capability in Gippsland compared to metropolitan areas compounding the issue.

Improvements to digital infrastructure and access in Gippsland have the potential to achieve significant returns on investment with transformative economic and social benefits. High-capacity digital connectivity and capability in the region could increase opportunities for flexible work and study, making the region an attractive option for workers looking to relocate. It would also allow more people to remain in the region while taking up jobs or education opportunities elsewhere. This is particularly important for retaining young people in the region, who are part of a digital, globally connected generation. Young people in primary and secondary school need digital connectivity and capability to keep them engaged in learning and encourage further study. This is particularly crucial for the region's Aboriginal and Torres Strait Islander population who face a relatively low level of digital inclusion and literacy compared with the national average.

High-capacity digital connectivity, inclusion and literacy will also expand technology adoption, which in turn will lead to increased productivity and enable the region's businesses to remain competitive while widening access to new markets. It would enhance innovation in sectors like agriculture (through smart farming) and health (through telehealth and other digital health services).

Digital infrastructure is recognised as essential for emergency response, particularly in rural and remote communities across the region. Improving telecommunications resilience and capabilities is a high priority for the region and will lead to better connectivity for emergency services, communities and businesses during emergencies.

The 2026 Commonwealth Games

In March 2026, Victoria will host the Commonwealth Games, with events held in Geelong, Bendigo, Ballarat, Shepparton and Gippsland. Gippsland is currently set to host Cricket T20, Badminton, Shooting, Cycling and Rugby Sevens.

The Commonwealth Games provide an opportunity for the Victorian Government to upgrade the state's digital connectivity infrastructure. As well as attending live events, people will need to access live-digital and remote-digital experiences during the Games to meet modern expectations of content accessibility and delivery.

Improved digital connectivity infrastructure would create a digital legacy for Gippsland, improving the attractiveness and liveability of the region, and deliver immediate and sustained future benefits.

5.5 Coordination, collaboration and shared leadership

Clear roles and responsibilities across industry, education, community and governments

Industry, communities, the education sector and multiple levels of government all have roles to play in the transition process.

Providing clarity and coordination of roles and responsibilities in creating Gippsland's bright future presents an opportunity to incorporate transition into our everyday way of working.

Working together on shared priorities and action; clear communication, evidence-based decisions; consulting widely: valuing and including diverse voices including those not usually represented; and working together across sectors and industries will build trust and lead to better outcomes. Collective action will achieve more than any single party can alone.

Shared local leadership by business, industry and the community will ensure local ownership of the Plan and the development of nuanced and targeted actions suiting the diverse needs of the region.

This multi-stakeholder collaboration will also contribute to achieving positive outcomes aligned to the UN Sustainable Development Goals through Goal 17 – Partnerships for the Goals.

Communities

Communities and community organisations must be active participants in discussions about their future. Community organisations are vital to ensuring community voice is heard, understood and is an equal participant in discussions about transition. People need to have ownership and be part of the transition process, in particular those who will be most affected. Including Traditional Owners in discussions and decision making is a priority.

Workers and their families need new jobs near where they live, not new jobs in a different part of the country that are hard to access and will disrupt their lives.

This is important for people who aren't in a position to move away from the region for various reasons, but also to keep people who can move from leaving, to avoid the breakdown of the economic and social fabric of communities. We also need to be strong advocates for our own communities and region, promoting our strengths and the opportunities transition will bring.

Evidence shows change is coming. Many decisions are made outside the most affected regions. This reality needs to be balanced with place-based/ community led approaches that allow local responses to be developed and does not impose government or private interests merely for economic gain.

The Indigenous Employment Program (IEP), a memorandum of understanding (MoU) between GLaWAC and Latrobe City Council, is a positive example of a collaborative partnership established to support Aboriginal employment and training. The MoU was designed to allow both parties to work collaboratively to support the delivery of programs and projects for the benefit of Indigenous recipients across Gippsland.

Since its establishment in 2019, the IEP has supported the placement of 93 Aboriginal people into employment in the region. The program is tracking at a 78 per cent retention rate for participants being in a role for 26 weeks or greater and going on to be employed in various roles with GLaWAC, such as natural resource management, land care, administration and hospitality. Employment opportunities have also extended to other industries including health, retail, local government and within the Aboriginal Community Controlled Organisations sector.

Industry

The impact and scale of the change in major industries across Gippsland is immense. Workers and employers must be key partners in the transition process. Organisations that advocate for workers' rights and interests, such as unions, have an important role to play in social dialogue, as do businesses and employers' associations.

Businesses and enterprises are more likely to commit to creating decent jobs, reskilling and retaining workers and investing in communities if they have more certainty from governments. Industry should also lead by example by aligning investment to identified areas of strength and future opportunity that will support a positive transition.

Social licence and social impact are important considerations for industry, particularly those companies in transitioning sectors that will maintain a presence in the region. Being open and honest with their workforce and community will build trust and support.

Industry sectors should promote strong climate targets, employment targets and a just transition process; and support businesses to achieve them. Government can support industry to do this, for example by collaborating with industry to develop workable and pragmatic climate targets and to see those targets reached.

Working together, industry can partner with the education sector to reposition the region's institutions as centres for excellence. Industry sectors can also jointly advocate to government for policies, regulation and investment that will foster a thriving economy focused on identified areas of strength within the region.

Industry includes investors and financiers who can influence other stakeholders and mobilise capital to support communities, businesses and workers as part of a transition to a net zero carbon economy.

Education and Training

The education sector is partnering with industry to understand areas of opportunity and growth in the region. This will enable institutions to offer tailored courses and programs to meet Gippsland's workforce and skills needs. The aim should be to establish the region as a centre of excellence to not only retain young people in the region by giving them a broad range of skills and career development opportunities, but also to attract other young people to the region to receive high quality, specialised education.

A strong and enduring relationship between education and industry is essential to provide students with training and work experience that allows them to understand a wider range of opportunities within an industry. This should cater to every aspect of industry supply chains– from trade and manufacturing to research and technology. It will also enable students to connect to their communities in a way that enhances their understanding of how they can personally contribute to the community and the region more broadly.

There is also an opportunity for the education sector to work with industry and government to support young people in the region to participate in education beginning as early as primary school. Education, industry and government can collaborate to identify innovative ways to educate and inspire young people about the employment possibilities and pathways available to them in Gippsland.

Local government

Local governments facilitate planning processes and decisions. They leverage community engagement to inform development of council plans and strategies, collecting valuable information on current community priorities and sentiment. Local government can also communicate, educate and inform the community of changes and opportunities.

Local governments are well placed to advocate for local priorities and act as intermediaries to facilitate partnerships across all tiers of government, industry, education and communities. They have intimate knowledge of the region and its challenges and can establish strong connections through their extensive networks and engagement.

One Gippsland is an example of this. Its membership consists of six Gippsland LGAs, key industry bodies, education and training institutions, and the Gunaikurnai Land and Waters Aboriginal Corporation. One Gippsland connects the dots between government, business and community while working together to champion the interests of our region and our people.

One Gippsland can harness the collective efforts of local government, the private sector and communities to advocate for economic and social investment from State and Federal Government that will help advance the liveability, connectivity and productivity of Gippsland.

The Victorian Government

The Victorian Government is committed to partnering with communities to support them to prioritise and achieve their own objectives and aspirations. The government brings policy, legislation, funding and coordination to the table including in the school and Vocational Education and Training sectors. Wherever possible, government programs, projects and initiatives will respond to local priorities as part of a partnership approach to achieving locally developed and mutually agreed outcomes. The Victorian Government will support a best practice, place-based approach to transition, with a long-term commitment to affecting change and a focus on broader economic development and revitalisation.

Evidence shows locally led transitions produce better outcomes, but State Government support is needed for implementation. Investment facilitation, funding, policy and regulation across areas including the environment, climate change, local procurement and employment prioritisation can all contribute to positive transition results.

There is a strong desire in Gippsland for the Victorian Government to play a lead role in coordinating the transition process. A commitment to government in-place, embedded in the region with sufficient authority and discretion to coordinate and collaborate over the timeframe of this Plan will be crucial to success.

The LVA will continue to work in partnership with the Victorian Forestry Transition Team and Regional Development Victoria (RDV) Gippsland to facilitate partnerships and coordinate transition responses that respond to the needs of the region. The LVA will also coordinate connections between the work of the re-established State Electricity Commission and implementation of the Latrobe Valley and Gippsland Transition Plan.

The LVA and RDV have had demonstrable impact in collaborating with the existing power suppliers, particularly in worker transition planning, and coordinating energy initiatives in Gippsland including the Wellington Renewable Energy Forum, Gippsland New Energy Coordination Group, 2022 New Energy Conference and Renewable Energy Information Hub concept for Morwell and Sale.

The LVA will lead implementation of the Plan, communicate, monitor and evaluate outcomes, and support the Minister for Regional Development to champion and publicly report on the Plan's progress.

The Australian Government

The Australian Government can provide national leadership, ambition, standards and clear direction. It is responsible for university and tertiary education and has a role in setting targets, affecting policy, and delivering streamlined legislative and regulatory changes, working closely with the Victorian Government, industry and other partners. The Australian Government can provide policy certainty to support investment and action particularly by industry.

The Australian Government can also fund and facilitate coordinated action between states and industry for the development of national infrastructure. An example of this is the Marinus Link project – a proposed 1500-megawatt capacity undersea and underground electricity connection that will link North West Tasmania with the Latrobe Valley as part of Australia's future electricity grid.

The Australian Government has primary responsibility for ensuring the adequacy of telecommunications infrastructure across Australia. The Commonwealth has announced a range of telecommunications investment programs, including the \$200 million Regional Connectivity Program, which will result in more than \$600 million of contestable co-funding programs for digital connectivity over the next five years. It is important the Victorian Government also continues to co-invest alongside the Commonwealth to access these funding programs.

6 Action Plan

The Action Plan is an accompaniment to the Transition Plan. It outlines activities across all levels of government, industry and community sectors that will contribute to achieving the vision and goals of the Transition Plan and will track progress towards these outcomes.

The Action Plan initially covers a five-year period from 2023 – 2028 and will be reviewed and updated in line with significant events or new actions.

The LVA will manage the Action Plan and be responsible for monitoring and reporting on progress.

The Action Plan aligns with other plans and strategies developed to support the region's social and economic development including local, Victorian and Australian Government strategies, programs, projects and initiatives.

Note – Action Plan will be a separate document

DRAFT

7 Measuring progress

The Victorian Government through the LVA will measure and report on the Plan's progress.

7.1 Monitoring, Evaluation and Learning Framework

A Monitoring, Evaluation and Learning (MEL) Framework is being developed to monitor the Plan's progress combining all these elements into one integrated system.

The MEL Framework will measure progress through:

- Monitoring – continuous and systematic observation of how the Action Plan is implemented, and how it's contributing to change in the priority focus areas. This is to ensure that actions are working towards their intended outcomes, supporting adaptive management and communicating progress.
- Evaluation – evidence-based assessment of the appropriateness, effectiveness and efficiency of the Action Plan to support the goals of the Plan. This includes evaluating delivery of the activities of the Action Plan, their economic, environmental and social outcomes (intended and unintended) and the potential contribution made to long-term outcomes of the Plan itself.
- Learning – applying the monitoring and evaluation data from the Action Plan to improve its delivery and inform future policy and programs to support the Plan's evolution and Gippsland's transition. This includes maintaining a shared understanding of successful transition across community, industry and government, and identifying factors that enable or constrain desired outcomes.

7.2 Outcomes Framework

An Outcomes Framework has been developed to define what the Plan sets out to achieve and how it will get there. It's a tool that helps all stakeholders have a shared understanding of what we hope to achieve and enables government to check if we are on track to achieve our goals.

The Plan sets out 10 high-level interconnected outcomes that reflect the social and broader economic and environmental factors needed to realise the vision for the region in 2035. The outcomes and indicators are intentionally ambitious and aspirational.

Sustainable Development Goals indicators will be applied to measure outcomes related to the five focus areas of education and training; employment; economy; liveability; and coordination, collaboration and shared leadership.

The Outcomes Framework will provide a basis for evaluation and will be reviewed at intervals throughout the five-year Action Plan as part of a continuous cycle of learning and sharing knowledge.

7.3 Review and updating the Plan

The Plan will be reviewed over time as circumstances change. The initial Action Plan covers a five-year period from 2023 - 2028. Following evaluation of the initial Action Plan, updated versions will be developed and measurement of progress will continue. Whilst the overarching vision, focus, goals and guiding principles are expected to remain relevant, they will be adapted, if necessary, to support the effective implementation of the initial and future Action Plans.

Note – Outcomes and MEL Frameworks will be separate documents

8 Engagement

The Plan is the result of extensive engagement with individuals, community groups, peak organisations, employers, industry groups, unions, Traditional Owners, professional bodies, education and training providers and local governments. Their stories, knowledge and expertise have resulted in the vision, priorities and guiding principles set out in the Plan.

Ministerial roundtable

The engagement process commenced with a roundtable event hosted by the Minister for Regional development, The Hon Harriet Shing MP, at the Morwell Innovation Centre on 8 September 2022.

The Implementation Working Group was largely formed from roundtable attendees.

Research and evidence gathering

The Plan draws on evidence from an evaluation of existing published literature, reviews and reports, including a large selection of plans and strategies developed in the region over recent years. Many of these reports set out opportunities to create jobs or priorities to support economic diversification, attract investment, address climate change and unlock investment.

Community engagement

Supported by the Implementation Working Group, the LVA has met with Aboriginal groups, women's groups, school groups, culturally and linguistically diverse communities, environmental groups, peak industry bodies, education and training providers, peak healthcare and community bodies and power stations.

Engagement includes face-to-face meetings, interviews, surveys and focus groups. The LVA has also drawn insights through participation and engagement at community events and forums for tourism, health, energy, young people, and transport.

What we have heard through this engagement process has informed the vision, guiding principles and goals of the transition plan.

Include a full list of engagements and also some highlights of what we heard that was specific to them and perhaps

9 Bibliography

The following reports, strategies and research was reviewed and helped to develop this Plan.

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Adey, P, et al, 2022, *Just Transitions in Australia: Moving Towards Low Carbon Lives Across Policy, Industry and Practice*, Royal Holloway University of London and Monash University

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Gippsland Energy Skills Mapping Report

Gippsland Regional Climate Change Adaptation Strategy

Gippsland Regional Digital Plan

Gippsland Regional Economic Development Strategy (REDS)

Gippsland Regional Labour Force Participation Report

Gippsland Regional Partnership Outcomes Roadmap

Gippsland Regional Plan 2020-2025

Gippsland Skills Demand Profile (Vic Skills Authority)

Gippsland's Future Health and Community Services Workforce

Guide to place-based approaches

Gunaikurnai Aboriginal Economic Development Strategy Gippsland: Building on the Legacy

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Inquiry into the closure of the Hazelwood and Yallourn Power Stations

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Towards 2030 — Gippsland Destination Management Plan

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Victorian Government 2021, Statement from the Minister for Energy, accessed online 15 October 2022, <<https://www.premier.vic.gov.au/statement-minister-energy>>

Victoria's Innovation Statement

Victorian Skills Authority, Employment Forecast Dashboard, accessed 21 September 2022, <https://app.powerbi.com/view?r=eyJrIjoiodAxZjRlYTETZDk2Mi00Yjg3LTgyMjktODc4NmU2NmMyliwidCI6ImQ5NmNiMzM3LTFFhODctNDRjZi1iNjliLTNjZWZmZmRhNGMxZiJ9>

Victorian Skills Plan

West Gippsland Regional Catchment Strategy

Appendix – Current state snapshot

This section will be a graphic element as an appendix.

Industry output

Despite fluctuations over the past 20 years and being one of the smallest employing industries, mining is the largest contributor to Gross Value Add (GVA) in Gippsland.

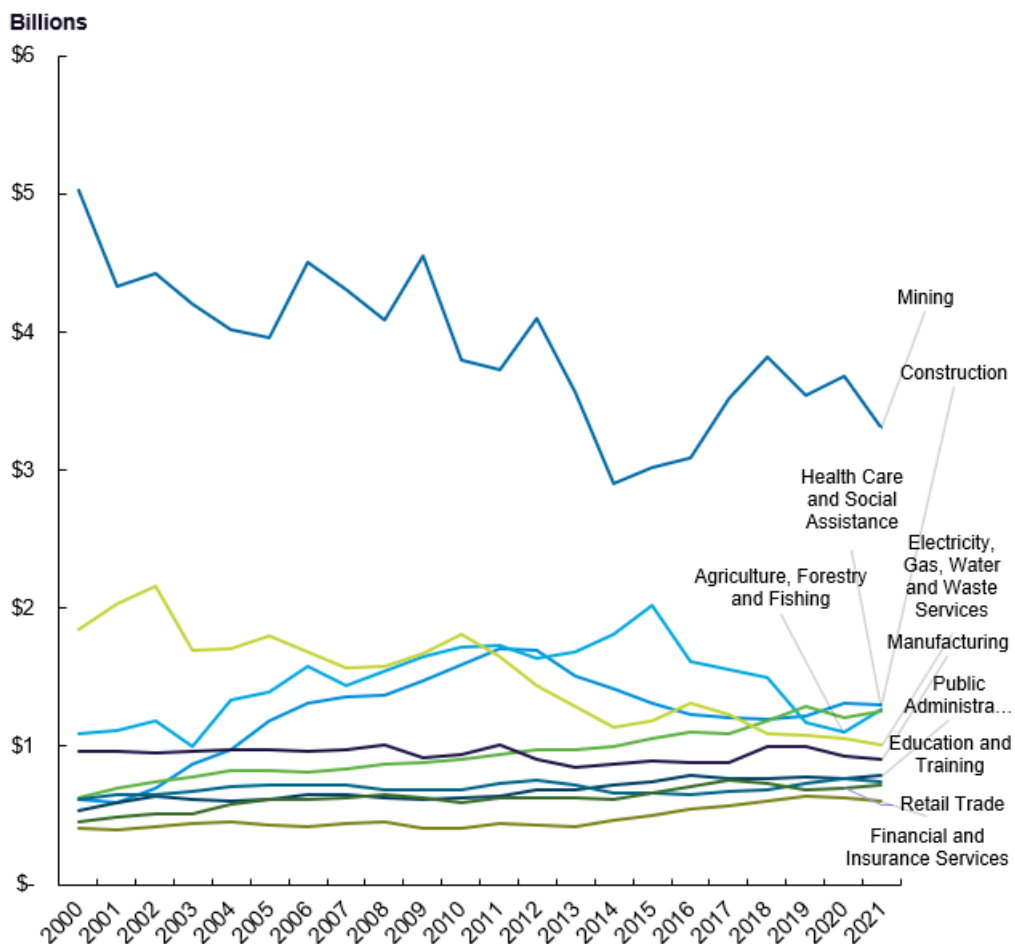
The construction sector has also experienced GVA growth over the past two decades. Since the 2018 financial year, it has been the second largest contributor to the region's GVA. (see Figure 1).

Consistent with a larger ageing population, Gippsland has seen expansion in healthcare and social assistance, making it the third largest industry.

Agriculture, forestry and fishing which saw steady growth at the start of the century, has been declining since 2015. It's now the region's fourth largest sector.

Figure 1: Gross Value Add (GVA) of Ten Largest Industries, Gippsland (2000 to 2021)

Gross Value Add (GVA), NIEIR (2021)

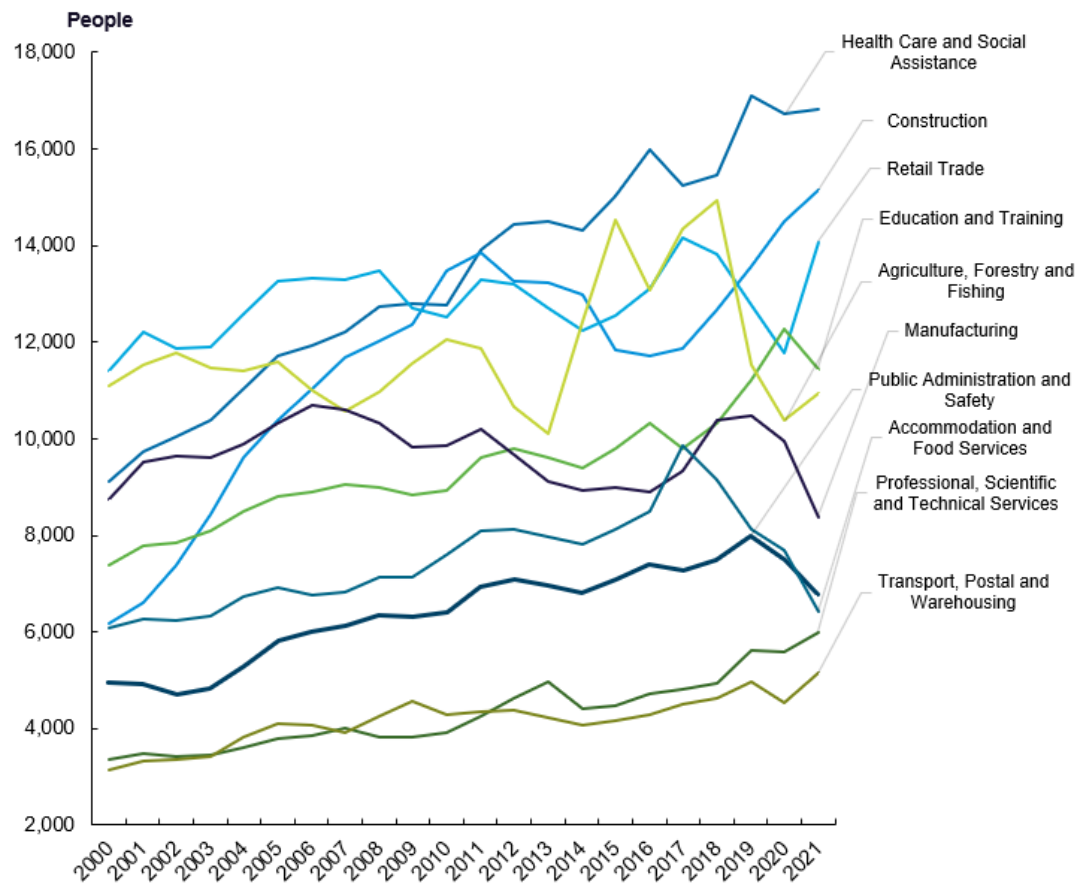


Employment

The healthcare and social assistance sector has been the region's largest employer since 2009. This is consistent with Gippsland's growing demand for services related to population growth and ageing. Other sectors associated with population growth have also grown consistently over the past two years, including education and training and public administration and safety.

Construction is the region's second largest employer and the fastest growing industry in terms of employment since 2000. (see Figure 2). The industry is likely to grow to support the establishment of the renewable energy sector, housing and the Commonwealth Games.

Figure 2: Employment (PUR) of Ten Largest Industries, Gippsland (2000 to 2021)
Employment (JTW), NIEIR (2020)



The Latrobe City currently has the highest unemployment rate of any regional LGA across Victoria, with the largest pockets of unemployment in Morwell and Moe/Newborough. Each of Gippsland's LGAs currently has an unemployment rate above the regional Victorian average, except for South Gippsland.

While mining has the highest proportion of workers on high incomes, it's the third smallest industry by total number of workers employed (1.4 per cent of Gippsland's total workforce).

Similarly, the utilities sector accounts for 2.9 per cent of Gippsland's total workforce.

Figure 2.1: Weekly Income and Sex, Mining – largest contributor to GVA , Gippsland (2021)
ABS Census 2021

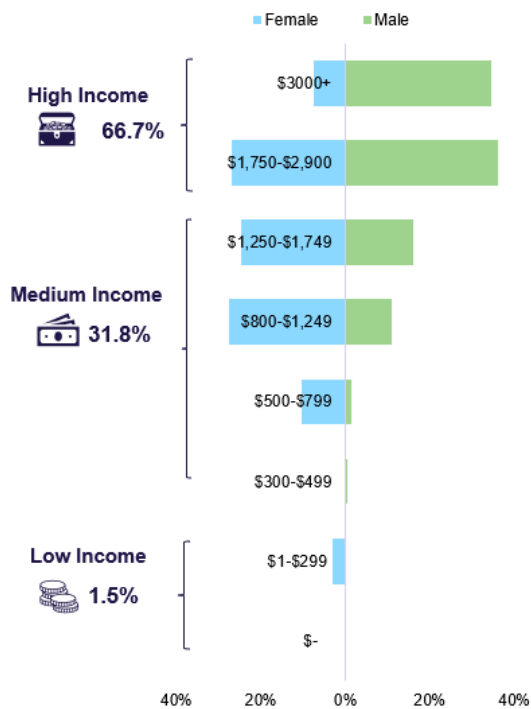
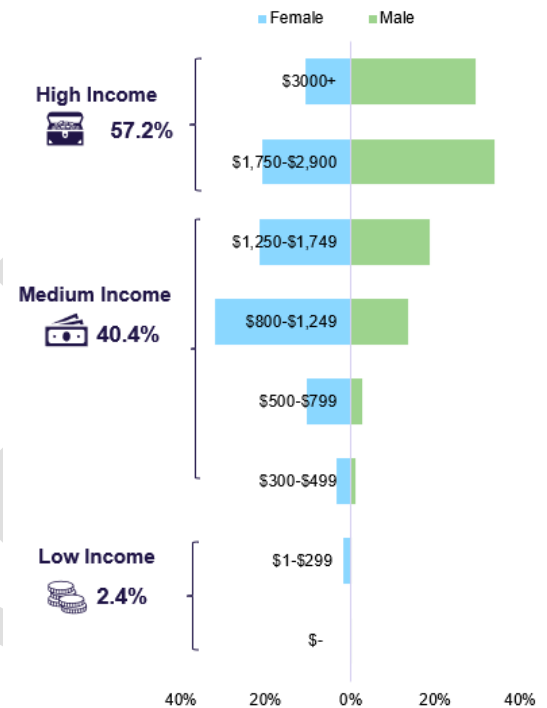


Figure 2.2: Weekly Income and Sex, Utilities* – 5th largest contributor to GVA , Gippsland (2021)
ABS Census 2021



*Utilities represents the Electricity, Gas, Water and Waste Services ANZSIC Industry

Although mining is the biggest contributor to Gippsland's GVA with the greatest number of highly paid jobs, the largest employing industries employ more workers in the medium income bracket.

Figure 2.3: Weekly Income and Sex, Health Care – largest employing industry, Gippsland (2021)
ABS Census 2021

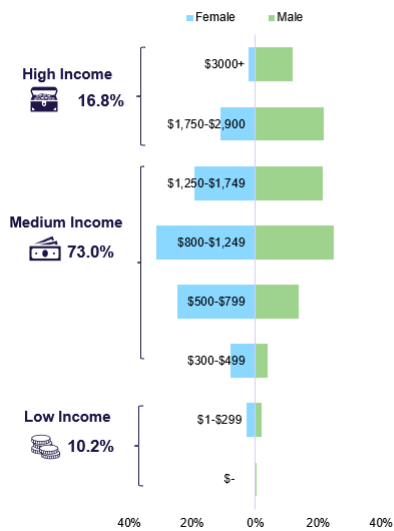


Figure 2.4: Weekly Income and Sex, Construction – 2nd largest employing industry, Gippsland (2021)
ABS Census 2021

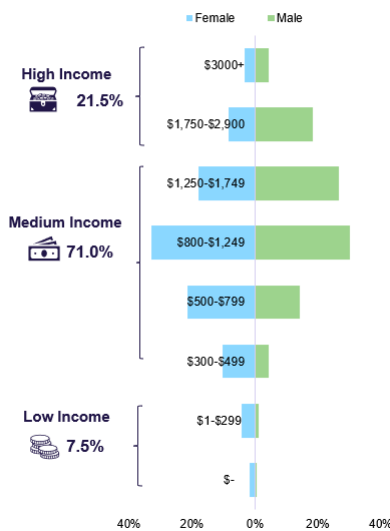


Figure 2.5: Weekly Income and Sex, Retail Trade – 3rd largest employing industry, Gippsland (2021)
ABS Census 2021

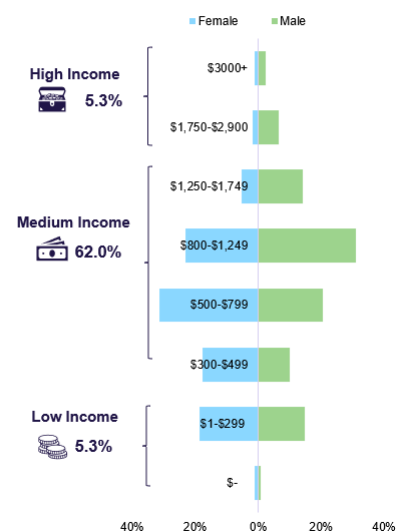


Figure 2.6: Weekly Income and Sex, Education & Training – 4th largest employing industry, Gippsland (2021)
ABS Census 2021

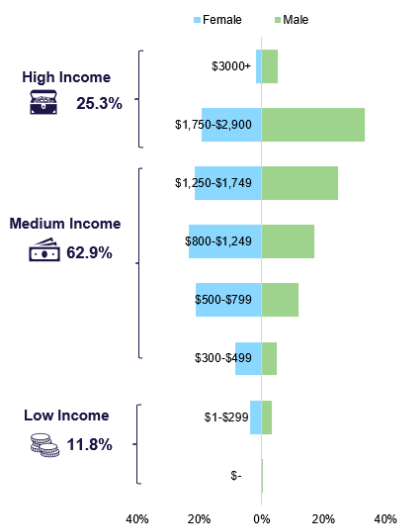


Figure 2.7: Weekly Income and Sex, Agriculture, Forestry and Fishing – 5th largest employing industry, Gippsland (2021)
ABS Census 2021

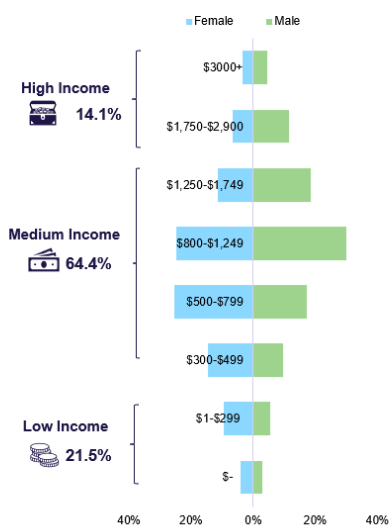
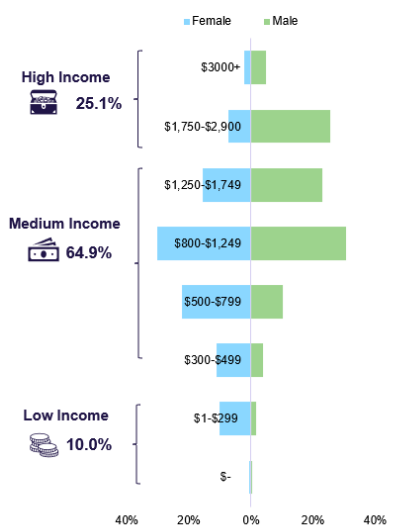


Figure 2.8: Weekly Income and Sex, Manufacturing – 6th largest employing industry, Gippsland (2021)
ABS Census 2021



Workforce

Gippsland has an ageing population, which translates to an ageing workforce. Gippsland has a much higher proportion of retirement aged workers than the Victorian average with 7.6 per cent of all workers in Gippsland being of retirement age compared with 4.8 per cent at the Victorian level.

Figure 3: Age & Sex, Workers & Non-Workers*, Gippsland (2021)
Population by 5-Year Age Cohorts & Sex, ABS Census (2021)

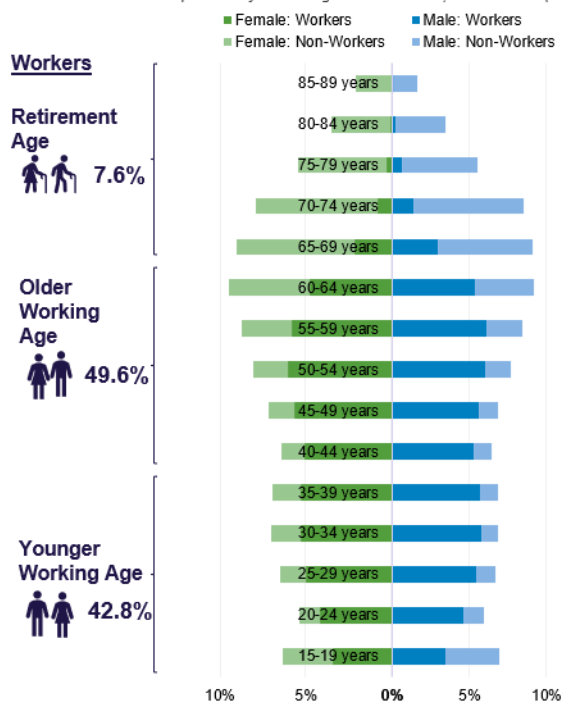
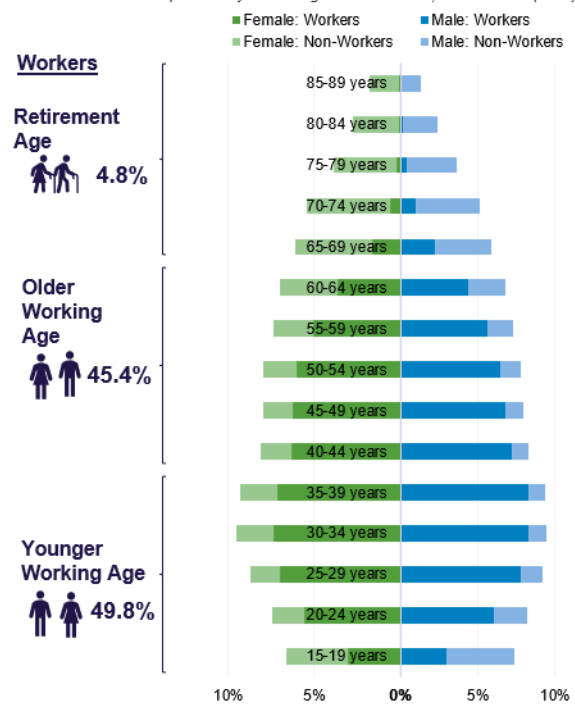


Figure 4: Age & Sex, Workers & Non-Workers*, Victoria (2021)
Population by 5-Year Age Cohorts & Sex, ABS Census (2021)



*Workers are defined as those who are employed, whereas non-workers are defined as those who are unemployed or not in the labour force.

From 2001 to 2021, the proportion of retirement age residents in Gippsland increased by 8.9 percentage points to 24.2 per cent, surpassing the proportion of young people in 2012.

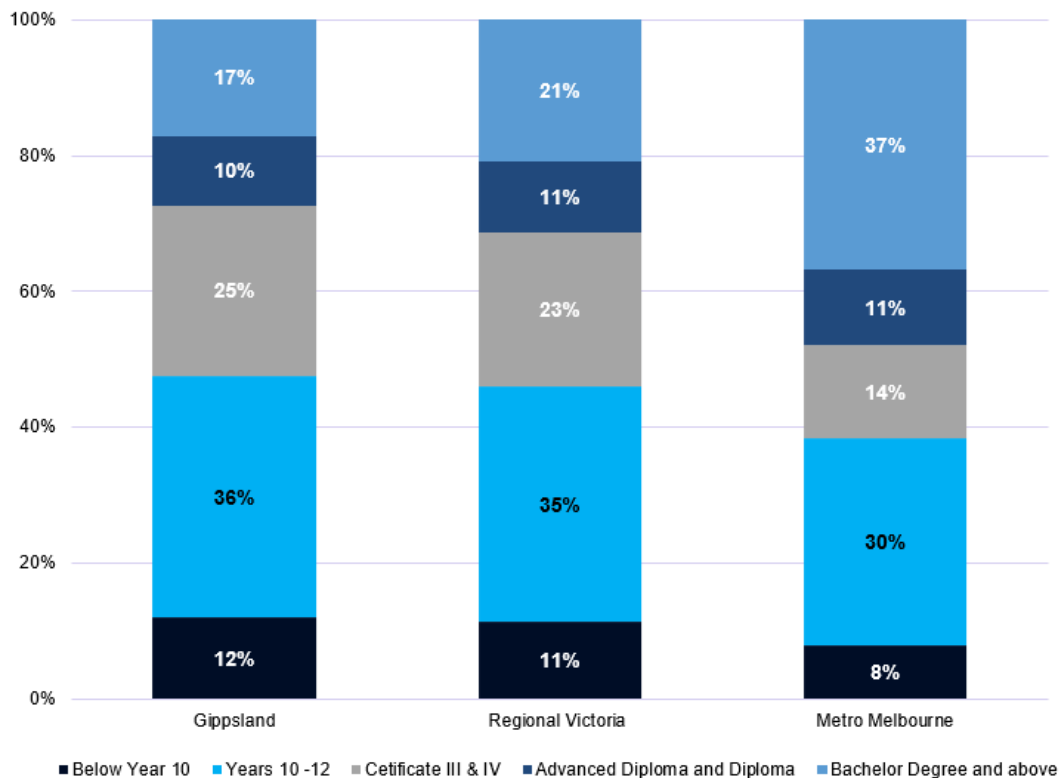
The decline in the number of young people is largely due to their tendency to move to Melbourne or beyond for greater education, training and employment opportunities. Keeping and attracting young people to Gippsland to study or work presents an opportunity to develop a long-term future workforce in the region.

Educational attainment

Gippsland has similar levels of educational attainment to regional Victoria as a whole.

The qualification levels of Gippslanders (48 per cent do not have a post high school qualification and 35 per cent have a diploma or certificate) can be partly explained by what is required for major employment industries in the region, as well as the region's older demographic profile.

Figure 5: Highest level of Education Attainment
Proportion of population, ABS Census (2021)

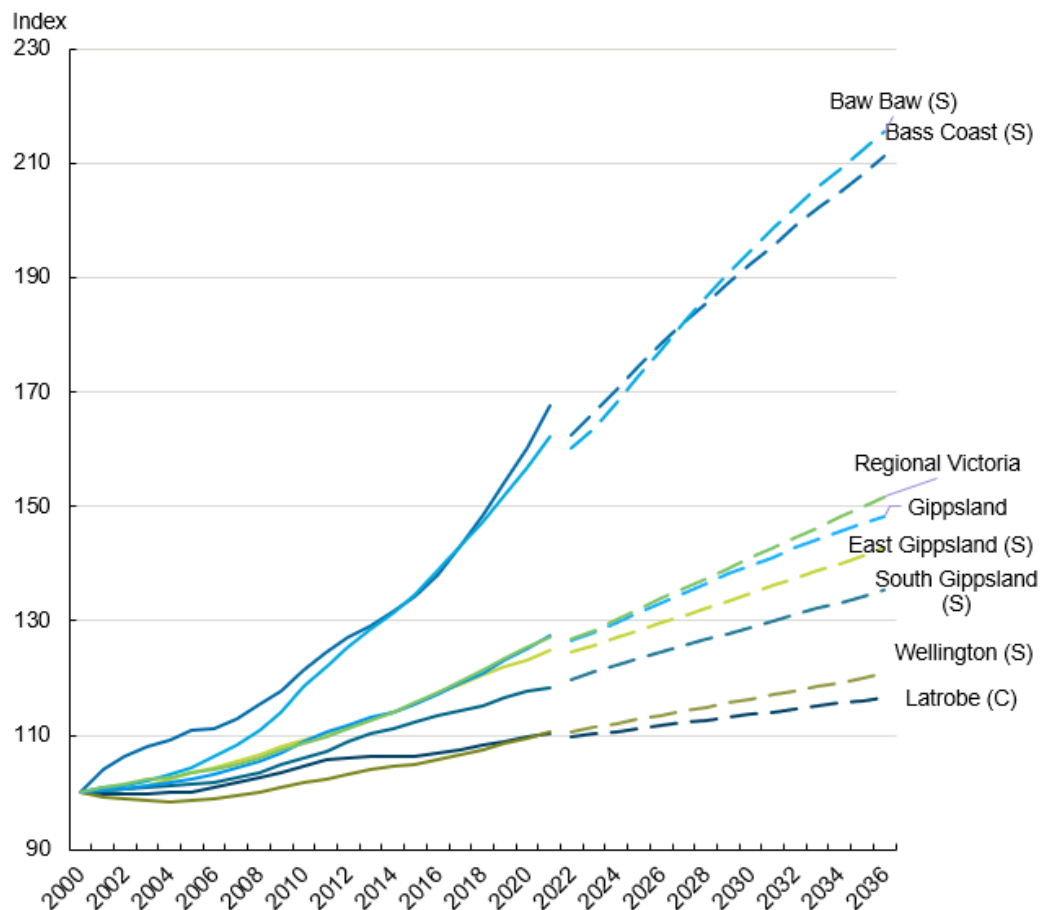


Population

From 2000 until 2021, population growth across Gippsland was in line with regional Victoria. From 2021 onwards Gippsland and regional Victoria's population is expected to grow at a similar rate.

Peri-urban localities are expected to expand much quicker than other localities. It's estimated that populations in Baw Baw and Bass Coast will increase by 115.4 per cent between 2000 - 2036.

Figure 6: Past & Projected Population Growth, Gippsland (2000 to 2036)
Estimated Resident Population, Victoria in the Future Population Projections (2019), index=100



Note the population projections are sourced from the Victoria in the Future Population Projections of 2019 and as a result do not estimate impacts of COVID on population.

Confidence in the future

Forecast declines in employment in industries under transition are not reflected in the communities' perception of the future. Despite socioeconomic changes, Gippsland's communities align with regional Victorian averages in terms of perceptions of a bright future.

Figure 7: Community has a Bright Future (2020)
Regional Wellbeing Survey (2021)

Geography	Score (out of 7)
Bass Coast (S)	6.0
Baw Baw (S)	5.7
East Gippsland (S)	5.2
Latrobe (C) (Vic.)	4.7
South Gippsland (S)	5.6
Wellington (S)	5.4
<i>Regional Victoria</i>	5.5

13. GENERAL MANAGER CORPORATE SERVICES

13.2. ASSEMBLY OF COUNCILLORS

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

OBJECTIVE

To report on all assembly of Councillor records received for the period 30 January 2023 to 12 February 2023.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council note and receive the attached Assembly of Councillor records for the period 30 January 2023 to 12 February 2023.

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 30 January 2023 to 12 February 2023.

ATTACHMENTS

1. Assembly of Councillors 7 February 2023 Council Day [13.2.1 - 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 30 January 2023 to 12 February 2023.

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.

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 – 7 February 2023

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	Yes	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	Hayley Furlong, Governance & Council Business Officer	Yes	N/A
	Cr Rossetti	Yes	Damian Norkus, ICT Operations Officer	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	Chris Hastie, GM Built & Natural Environment	Yes	N/A
	Cr Rossetti	Yes	Clemence Gillings, GM Community & Culture	Yes	N/A
	Cr Stephens	Yes	Vanessa Ebsworth, Acting GM Development	Yes	N/A

Workshops (cont.)	MATTERS/ITEMS CONSIDERED AT THE MEETING	OTHERS IN ATTENDANCE
	1. DECEMBER 2022 QUARTERLY PERFORMANCE REPORT AND 2023/24 CAPITAL WORKS BUDGET	<ul style="list-style-type: none"> Ian Carroll, Manager Corporate Finance Dean Morahan, Manager Assets and Projects <i>Conflict of Interest: Nil</i>
	2. COUNCILLOR COMMUNITY CONVERSATIONS	<ul style="list-style-type: none"> Sam McPherson, Manager Communities, Facilities and Emergencies <i>Conflict of Interest: Nil</i>
	3. CARBONNET PROJECT UPDATE	<ul style="list-style-type: none"> Amanda Harding, Stakeholder Engagement and Communications Manager - CarbonNet (external) <i>Conflict of Interest: Nil</i>
	4. COMMUNITY AND CULTURE DIVISION UPDATE - LEISURE SERVICES AND SOCIAL AND AFFORDABLE HOUSING	<ul style="list-style-type: none"> Clem Gillings, General Manager Community and Culture Ross McWhirter, Manager Leisure Services <i>Conflict of Interest: Nil</i>
	5. AMENDMENT C115 (NORTH SALE) AND AMENDMENT C116 (LONGFORD) – SUBMISSIONS	<ul style="list-style-type: none"> Joshua Clydesdale, Manager Projects and Principal Strategic Planner <i>Conflict of Interest: Nil</i>
	6. HYDROGEN PRODUCTION FROM WASTE PROPOSAL	<ul style="list-style-type: none"> Tim Rowe, Manager Natural Environment and Parks Geoff Hay, Acting Manager Economic Development <i>Conflict of Interest: Nil</i>

14. GENERAL MANAGER DEVELOPMENT

14.1. C118 WELL - PLANNING SCHEME AMENDMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

PURPOSE

To seek a Council resolution requesting that the Minister for Planning authorise Council, in its capacity as the planning authority for the Wellington Planning Scheme, to prepare Amendment C118 well and proceed to a period of formal exhibition.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council:

- 1. Pursuant to Section 8A of the Planning and Environment Act 1987, resolve to request the Minister for Planning to authorise Council, as the planning authority, to prepare Amendment C118well (refer to Attachment 2); and***
- 2. Resolve to proceed to a period of public exhibition for Amendment C118well on the basis that authorisation is granted.***

BACKGROUND

What the Amendment does

The amendment translates the findings of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme and replaces outdated Wellington Planning Scheme content associated with Maffra, which will assist with managing growth and change in the township over the next 20 years.

The amendment also makes a minor grammatical change, to correct the wording of Section 2.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

Specifically, the amendment:

- Amends Clause 21.06 Maffra Strategic Framework to provide updated content about Maffra and include key recommendations and objectives of the *Maffra Structure Plan (April 2022)*.
- Amends Clause 21.06 Maffra Strategic Framework to remove the current Maffra Strategy Map and replace it with a new Maffra Strategy Map, to reflect the findings of the *Maffra Structure Plan (April 2022)*.
- Amends the Schedule 1 to Clause 43.04 Development Plan Overlay to update Section 2.0 'Requirement before a permit is granted', with a revised and more concise form of wording.
- Amends the Schedule to Clause 72.08 'Background Documents' to include the *Maffra Structure Plan (April 2022)* as a Background Document within the Wellington Planning Scheme.

Land to which the Amendment applies

The amendment applies to all land contained within the Maffra township boundary that is illustrated within the Maffra Structure Plan (refer to **Attachment 1**).

The amendment also applies to all land currently covered by the existing Development Plan Overlay - Schedule 1, across the Wellington Shire.

Why the Amendment is required

The amendment is required to translate the key land use planning directions of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme and to replace existing, now redundant planning content.

Council commenced the structure planning process in early 2020 with a view to reviewing existing land use policy for Maffra with a view to harness growth opportunities through updated strategic land use guidance and support for appropriate development for the benefit and liveability of the community.

The *Maffra Structure Plan (April 2022)* defines the township boundary, identifies opportunities and constraints within Maffra, and highlights the further strategic work required to establish clear directions for land use and development opportunities.

The amendment will give effect to the vision, objectives and strategies identified in the *Maffra Structure Plan (April 2022)*. The Structure Plan has been subject to a public exhibition process and is an informed representation of the community's aspirations for the growth and development of Maffra.

The amendment will provide the land use planning framework to enable land in Maffra to be developed for residential, commercial and industrial purposes in a coordinated manner and within a defined township boundary. It will amend local planning policy for Maffra to guide land use decisions in the township over the course of the next 20 years.

The *Maffra Structure Plan (April 2022)* will provide certainty and guidance with the form of staging of growth and development outcomes, and will be used:

- to define and strengthen Maffra's role within the Wellington Shire and the Latrobe Valley;
- to identify, protect and enhance the features that make Maffra special;
- to identify preconditions that will need to be satisfied before growth can occur – specifically, to ensure that growth is serviced by appropriate and timely infrastructure provision;
- to guide investment and funding decisions, both by the government (including Council) and private industry, particularly in relation to servicing needs to unlock areas suitable for residential development; and
- to guide future plans, policies and decision-making by Council.

The Structure Plan provides a spatial framework supported by a series of objectives, strategies and implementable actions to guide future uses, infrastructure, built form and public open space over the next 20 years.

Planning Scheme Amendment Documents for C118well (refer to **Attachment 2**) include:

- Draft Explanatory Report.
- Instruction Sheet.

- A revised Clause 21.06 Maffra Strategic Framework (including Maffra Strategy Map).
- A revised Schedule 1 to Clause 43.04 Development Plan Overlay.
- A revised Schedule to Clause 72.08 Background Documents

ATTACHMENTS

1. Map of Maffra Structure Plan Township Boundary - April 2022 [**14.1.1** - 1 page]
2. Planning Scheme Amendment Documentation [**14.1.2** - 33 pages]

OPTIONS

Council has the following options available:

1. Pursuant to Section 8A of the *Planning and Environment Act 1987*, resolve to request the Minister for Planning to authorise Council, as the planning authority, to prepare Amendment C118well (refer to **Attachment 2**); and resolve to proceed to a period of public exhibition for Amendment C118well on the basis that authorisation is granted; or
2. Pursuant to Section 8A of the *Planning and Environment Act 1987*, resolve not to request the Minister for Planning to authorise Council, as the planning authority, to prepare Amendment C118well (refer to **Attachment 2**); or
3. To seek further information for consideration at a future Council meeting.

PROPOSAL

That Council:

1. Pursuant to Section 8A of the *Planning and Environment Act 1987*, resolve to request the Minister for Planning to authorise Council, as the planning authority, to prepare Amendment C118well (refer to **Attachment 2**); and
2. Resolve to proceed to a period of public exhibition for Amendment C118well on the basis that authorisation is granted.

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. Council will be required to pay relevant fees for the assessment of the Planning Scheme Amendment (as is standard with all Planning Scheme Amendments).

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

Amendment C118well has been prepared having regard to the *Planning and Environment Act 1987* and to the provisions of the Wellington Planning Scheme - including the relevant State and local planning policies.

In preparing Amendment C118well, consideration has also been given to:

- *Ministerial Direction - Form and Content Local Provision*
- *Ministerial Direction 11 - Strategic Assessment Guidelines*
- *Ministerial Direction No. 15 - the planning scheme amendment process*

The Amendment process will be undertaken in accordance with the relevant requirements of the *Planning and Environment Act 1987*, including referring any unresolved submissions to an Independent Planning Panel appointed by the Minister for Planning.

COUNCIL POLICY IMPACT

The proposed Planning Scheme Amendment will achieve strong strategic alignment with the Municipal Planning Strategy and relevant Local Policies of the Wellington Planning Scheme (including new relevant Local Policies).

COUNCIL PLAN IMPACT

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

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

Strategic Outcome 2.3: *"An increase in variety of housing choice to support equitable access to housing."*

Strategic Outcome 2.4: *"Infrastructure investment is targeted to maximise jobs and housing growth."*

The Council Plan 2021-25 Theme 3 “Liveability and Wellbeing” states the following strategic outcome:

Strategic Outcome 3.3: *"Opportunities for everyone to work, learn, create, play, and share."*

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

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

Strategic Outcome 4.4: *"Safe and well-used transport connections across all modes of travel."*

This report supports the above Council Plan strategic outcomes.

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

Should Council decide to proceed with amendment C118well, and authorisation from the Minister for Planning is subsequently granted, the public will be notified of the period of public exhibition and afforded the opportunity to comment on the proposal. Any submissions received will be considered by Council prior to a formal decision being made on the amendment.

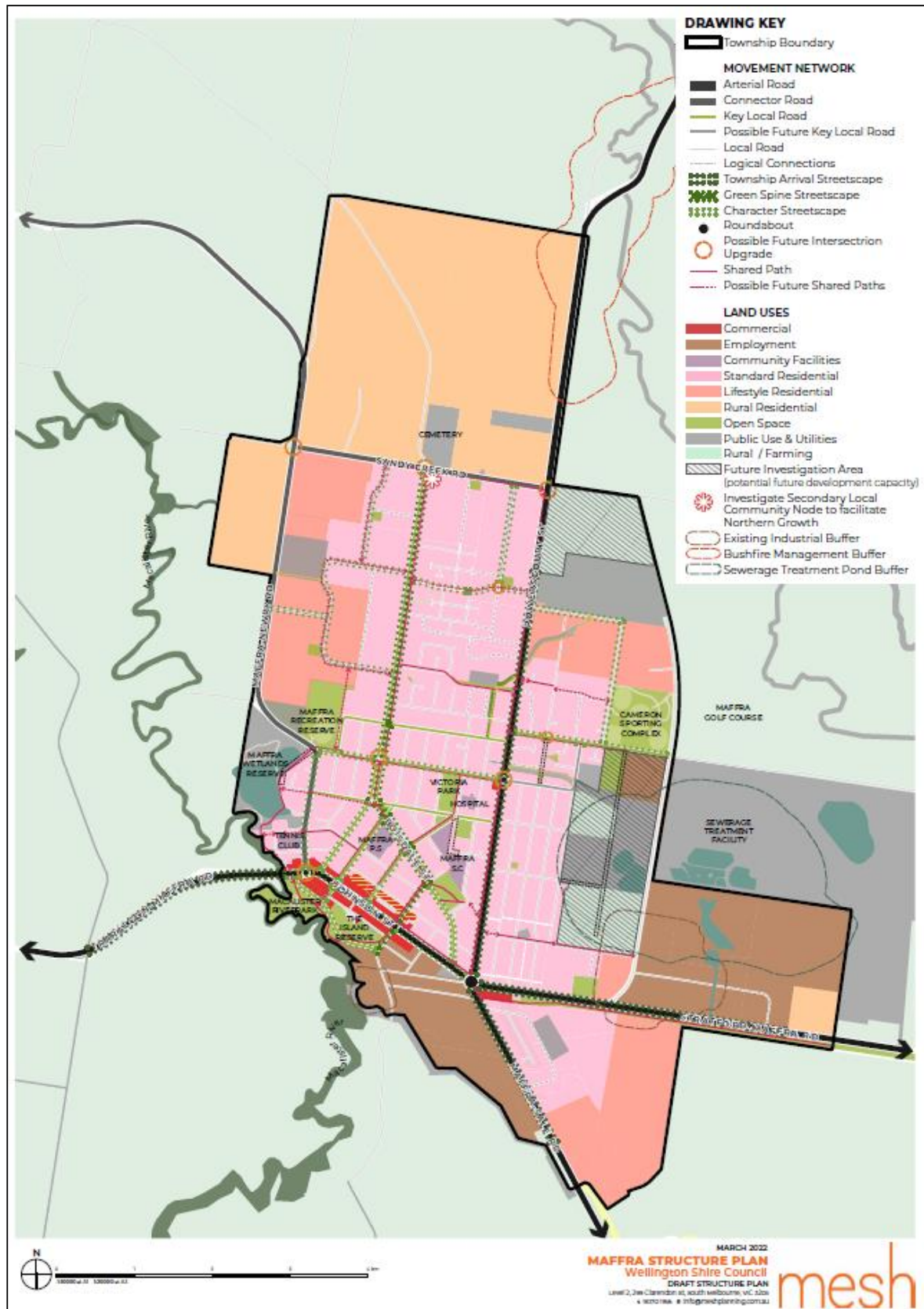
Notice of the amendment will be published in both the Government Gazette and Gippsland Times and all supporting relevant documentation will be available to view on Council's website. Hard copies of all amendment documents will also be available to view at Council's Customer Service Centre in Sale and the Maffra Library.

All statutory stakeholders will be notified of the formal period of public exhibition and have the opportunity to comment.

RISK MANAGEMENT IMPACT

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

ATTACHMENT 1 – MAP OF MAFFRA STRUCTURE PLAN (APRIL 2022) TOWNSHIP BOUNDARY



OFFICIAL

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME
AMENDMENT C118WELL
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 in Maffra (included within the Township Boundary in the Maffra Structure Plan). Refer to the attached map (**Attachment 1**) to see the Township Boundary of the Maffra Structure Plan.

The amendment also applies to all land covered by Schedule 1 to Clause 43.04 Development Plan Overlay within the Wellington Shire.

What the amendment does

The amendment translates the findings of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme and replaces outdated Wellington Planning Scheme content associated with Maffra, which will assist with managing growth and change in the township.

The amendment also makes a minor clerical change, to correct the wording of Section 2.0 of Schedule 1 to Clause 43.04 Development Plan Overlay.

Specifically, the amendment:

- Amends Clause 21.06 Maffra Strategic Framework to provide updated content about Maffra, and include key recommendations and objectives of the *Maffra Structure Plan (April 2022)*
- Amends Clause 21.06 Maffra Strategic Framework to remove the current Maffra Strategy Map and replace it with a new Maffra Strategy Map, reflective of the *Maffra Structure Plan (April 2022)*
- Amends the Schedule 1 to Clause 43.04 Development Plan Overlay to update Section 2.0 Requirement before a permit is granted
- Amends the Schedule to Clause 72.08 Background Documents to include the *Maffra Structure Plan (April 2022)* as a background document

Strategic assessment of the amendment

Why is the amendment required?

Maffra Structure Plan (April 2022) – Implementation

The amendment is required to implement the key land use planning directions of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme and replace existing, now redundant planning content.

Council commenced preparation of the Maffra Structure Plan in early 2020. It seeks to harness growth opportunities by strategically guiding and supporting appropriate development for the overall benefit and liveability of Maffra and its community.

The *Maffra Structure Plan (April 2022)* reinforces the township boundary, identifies opportunities and constraints for Maffra, and outlines further strategic work to establish a clear

direction for land use and development opportunities.

The amendment will give effect to the vision, objectives and strategies identified in the *Maffra Structure Plan (April 2022)*. The Structure Plan has been subject to a public exhibition process and is therefore considered to be a robust representation of the community's aspirations for the growth and development of Maffra.

The amendment will set the planning framework to enable land in Maffra to be developed for residential, commercial and industrial purposes in a controlled manner and within a defined township boundary. It will amend local policy for Maffra to guide land use decisions in the township for the next 20 years.

The *Maffra Structure Plan (April 2022)* will provide certainty and guidance with the form of staging of growth and development outcomes, and will be used:

- To define and strengthen Maffra's role within the Wellington Shire and Latrobe Valley
- To identify, protect and enhance the features that make Maffra special
- To identify preconditions that will need to be satisfied before growth can occur – specifically, to ensure that growth is serviced by appropriate and timely infrastructure provision
- To guide investment and funding decisions, both by government (including Council) and private industry, particularly in relation to servicing needs to unlock areas suitable for residential development; and
- To guide future plans, policies and decision-making by Council

This Plan provides a spatial framework supported by a series of objectives, strategies and implementable actions to guide future uses, infrastructure, built form and public open space over the next 20 years.

Schedule 1 to Clause 43.04 Development Plan Overlay

The amendment also makes a minor clerical change, to correct the wording of Section 2.0 of Schedule 1 to Clause 43.04 Development Plan Overlay. Section 2.0 was updated as part of Planning Scheme Amendment C106well.

Section 2.0 Requirement before a permit is granted currently reads as follows:

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

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

It appears that Section 2.0 is missing a number of words and punctuation, which has meant that the two sentences don't make sense, and don't appear to have a relationship to each other. The intent of Section 2.0 is to enable Council to consider planning applications for certain types of development prior to the approval of a development plan. The current wording also appears to indicate that a subdivision (of any number of lots) can also be approved prior to the approval of a development plan, which defeats the purpose of having a Development Plan Overlay (DPO) on the land.

It is proposed to update Section 2.0 of Schedule 1 to Clause 43.04 Development Plan Overlay as follows:

A permit may be granted to use or subdivide land, construct a building or construct or carry out works prior to the approval of a development plan, so long as the granting of a permit does not prejudice the future, orderly use and development of the area affected by the Development Plan Overlay, to the satisfaction of the responsible authority.

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

The Planning Policy Framework seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) are fostered through appropriate land use and

development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

In particular, the amendment implements:

- The relevant objectives of Section 4 of the Act including:
 - S.4(1)(a) to provide for the fair, orderly, economic and sustainable use, and development of land;
 - S.4(1)(b) to provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity;
 - S.4(1)(c) to secure a pleasant, efficient and safe working, living and recreational environment;
 - S.4(1)(d) to conserve and enhance those buildings, areas or other places which are of scientific, aesthetic, architectural or historical interest, or otherwise of special cultural value;
 - S.4(1)(f) to facilitate development in accordance with the objectives set out in paragraphs (a), (b), (c) and (d); and
 - S.4(1)(g) to balance the present and future interests of all Victorians.
- The relevant objectives of Section 12 of the Act including (inter alia):
 - S.12(1)(a) implement the objectives of planning in Victoria;

The amendment implements the objectives of Planning in Victoria by providing for and facilitating the fair, orderly, sustainable and economic development of residential and rural residential land in a location identified for urban growth.

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

Updates to the the wording of Section 2.0 of Schedule 1 to Clause 43.04 Development Plan Overlay will also provide clarity and certainty to users of the Wellington Planning Scheme.

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

The amendment is expected to have positive social and economic benefits by providing greater certainty and direction for future residential, commercial and industrial development. The Plan aims to meet the changing needs of the Maffra community.

Environmental Effects

The translation of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme via Amendment C118well will provide future positive environmental benefits for Maffra. Implementing a township boundary will contain settlement to avoid urban sprawl, and in turn protect the surrounding natural environment including high quality and irrigated agricultural land, and mitigate potential land use conflict. New residential subdivisions will be required to provide space for canopy tree planting, while the existing significant canopy trees within the Boisdale 'Green Spine' will be protected. The existing Boisdale Street 'green spine' is recommended to be extended to the north up to Sandy Creek Road, integrating high quality green spaces that encourage walking and cycling.

Social Effects

The amendment will provide continuing long term social benefits for Maffra. Maffra is an important settlement within Wellington Shire, being the second largest township after Sale. The amendment provides a planning direction for future residential growth, including the provision of additional low density and rural living zoned land, which results a range of housing choices.

The amendment seeks to reinforce Maffra's identity and character as an agricultural town, with a rich cultural and settlement history and a 'small country town feel'. It supports the provision of new infrastructure including footpaths and cycling routes, and upgrades to roads and intersections to

enable people to safely connect to open spaces, facilities and key destinations. Future development (subdivision) within proposed 'Residential Growth Areas' will require new open spaces and parks that focus on providing high quality, connected green spaces within a walkable catchment to new residential estates.

Economic Effects

The amendment seeks to support economic development within Maffra. Maffra will be a self-sustaining town as a key leader in agribusiness and food production, providing its community with more places to work and meeting their day-to-day needs. The implementation of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme via way of Amendment C118 will reinforce and strengthen Maffra's role as an agricultural hub and food precinct by providing more opportunities for big businesses to locate within Maffra's industrial precincts. The town centre will continue its role as the primary meeting place and destination for a mixture of businesses, retail, community and food offerings. Johnson Street and surrounding streets will encourage a vibrant mix of activity and provide greater activation to Macalister Riverpark and The Island Reserve.

Does the amendment address relevant bushfire risk?

Some areas of land within the Maffra Township Boundary, as outlined in the *Maffra Structure Plan (April 2022)*, are subject to the Bushfire Management Overlay and the Bushfire Prone Area, as follows:

- The Bushfire Management Overlay (BMO) covers a small portion of land to the west of Maffra-Briagolong Road, and the south of McCubbins Road.
- The Bushfire Prone Area covers the majority of land outside of the established (General Residential Zone) area of Maffra (mostly between Johnson Street and Merry Street).

The Country Fire Authority (CFA) was consulted during the preparation of the Maffra Structure Plan. The Plan includes the following Objective & Strategies relating to bushfire:

- *Objective OB21* – To Ensure Future Developments Strengthen Maffra's Resilience to Bushfire
 - *Strategy ESD1* - Ensure new development has regard to the Design Guidelines Settlement Planning at the Bushfire Interface (Department of Environment, Land, Water and Planning, July 2020)
 - *Strategy ESD2* – Ensure future rezoning proposals adequately assess bushfire risk in consultation with the Country Fire Authority (CFA) and Council.

The CFA will be formally notified as part of the exhibition process of the amendment.

The purpose of the amendment is to translate the key land use planning directions of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme. The amendment does not seek to rezone land. The inclusion of updated planning policy and an updated Strategy Map will provide strategic justification for future rezonings, including more intensive residential and rural living development. These rezonings and this future development will be subject to the requirements of Clause 13.02-1S Bushfire of the Wellington Planning Scheme.

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

The amendment complies with the *Ministerial Direction on the Form and Content of Planning Schemes* under section 7(5) of the Act.

The amendment is consistent with *Ministerial Direction 11 - Strategic Assessment Guidelines* as outlined in this report.

The amendment is consistent with *Ministerial Direction 15 – the planning scheme amendment process* under section 12(2) of the Act.

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

The amendment supports and implements the following provisions of the Planning Policy Framework (PPF):

Clause 11 Settlement

Clause 11.0-1S (Settlement)

- by facilitating the sustainable growth and development of Victoria and delivering choice and opportunity for all Victorians through a network of settlements.

Clause 11.01-1R (Settlement - Gippsland)

- by supporting the continuing role of towns and small settlements in providing services to their districts, recognising their relationships and dependencies with larger towns.
- by creating vibrant and prosperous town centres that are clearly defined and provide commercial and service activities that respond to changing population and market conditions.

Clause 11.02-1S (Supply of Urban Land)

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

Clause 11.02-2S (Structure Planning)

- by facilitating the fair, orderly, economic and sustainable use and development of urban areas

Clause 11.03-6S (Regional and local places)

- by facilitating integrated place-based planning.

Clause 12 Environmental and Landscape Values

Clause 12.05-2S (Landscapes)

- by protecting and enhancing significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Clause 13 Environmental Risks and Amenity

Clause 13.01-2S (Bushfire Planning)

- by strengthening the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.07-1S (Land use capability)

- by protecting community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.

Clause 14 Natural Resource Management

Clause 14.01-1R (Protection of agricultural land – Gippsland)

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

Clause 15 Built Environment and Heritage

Clause 15.01-1S (Urban design)

- by creating urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity

Clause 15.01-2S (Building design)

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

Clause 15.01-3S (Subdivision design)

- by ensuring the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Clause 15.01-4S (Healthy neighbourhoods)

- by achieving neighbourhoods that foster healthy and active living and community wellbeing.

Clause 15.01-5S (Neighbourhood character)

- by recognising, supporting and protecting neighbourhood character, cultural identity, and sense of place.

Clause 15.01-6S (Design for rural areas)

- by ensuring development respects valued areas of rural character.

Clause 15.03-1S (Heritage conservation)

- by ensuring the conservation of places of heritage significance.

Clause 15.03-2S (Aboriginal cultural heritage)

- by ensuring the protection and conservation of places of Aboriginal cultural heritage significance

Clause 16 Housing

Clause 16.01-1S (Housing supply)

- by facilitating well-located, integrated and diverse housing that meets community needs

Clause 16.01-3S (Rural residential development)

- by identifying land suitable for rural residential development.

Clause 17 Economic Development

Clause 17.02-1S (Business)

- by encouraging development that meets the community's needs for retail, entertainment, office and other commercial services

Clause 17.03-1S (Industrial land supply)

- by ensuring availability of land for industry.

Clause 17.03-2S (Sustainable industry)

- by facilitating the sustainable operation of industry.

Clause 17.04-1S (Facilitating tourism)

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

Clause 18 Transport

Clause 18.01-1S (Land use and transport integration)

- by facilitating access to social, cultural and economic opportunities by effectively integrating land use and transport.

Clause 18.01-3S (Sustainable and safe transport)

- by facilitating an environmentally sustainable transport system that is safe and supports health and wellbeing.

Clause 18.02-1S (Walking)

- by facilitating an efficient and safe walking network and increase the proportion of trips made by walking.

Clause 18.02-3S (Public transport)

- by facilitating an efficient and safe public transport network and increase the proportion of trips made by public transport.

Clause 18.02-4S (Roads)

- by facilitating an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure.

Clause 19 Infrastructure

Clause 19.02-6S (Open space)

- by establishing, managing and improving a diverse and integrated network of public open space that meets the needs of the community.

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

The proposed amendment supports the Local Planning Policy Framework (LPPF) and the Municipal Strategic Statement (MSS).

Clause 21.01 Municipal Profile

Maffra is one of the six main urban centres in the municipality. It is located in 'Planning Unit 2: Macalister'. Maffra fulfils a service role to the rural areas across the Shire, as well as being centres of commerce, industry and employment in its own right. The updates to Clause 21.06 as part of this amendment will enable Maffra to continue playing an important service role within Wellington Shire Council.

Clause 21.02 Key Issues and Influences

The 'Settlement and Housing' (Clause 21.02-1), 'Built Environment and Heritage' (Clause 21.02-5) and 'Economic Development' (Clause 21.02-6) key issues and influences are relevant to this amendment. The translation of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme and the updates to Clause 21.06 Maffra Strategic Framework are a positive way forward to help find outcomes to these key issues and influences.

Clause 21.03 Vision – Strategic Framework

The translation of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme and the updated Clause 21.06 Maffra Strategic Framework will assist with meeting Wellington Shire's strategic vision.

Clause 21.04 Settlement & Housing

The amendment will assist with facilitating future development within an identified growth area, which will support and reinforce the regional role of Maffra. The amendment will assist Maffra to continue to act primarily as a service centre for surrounding rural communities as well as providing community services, employment and recreation facilities.

Clause 21.06 Maffra Strategic Framework

The amendment seeks to amend Clause 21.06 to replace outdated Wellington Planning Scheme content associated with Maffra, which will assist with managing growth and change in the township.

This includes an updated Maffra Strategy Plan, reflective of the *Maffra Structure Plan (April 2022)*. The changes to Clause 21.06 will assist the responsible authority to make decisions on future planning applications in line with the future vision for land use planning and development in the township.

Clause 21.14 Environmental Risk

As outlined above, some areas of land within the Maffra Township Boundary, as outlined in the *Maffra Structure Plan (April 2022)*, are subject to the Bushfire Management Overlay and the Bushfire Prone Area. Maffra is also within Fire Landscape Type 5: Macalister Irrigation District, as outlined within this Clause. The *Maffra Structure Plan (April 2022)* has some objectives & strategies relating to bushfire, and future rezonings can implement appropriate policy to ensure this fire risk can be mitigated to an acceptable level.

Clause 21.16 Built Environment and Heritage

Maffra has a number of heritage buildings which are an important part of the town centre streetscape. Implementing the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme will assist with protecting and promoting these significant heritage assets to enable them to be enjoyed into the future, including supporting adaptive re-use of heritage buildings.

Clause 21.17 Economic Development

The *Maffra Structure Plan (April 2022)* and updated Clause 21.06 Maffra Strategic Framework supports economic development within Maffra, and provides a range of objectives, strategies and actions to promote it. The following from Clause 21.17 are of relevance to this amendment:

- Encourage local convenience shopping facilities in new residential areas.
- Facilitate high quality tourist use and development which links to the agricultural economy, natural environment, and heritage of the Shire.
- Ensure that further development of existing industrial areas and any future industrial areas incorporate streetscape and landscape treatments, particularly where such sites are highly visible to town centres and/or entries.
- Encourage development which consolidates and beautifies the 'main street' shopping centres in each of the main towns across the Shire.
- Provide sufficient, well located, and attractive land for the expansion of industrial and commercial activities in each of the main towns.

Clause 21.18 Transport

The *Maffra Structure Plan (April 2022)* and updated Clause 21.06 Maffra Strategic Framework encourage new developments and subdivisions to facilitate the use and provision of public bus services and promote walking and cycling as a form of transport via a network of shared pathways.

Clause 21.19 Infrastructure

The *Maffra Structure Plan (April 2022)* outlines a process for future infrastructure development, particularly drainage infrastructure in Maffra, including investigating and implementing a development contributions mechanism. These measures will enable appropriately serviced future development.

How does the amendment support or implement the Municipal Planning Strategy?

This strategic consideration does not apply as the Wellington Planning Scheme does not include a Municipal Planning Strategy at Clause 02.

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

The amendment uses the most appropriate tools from within the Victoria Planning Provisions to achieve the strategic objectives of the Wellington Planning Scheme.

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

As part of the draft Maffra Structure Plan process, the following agencies were consulted:

- West Gippsland Catchment Management Authority (WGCMA)
- Gippsland Water
- Country Fire Authority (CFA)
- Department of Transport (DoT)
- Department of Environment, Land, Water and Planning (DELWP)
- Environment Protection Authority (EPA)
- Ausnet Services
- APA Group
- Southern Rural Water (SRW)
- First Nations
- VicTrack
- Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC)
- Agriculture Victoria

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

During the formal exhibition period of this Planning Scheme Amendment, the above relevant agencies will be formally notified.

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

The purpose of the amendment is to implement the key land use planning directions of the *Maffra Structure Plan (April 2022)* into the Wellington Planning Scheme. The Amendment therefore is not considered to have a significant impact on the transport system.

The Department of Transport were consulted during the public notification period of the draft Maffra Structure Plan and will be formally notified as part of the exhibition of the amendment.

Resource and administrative costs

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

The new planning provisions are expected to have some impact on the resources and administrative costs of the responsible authority. The incorporated *Maffra Structure Plan (April 2022)* will assist with facilitating the orderly and proper planning of Maffra.

Where you may inspect this amendment

The amendment can be inspected free of charge at the Wellington Shire Council website at www.wellington.vic.gov.au

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
 - Yarram Service Centre, 156 Grant Street, Yarram
- Maffra Library, 150 Johnson Street, Maffra

The amendment can also be inspected free of charge at the Department of Transport and Planning website at <http://www.planning.vic.gov.au/public-inspection> or by contacting 1800 789 386 to arrange a time to view the amendment documentation.

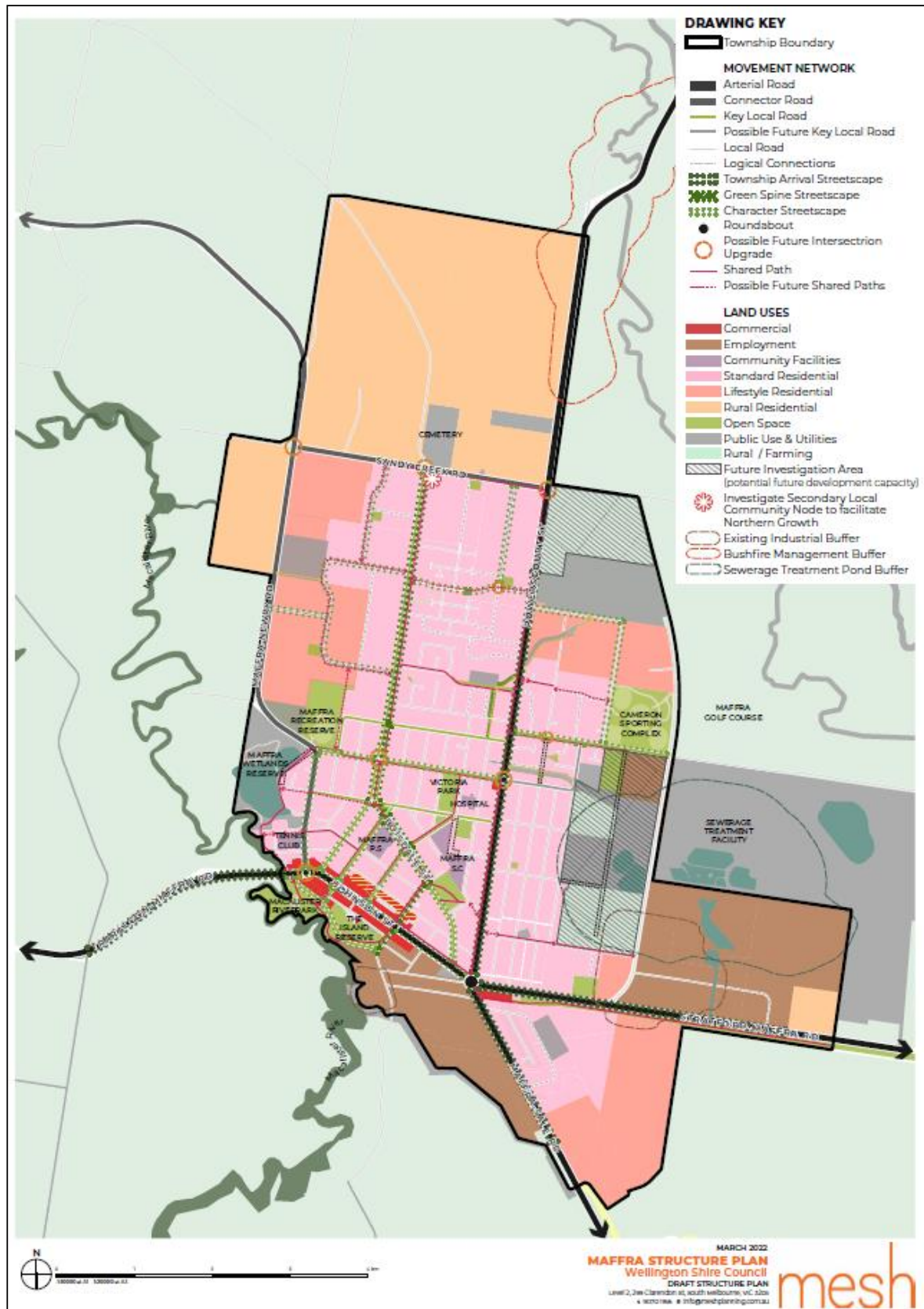
Submissions

Any person who may be affected by the amendment may make a submission to the planning authority. Submissions about the amendment must be received by **day / date / year**

A submission must be sent to:

- Strategic Planning
Wellington Shire Council
PO Box 506 / 18 Desailly Street
SALE VIC 3850
- or
- strategicplanning@wellington.vic.gov.au

ATTACHMENT 1 – MAP OF MAFFRA STRUCTURE PLAN (APRIL 2022) TOWNSHIP BOUNDARY



OFFICIAL

Planning and Environment Act 1987

WELLINGTON PLANNING SCHEME

AMENDMENT C118WELL

INSTRUCTION SHEET

The planning authority for this amendment is the Wellington Shire Council.

The Wellington Planning Scheme is amended as follows:

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

1. In **Local Planning Policy Framework** – replace Clause 21.06 with a new Clause 21.06 in the form of the attached document.
2. In **Overlays** – Clause 43.04, replace Schedule 1 with a new Schedule 1 in the form of the attached document.
3. In **Operational Provisions** – Clause 72.08, replace the Schedule with a new Schedule in the form of the attached document

End of document

AMENDMENT C118WELL

21.06-1
C118well

Objective

To maintain Maffra's identity as a vibrant and growing township with a 'small country town feel'.

Policy application

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

Residential Strategies

- Direct residential and low density residential development within Precincts A-E as outlined in the *Maffra Structure Plan (April 2022)*.
- Direct rural living development to the north of Sandy Creek Road.
- Create new open spaces and parks (as outlined in the *Maffra Structure Plan (April 2022)*) that focus on providing high quality, connected green spaces within a walkable catchment to new residential estates.
- Support infill development within the Residential Character, Residential Established and Residential Growth precincts (as outlined in the *Maffra Structure Plan (April 2022)*), where it contributes to the existing character of the precinct.
- Plan for aged care facilities and retirement living within close proximity to the town centre and the South - Eastern Growth area (Precinct E as outlined in the *Maffra Structure Plan (April 2022)*).

Urban Design Strategies

- Require active frontages to Johnson Street, Boisdale Street "Green Spine" and open spaces
- Support new residential subdivision that adopts features and characteristics of Maffra as a vibrant and growing township with a 'small country town feel' including wide verges, provision of space for canopy tree planting and increased building setbacks.

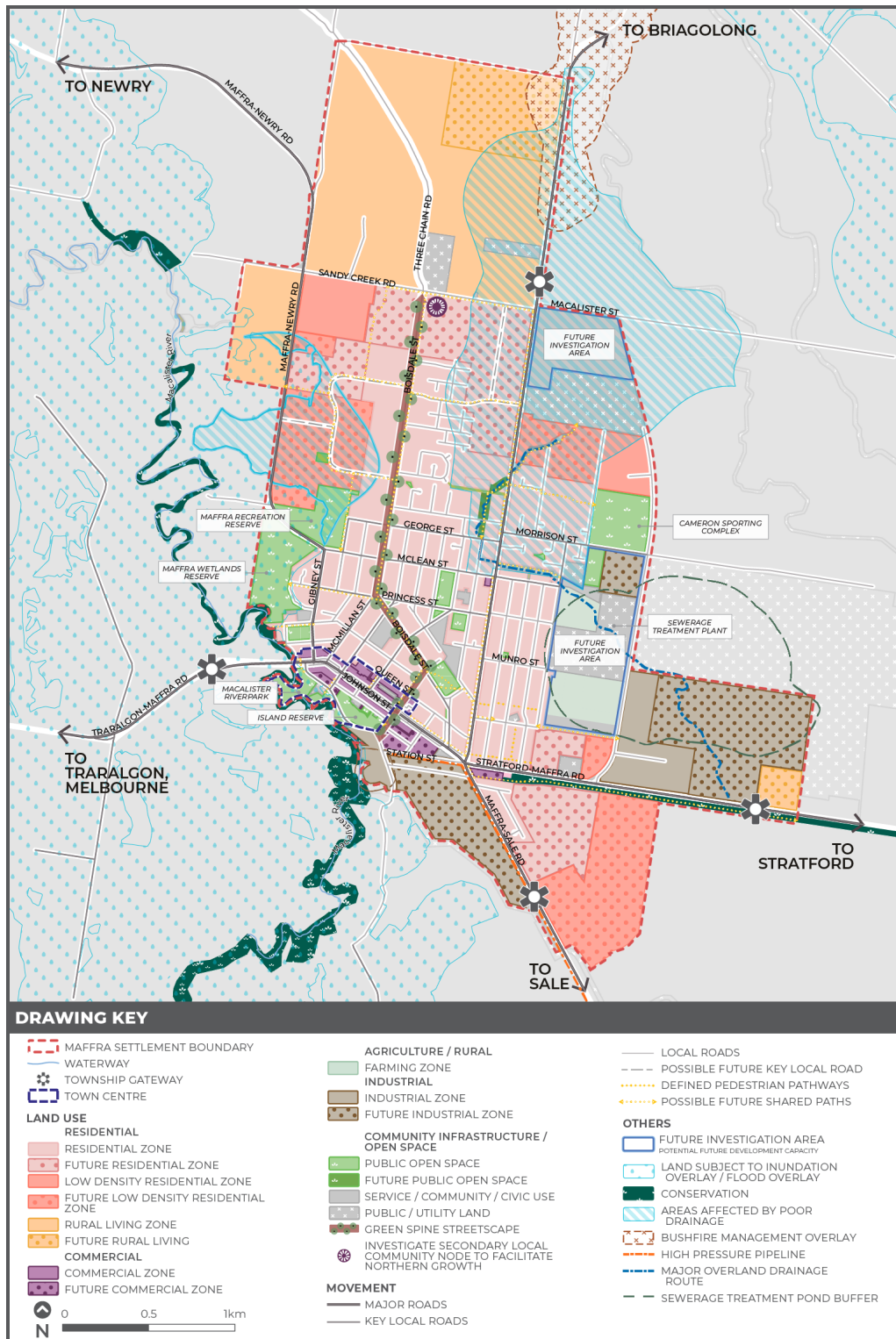
Commercial Strategies

- Encourage building heights of up to three storeys along Johnson Street and between Thomson Street and Foster Street.
- Encourage street level activation along Johnson Street, particularly between Thomson Street and Foster Street.
- Support the creation of a future local commercial centre within the Northern Growth area, adjacent to Boisdale Street and Sandy Creek Road, to service future residential areas.
- Support improvements to the secondary local commercial centre at the corner of Powerscourt Street and McLean Street.

Industrial Strategies

- Strengthen Maffra's existing employment base through the expansion of the industrial precinct to the east of Fulton Road where larger lot sizes are encouraged.
- Direct heavy industrial uses to the Fulton Road Industrial precinct to ensure industrial uses do not create adverse amenity impacts on sensitive uses.
- Discourage industrial uses within the Town Centre precinct.

AMENDMENT C118WELL



WELLINGTON PLANNING SCHEME

21.06

MAFFRA STRATEGIC FRAMEWORK

16/10/2014
G89 Proposed C118well

21.06-1

Objective

16/10/2014
G89 Proposed C118well

To maintain Maffra's identity as a vibrant and growing township with a 'small country town feel'.

Policy application

To facilitate development in line with the This policy applies to the area within the settlement boundary identified in the Maffra Strategy Plan shown in this clause contained within this Clause.

Residential Strategies

- Direct residential and low density residential development within Precincts A-E as outlined in the *Maffra Structure Plan (April 2022)*.
- Direct rural living development to the north of Sandy Creek Road.
- Create new open spaces and parks (as outlined in the *Maffra Structure Plan (April 2022)*) that focus on providing high quality, connected green spaces within a walkable catchment to new residential estates.
- Support infill development within the Residential Character, Residential Established and Residential Growth precincts (as outlined in the *Maffra Structure Plan (April 2022)*), where it contributes to the existing character of the precinct.
- Plan for aged care facilities and retirement living within close proximity to the town centre and the South - Eastern Growth area (Precinct E as outlined in the *Maffra Structure Plan (April 2022)*).

Urban Design Strategies

- Require active frontages to Johnson Street, Boisdale Street "Green Spine" and open spaces
- Support new residential subdivision that adopts features and characteristics of Maffra as a vibrant and growing township with a 'small country town feel' including wide verges, provision of space for canopy tree planting and increased building setbacks.

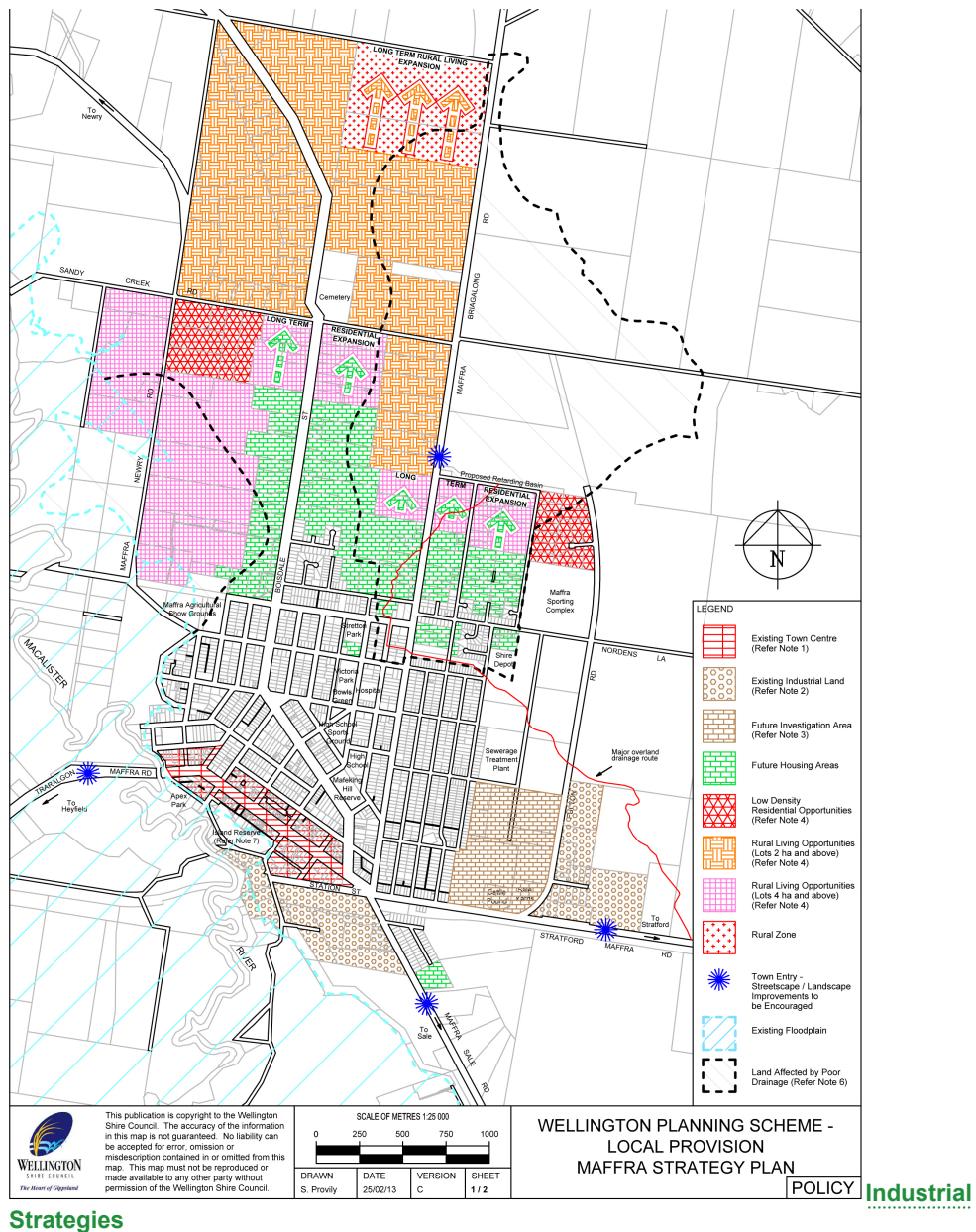
Commerical Strategies

- Ensure a sufficient supply of land is available in Maffra for residential, commercial, industrial, recreation and community uses Encourage building heights of up to three storeys along Johnson Street and between Thomson Street and Foster Street.
- Encourage new development for residential and rural residential purposes in the Maffra district to establish in the existing residential, low density residential and rural living zoned areas adjoining and to the north and north east of the Maffra urban area street level activation along Johnson Street, particularly between Thomson Street and Foster Street.
- Ensure that detailed development plans are prepared for all future housing areas on an area wide basis not a single lot basis in order to achieve an integrated and logical pattern of uses and developments and efficient infrastructure use and provision in the areas.
- Encourage residential development in the preferred northern residential growth corridor, land(s) either side of Support the creation of a future local commercial centre within the Northern Growth area, adjacent to Boisdale Street and extending northwards up to Sandy Creek Road, and, in the secondary north-east residential growth corridor, land either side of Powercourt Street extending eastwards to Campbell Street and northwards to McAlister Street to service future residential areas.
- Encourage and support streetscape improvement works in Johnson Street in the shopping centre area.
- Encourage development of existing industrial land as a priority.

WELLINGTON PLANNING SCHEME

- Encourage industrial development east of Fulton Road as noted on the strategy plan as a first phase.
 - Investigate the most appropriate land use for Farming Zone land west of Fulton Road, including investigation of options for industrial uses on part of the land and retaining appropriate buffers between industrial and residential land uses.
 - Ensure that detailed development plans are prepared for the future industrial areas. This must include a traffic study and drainage study resulting in an approach for Water Sensitive Urban Design (WSUD).
 - Facilitate development and diversification of local vegetable processing industries where possible to ensure immediate opportunities for employment and output growth for the Maffra and Boisdale area.
- Support improvements to the secondary local commercial centre at the corner of Powerscort Street and McLean Street.

WELLINGTON PLANNING SCHEME



WELLINGTON PLANNING SCHEME

NOTES

NOTE 1.

* A compact commercial form should be promoted with primary retail development to occur in the centre Johnson Street frontage area.

* Office and peripheral sales activities should be encouraged to locate at the rear of the shopping centre.

* The Johnson Street Landscape Master Plan should be promoted and implemented.

* New developments and extensions should respect the existing character of the town centre, particularly on prominent sites at the entry point to the town.

* Subject to a review of the supply and demand of commercial land in Maffra, it may be appropriate for some of the land on the south side of Queen Street, between Thomson and Foster Street, to be rezoned to Residential. If rezoned to Residential this land is encouraged to be used for medium density housing (units, town houses etc).

NOTE 2.

* All new uses and developments, as well as additions to existing uses and developments, must provide an appropriate area for the landscaping of the site, and plant and maintain trees and shrubs within such areas.

* All new developments, as well as extensions to existing developments, must be designed to positively contribute to the aesthetic (landscaping, building forms) value of the town, particularly where such development sites are highly visible from the Sale-Maffra and Stratford-Maffra Roads.

* New uses and developments within the Western Industrial Zone, shall minimise their impact on the operations of the nearby milk processing facilities through the incorporation of dust suppression techniques and appropriate management of activities on and near the facilities.

* Future use and development of the existing PTC land must be designed to present an attractive and complementary entrance to the town. New buildings should be well set back from the Sale-Maffra Road and such setback areas suitably landscaped.

NOTE 3.

* Land west of Fulton Road, east of Mills & Landy Street, south of Munro Street and north of Stratford Maffra Road should be further investigated and needs further consultation in regard to future purposes (industrial or housing), bufferzones, drainage and traffic access from Stratford Maffra Road prior to potential rezoning.

NOTE 4.

* Existing Low Density Residential and Rural Living Land is adequate to meet with anticipated 10 - 15 year demand. No further Low Density Residential and Rural Living Land should be rezoned or subdivided for such purposes unless the supply of such land is exhausted relative to consistent strong demand. Low Density Residential and Rural Living Land closest to Maffra, should be developed ahead of land on the fringes of the Residential zone.

NOTE 5.

* The Rural Living Opportunities area (lots 4 hectares and above) south of Sandy Creek Road and McAlister Street (not constructed) identified for long term residential development by green arrows, is to be protected for possible long term future use for Residential purposes. Any further subdivision in the area which might prejudice this possibility is strongly discouraged.

* Due to drainage and septic issues, land identified for Rural Living Opportunities (lots 4 hectares and above) abutting Maffra Newry Road to the east and west is strongly encouraged to consist of allotments no smaller than 4 hectares.

NOTE 6.

* A drainage scheme is required (especially in future housing areas) to address local drainage flooding and to allow further development.

NOTE 7.

* Future use and developments of these sites, shall accord with the recommendations of the Land Use and Island Reserve Development Strategy (1995).

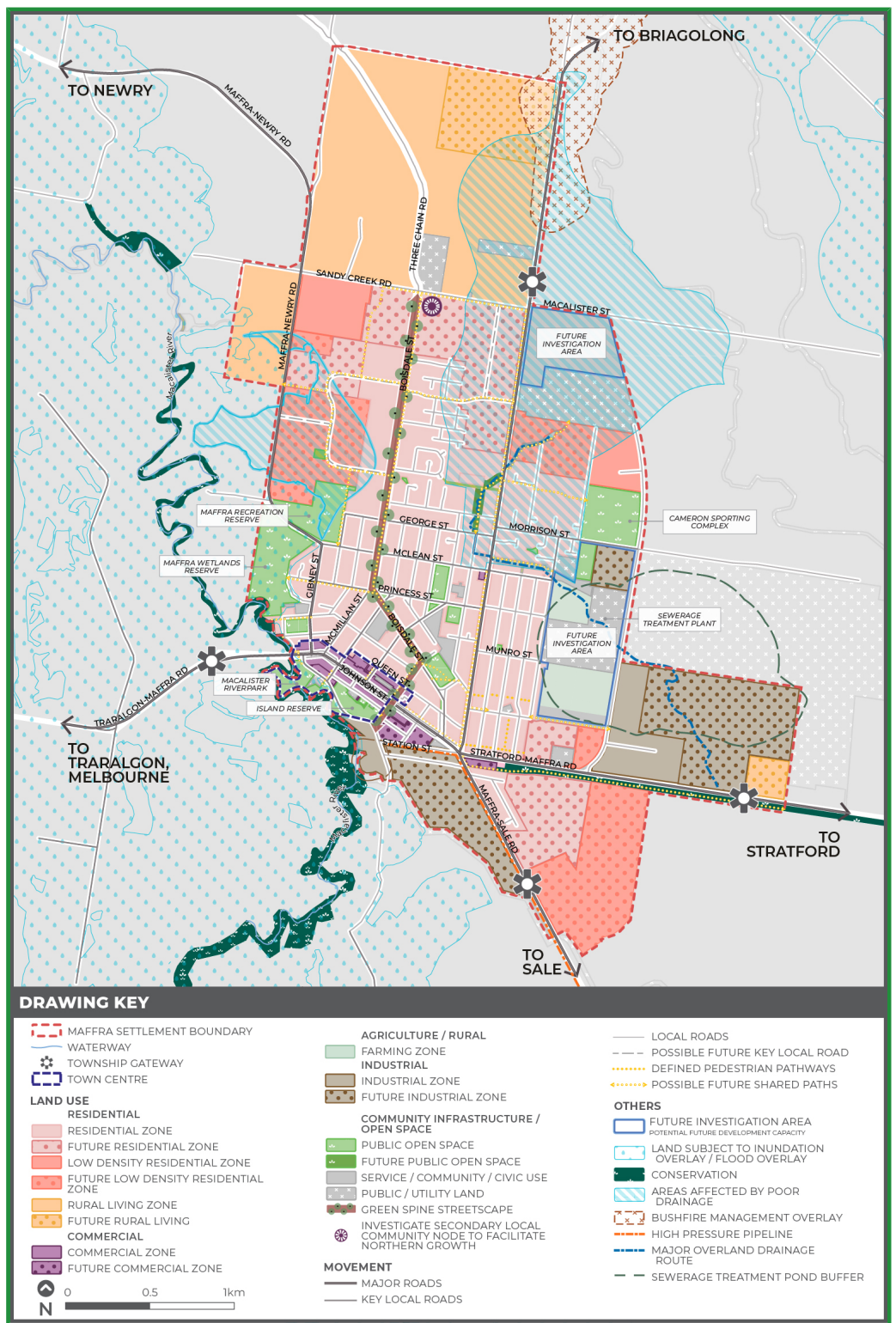
LEGEND

	Existing Town Centre (Refer Note 1)
	Existing Industrial Land (Refer Note 2)
	Future Investigation Area (Refer Note 3)
	Future Housing Areas
	Low Density Residential Opportunities (Refer Note 4)
	Rural Living Opportunities (Lots 2 ha and above) (Refer Note 4)
	Rural Living Opportunities (Lots 4 ha and above) (Refer Note 4)
	Rural Zone
	Town Entry - Streetscape / Landscape improvements to be Encouraged
	Existing Floodplain
	Land Affected by Poor Drainage (Refer Note 6)

<p>WELLINGTON SHIRE COUNCIL The Heart of Gippsland</p>	<p>This publication is copyright to the Wellington Shire Council. The accuracy of the information in this map is not guaranteed. No liability can be accepted for error, omission or misdescription contained in or omitted from this map. This map must not be reproduced or made available to any other party without permission of the Wellington Shire Council.</p>				<p>WELLINGTON PLANNING SCHEME - LOCAL PROVISION MAFFRA STRATEGY PLAN</p>	
	DRAWN S. Provity	DATE 25/02/13	VERSION C	SHEET 2 / 2	NOTATION	POLICY

- Strengthen Maffra's existing employment base through the expansion of the industrial precinct to the east of Fulton Road where larger lot sizes are encouraged.
- Direct heavy industrial uses to the Fulton Road Industrial precinct to ensure industrial uses do not create adverse amenity impacts on sensitive uses.
- Discourage industrial uses within the Town Centre precinct.

WELLINGTON PLANNING SCHEME



21.06-2

Implementation

04/05/2014
 655(Part 4) Proposed C118well These Maffra strategies will be implemented by:

Using zones, overlays, policy and the exercise of discretion

- Applying appropriate zones and overlays:

WELLINGTON PLANNING SCHEME

- Applying the *Special Water Supply Catchment Areas* policy at Clause 22.01
- Applying the *Rural* policy at Clause 22.02
- Applying the *Heritage* policy at Clause 22.03
- Applying the *Car Parking* policy at Clause 22.04
- Applying the *Coal Resources* policy at Clause 22.06
- Applying the *Coal Buffers* policy at Clause 22.07
- Refer to the Country Fire Authority guidelines on subdivision, group accommodation and recreation accommodation when assessing whether a development proposal adequately addresses fire safety issues.
- Refer to the *Healthy by Design* guidelines to ensure development facilitates healthy communities through well planned networks of walking and cycling routes, streets with direct, safe and convenient access to local destinations within the Shire's towns within easy walking distance from homes, public open space, public transport, shops and services.
- Require that development plans are prepared prior to subdivision of green-field sites that show the proposed layout of lots and road reservations and include infrastructure schemes that show where power, water, and sewerage will be located. These development plans will identify site advantages and constraints, main road networks and associated movement patterns, and social and community facilities.

Other actions

- Support the relevant water authority with identification and installation of appropriate effluent disposal and/or water supply systems for unsewered settlements, focusing on priority areas identified in the Municipal Domestic Wastewater Management Plan, following confirmation of the need (on environmental and health grounds).

Undertaking further strategic work

- Prepare outline development plans for the future development of residential and industrial areas that have regard to potential impacts on the natural environment and include these in a development plan overlay.
- Investigate alternative cost effective drainage scheme options to address flooding issues in Maffra prior to any further major developments occurring that may impact upon existing and future drainage requirements for the area.
- Review the extent and future demand for land zoned Low Density Residential and Rural Living in particular areas, subject to there being a demonstrated need for such reviews.
- Investigate the existing supply and demand and locational opportunities for additional one and two bedroom households in the Maffra town centre area.
- Review the supply and demand of commercial land in Maffra on the south side of Queen Street, between Thomson Street and Foster Street, with a view to possibly rezoning some of the land to residential.
- Investigate the potential for a new road in Maffra to run north of Merry Street towards Sandy Creek Road, and for the extension of Roberts Court and Mc Adam Street to enable land to be effectively subdivided for housing purposes.
- Implement the 'Residential and Rural Residential Strategy, Maffra & Environs District report, July 2003'.
- Implement the land use planning recommendations from the "*Industrial Land Strategy Yarram, Maffra and Stratford*" May 2011.

WELLINGTON PLANNING SCHEME

- Investigate the zoning and development of industry on Public Transport Corporation land to the south of Maffra and land around the existing treatment plant.

WELLINGTON PLANNING SCHEME

25/07/2019
C106well**SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO1**.**1.0**25/07/2019
C106well**Objectives**

None specified.

2.0---/---/---
Proposed C118well**Requirement before a permit is granted**

A permit may be granted to use or subdivide land, construct a building or construct or carry out works prior to the approval of a development plan, so long as the granting of a permit does not prejudice the future, orderly use and development of the area affected by the Development Plan Overlay, to the satisfaction of the responsible authority.

3.025/07/2019
C106well**Conditions and requirements for permits**

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

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

4.025/07/2019
C106well**Requirements for development plan**

A development plan must include the following requirements:

Land use and Subdivision

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

Infrastructure Services

- The provision of an integrated drainage scheme for the area.

WELLINGTON PLANNING SCHEME

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

Community Facilities

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

Open Space Network and General Amenity

- The location of public open space and:
 - The extent to which each proposed dwelling in the area will have easy and walkable access to open space (preferably within 500m walking distance).
 - The use of the space can be determined or facilitated through the provision of any specific facilities or localities or services (e.g. playground, seating).
 - The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood. For example:
 - property and fence lines should be clear and barrier free to enable Continuous Accessible Paths of Travel.
 - shade structures should not obstruct access.
 - encourage active frontages and use buildings to frame public places.
- The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.
- An overall scheme for landscape planting and the preservation of stands of exiting indigenous vegetation and individual trees wherever possible.

WELLINGTON PLANNING SCHEME

Process and Outcomes

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

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

5.0**Decision guidelines for development plan**

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

- SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).
- Rescode (Clause 56) – Rescode only applies to residential zones, the Mixed Use Zone and the Township Zone.
- Any open space requirements outlined in Clause 53.01.

WELLINGTON PLANNING SCHEME

25/07/2019
C106well**SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**Shown on the planning scheme map as **DPO1**.**1.0**25/07/2019
C106well**Objectives**

None specified.

2.0**Requirement before a permit is granted**25/07/2019
G4106well

~~Proposed C118well~~ A permit may be granted to use or subdivide land, construct a building or construct or carry out works ~~before~~ prior to the approval of a development plan ~~has been prepared~~, so long as the granting of a permit does not prejudice the future, orderly use and development of the area affected by the Development Plan Overlay, to the satisfaction of the responsible authority.

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

3.025/07/2019
C106well**Conditions and requirements for permits**

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

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

4.025/07/2019
C106well**Requirements for development plan**

A development plan must include the following requirements:

Land use and Subdivision

- The proposed boundaries of the development area, and provide justification for those boundaries.
- The overall subdivision of the area, including where possible, the proposed subdivision lot layout.
- The overall pattern of development of the area, including any proposed future zoning shown on relevant strategy plan within clauses 21.05 - 21.12.
- The proposed use and development of each part of the area.
- Street networks that provide direct, safe and convenient pedestrian and cycle access and where appropriate, support the use and operation of public transport.

WELLINGTON PLANNING SCHEME

- An accessible and integrated network of walking and cycling routes for safe and convenient travel to other adjoining communities (including existing and future areas included within the DPO), local destinations, open spaces and points of interest.
- The provision of any commercial facilities and the extent to which these can be located with other community or social facilities to create lively, clustered and more walkable neighbourhood destinations and centres of social and commercial activity.

Infrastructure Services

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

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 - Provide shading for seating and picnic areas.
 - Provide trees for shading and aesthetics along pathways and places where people may gather.
 - Locate paths away from potential hiding places and entrapment spots.
 - Achieve clear and safe connection through signage, landscaping, lighting and edge treatment.
- The provision of public toilets where required in accordance with Council policies.

Open Space Network and General Amenity

- The location of public open space and:
 - The extent to which each proposed dwelling in the area will have easy and walkable access to open space (preferably within 500m walking distance).
 - The use of the space can be determined or facilitated through the provision of any specific facilities or localities or services (e.g. playground, seating).
 - The degree of natural surveillance that is created by proposed or existing development to provide a sense of safety and security as well as integration with the surrounding neighbourhood. For example:

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- property and fence lines should be clear and barrier free to enable Continuous Accessible Paths of Travel.
- shade structures should not obstruct access.
- encourage active frontages and use buildings to frame public places.
- The public open space is integrated into, and accessible via, clearly defined local network pathways for pedestrian and /or cyclist.
- An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees wherever possible.

Process and Outcomes

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

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

5.0**Decision guidelines for development plan**

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

- SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).
- Rescode (Clause 56) – Rescode only applies to residential zones, the Mixed Use Zone and the Township Zone.
- Any open space requirements outlined in Clause 53.01.

WELLINGTON PLANNING SCHEME

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Proposed C118well

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0

Background documents

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Proposed C118well

Name of background document	Amendment number - clause reference
<i>Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans</i>	Clause 43.04s9
<i>Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s13
<i>Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals</i>	Clause 43.04s9
<i>Healthy by Design: A planners' guide to environments for active living (National Heart Foundation of Australia, 2004)</i>	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

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s14
<i>Infrastructure Design Manual (2019, Local Government Infrastructure Design Association)</i>	GC112 -Clause 21.19-3 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 (March 2007)</i>	Clause 43.02s20
<i>Maffra Structure Plan (April 2022)</i>	Clause 21.06
<i>Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s18
<i>McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s17
<i>Port Albert and Palmerston Urban Design Guidelines (2007)</i>	Clause 43.02s9
<i>Revegetation Planting Standards (Department of Sustainability)</i>	Clause 43.04s4
<i>Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s19
<i>Sale Industrial Land and Retail Assessment (Essential Economics Pty Ltd, April 2006)</i>	Clause 43.04s3
<i>Sale, Wurruk & Longford Structure Plan (2010)</i>	Clause 32.07s1 Clause 43.04s7 Clause 43.04s9

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
<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)	Clause 43.04s3
<i>Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007).	Clause 43.02s15
<i>Siting and Design Guidelines for Structures on the Victorian Coast</i> (Victorian Coastal Council, 1998)	Clause 42.03s1
State Overview Report, <i>Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	Clause 42.03s1
<i>Victoria's Native Vegetation Management – A Framework for Action</i> (Department of Natural Resources and Environment, 2002)	Clause 37.02s1 Clause 42.02s1 Clause 52.17s
<i>Wellington Open Space Strategy</i>	Clause 43.04s8
Wellington Shire Municipal Reference Document, <i>Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	Clause 42.03s1
<i>Wellington Shire Walking and Cycling Strategic Plan 2012-16</i>	Clause 43.04s6
<i>West Gippsland Native Vegetation Plan</i> (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)	Clause 42.02s1
<i>West Sale Aerodrome Public Management Agreement</i> (June 2003)	Clause 37.01s1
<i>West Sale Airport Master Plan Update 2017</i>	Clause 37.01s1
<i>West Sale and Wurruk Industrial Land Supply Strategy</i> (Urban Enterprise, 2018)	Clause 43.04s12
<i>Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> (March 2007)	Clause 43.02s16

WELLINGTON PLANNING SCHEME

24/10/2019
G403well
Proposed C118well

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

1.0 Background documents

20/04/2020
G6442
Proposed C118well

Name of background document	Amendment number - clause reference
<i>Austroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans</i>	Clause 43.04s9
<i>Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s13
<i>Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals</i>	Clause 43.04s9
<i>Healthy by Design: A planners' guide to environments for active living (National Heart Foundation of Australia, 2004)</i>	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

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
<i>The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s14
<i>Infrastructure Design Manual (2019, Local Government Infrastructure Design Association)</i>	GC112 -Clause 21.19-3 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-(March 2007)</i>	Clause 43.02s20
<i>Maffra Structure Plan (April 2022)</i>	Clause 21.06
<i>Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines-(March 2007)</i>	Clause 43.02s18
<i>McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s17
<i>Port Albert and Palmerston Urban Design Guidelines (2007)</i>	Clause 43.02s9
<i>Revegetation Planting Standards (Department of Sustainability)</i>	Clause 43.04s4
<i>Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)</i>	Clause 43.02s19
<i>Sale Industrial Land and Retail Assessment (Essential Economics Pty Ltd, April 2006)</i>	Clause 43.04s3
<i>Sale, Wurruk & Longford Structure Plan (2010)</i>	Clause 32.07s1 Clause 43.04s7 Clause 43.04s9

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
<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)	Clause 43.04s3
<i>Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> -(March 2007).	Clause 43.02s15
<i>Siting and Design Guidelines for Structures on the Victorian Coast</i> (Victorian Coastal Council, 1998)	Clause 42.03s1
State Overview Report, <i>Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	Clause 42.03s1
<i>Victoria's Native Vegetation Management – A Framework for Action</i> (Department of Natural Resources and Environment, 2002)	Clause 37.02s1 Clause 42.02s1 Clause 52.17s
<i>Wellington Open Space Strategy</i>	Clause 43.04s8
Wellington Shire Municipal Reference Document, <i>Coastal Spaces Landscape Assessment Study</i> (Planisphere, 2006)	Clause 42.03s1
<i>Wellington Shire Walking and Cycling Strategic Plan 2012-16</i>	Clause 43.04s6
<i>West Gippsland Native Vegetation Plan</i> (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)	Clause 42.02s1
<i>West Sale Aerodrome Public Management Agreement</i> (June 2003)	Clause 37.01s1
<i>West Sale Airport Master Plan Update 2017</i>	Clause 37.01s1
<i>West Sale and Wurruk Industrial Land Supply Strategy</i> (Urban Enterprise, 2018)	Clause 43.04s12
<i>Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines</i> -(March 2007)	Clause 43.02s16

14.2. MONTHLY PLANNING DECISIONS - NOVEMBER AND DECEMBER 2022

ACTION OFFICER: MANAGER LAND USE PLANNING

PURPOSE

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the months of November and December 2022.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 November and 31 December 2022.

BACKGROUND

Statutory Planners are delegated authority under the *Planning and Environment Act 1987* to make planning decisions in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme, including the issue of planning permits, amended permits, extensions of time, refusal of planning permits and notices of decision to grant a planning permit.

A copy of planning permit decisions made between 1 November and 31 December 2022 is included in Attachments Planning Decisions Reports November and December 2022.

Attachments Planning Trends Reports November and December 2022 provides an overview of recent planning permit trends including decisions made, efficiency of decision making and the estimated value of approved development (derived from monthly planning permit activity reporting data).

ATTACHMENTS

1. Planning Decisions Report - November 2022 [**14.2.1** - 5 pages]
2. Planning Trends Report - November 2022 [**14.2.2** - 3 pages]
3. Planning Decisions Report - December 2022 [**14.2.3** - 6 pages]
4. Planning Trends Report - December 2022 [**14.2.4** - 3 pages]

OPTIONS

Council has the following options available:

1. Receive the 1 November to 31 December 2022 planning decisions reports; or
2. Not receive the 1 November to 31 December 2022 planning decisions reports and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council note the reports of recent planning permit trends and planning application determinations between 1 November and 31 December 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

The monthly report communicates information about planning trends and determinations including the issue of planning permits, amended permits, refusal of planning permits, and notices of decision to grant a planning permit.

LEGISLATIVE IMPACT

All planning decisions have been processed and issued in accordance with the *Planning and Environment Act 1987* and the Wellington Planning Scheme.

COUNCIL POLICY IMPACT

All planning decisions have been issued after due consideration of relevant Council policy, including Council's Heritage Policy, and the requirements of the Planning Policy Framework in the Wellington Planning Scheme.

COUNCIL PLAN IMPACT

The Council Plan 2021-25 Theme 2 "Economy and Sustainable Growth" states the following strategic outcomes:

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

Strategic Outcome 2.3: *"An increase in variety of housing choice to support equitable access to housing."*

This report supports the above Council Plan strategic outcomes.

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

Planning decisions are made in accordance with the relevant environmental standards to ensure that environmental impacts are minimised.

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.

**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/11/2022 AND 30/11/2022**

Application No/Year	Date Received	Property Title & Address	Proposal	Status
115-3.00/2011	1/07/2022	Assessment No. 46334 LOT: 2 LP: 111806 19-23 RAILWAY CRES WURRUK	Eleven lot staged subdivision with common property.	Permit Issued by Delegate of Resp/Auth 14/11/2022
9-2.00/2019	27/10/2022	Assessment No. 324236 LOT: 1 TP: 434470C 5 LICOLA-JAMIESON RD LICOLA	Use of the land for an annual festival event.	Permit Issued by Delegate of Resp/Auth 23/11/2022
61-2.00/2020	30/05/2022	Assessment No. 233619 LOT: 156 LP: 44537 22 LAKE ST LOCH SPORT	Buildings and works associated with construction of 2 dwellings.	Permit Issued by Delegate of Resp/Auth 11/11/2022
162-2.00/2021	7/09/2022	Assessment No. 113381 LOT: 1 TP: 811889 2,730 TRARALGON-MAFFRA COWWARR	Use & Dev of the land for a reception centre & access to T2Z.	Permit Issued by Delegate of Resp/Auth 18/11/2022
555-3.00/2021	14/11/2022	Assessment No. 74948 CA: 4 SEC: 27 10 FITZROY ST STRATFORD	2 Lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 16/11/2022
11-2.00/2022	10/11/2022	Assessment No. 398156 LOT: 2 TP: 173210H ROSEDALE-LONGFORD RD ROSEDALE	Use and development of land with a dwelling/agricultural activities.	Permit Issued by Delegate of Resp/Auth 23/11/2022
111-1.00/2022	16/03/2022	Assessment No. 105304 CA: 9 SEC: G 72 ROSS RD NAMBROK	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth 17/11/2022
189-1.00/2022	28/04/2022	Assessment No. 84384 LOT: 2 PS: 139065 LOWER HEART RD SALE	Re-Sub of land into 3 lots and the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 4/11/2022
197-1.00/2022	29/04/2022	Assessment No. 262899 CA: 9 SEC: 14 17-19 PRINCE ST WOODSIDE	Keeping up to 10 pure bred dogs.	Permit Issued by Delegate of Resp/Auth 18/11/2022
247-1.00/2022	30/05/2022	Assessment No. 192070 LOT: 1 PS: 136930 82 PRINCE ST ROSEDALE	Display of double sided non illuminated promotion sign.	Permit Issued by Delegate of Resp/Auth 15/11/2022
256-1.00/2022	1/06/2022	Assessment No. 454181 LOT: 180 LP: 82059 6 AZORES CT THE HONEYSUCKLES	Buildings and works associated with a dwelling.	Permit Issued by Delegate of Resp/Auth 2/11/2022

ATTACHMENT 14.2.1

Application No/Year	Date Received	Property Title & Address	Proposal	Status
282-1.00/2022	17/06/2022	Assessment No. 197715 LOT: 1 LP: 127000 5 BELLE VIEW CT ROSEDALE	2 Lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 17/11/2022
311-1.00/2022	1/07/2022	Assessment No. 279141 PC: 163094 180 YARRAM-PORT ALBERT PORT ALBERT	Use & development of the land for a dwelling.	NOD issued by Delegate of Respon/Auth 7/11/2022
312-1.00/2022	30/06/2022	Assessment No. 200931 LOT: 1 TP: 803975 443 HIAMDALE	Use and Development of the Land for a Dwelling.	Permit Issued by Delegate of Resp/Auth 15/11/2022
316-1.00/2022	5/07/2022	Assessment No. 387522 LOT: 1916 LP: 65192 350 NATIONAL PARK RD LOCH SPORT	Buildings & works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 17/11/2022
320-1.00/2022	7/07/2022	Assessment No. 240283 PC: 353014H 100-102 SANCTUARY RD LOCH SPORT	Buildings & works assoc with construction of a garage & two carports.	Permit Issued by Delegate of Resp/Auth 10/11/2022
332-1.00/2022	20/07/2022	Assessment No. 452425 LOT: 7 PS: 835791H 34 MCFARLANE ST STRAITFORD	6 Lot Subdivision of the Land.	Permit Issued by Delegate of Resp/Auth 3/11/2022
333-1.00/2022	20/07/2022	Assessment No. 380063 LOT: 2 TP: 561931 MAFFRA-NEWRY RD MAFFRA	Use and Development of the land for a Dwelling.	Permit Issued by Delegate of Resp/Auth 15/11/2022
336-1.00/2022	21/07/2022	Assessment No. 192211 CA: 10 SEC: 10 118-120 PRINCE ST ROSEDALE	U&D a Medical Centre, Access TZ2 & Reduce carpark	Permit Issued by Delegate of Resp/Auth 2/11/2022
341-1.00/2022	22/07/2022	Assessment No. 376954 CA: 6 SEC: 2 199 SEASPRAY-STRADBROKE SEASPRAY	2 Lot Re-Subdivision of the Land (Boundary Realignment).	Permit Issued by Delegate of Resp/Auth 21/11/2022
348-1.00/2022	26/07/2022	Assessment No. 187419 LOT: 73 BLK: B LP: 8478 2 MAFFRA ST THE HONEYSUCKLES	Buildings & works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 11/11/2022
351-1.00/2022	27/07/2022	Assessment No. 207951 LOT: 2 PS: 339662L 6,174 SOUTH GIPPSLAND LONGFORD	4 lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 9/11/2022
353-1.00/2022	27/07/2022	Assessment No. 199760 LOT: 8 LP: 130600 23 FEELY CT ROSEDALE	2 Lot Subdivision of the Land.	Permit Issued by Delegate of Resp/Auth 29/11/2022

ATTACHMENT 14.2.1

Application No/Year	Date Received	Property Title & Address	Proposal	Status
366-1.00/2022	2/08/2022	Assessment No. 290528 LOT: 1 TP: 829628R 197 COMMERCIAL RD YARRAM	New Liquor License.	NOD issued by Delegate of Respon/Auth 4/11/2022
393-1.00/2022	17/08/2022	Assessment No. 362715 LOT: 2 PS: 547907V 5,667 TRARALGON-MAFFRA TINAMBA	Two lot subdivision to excise an existing dwelling	Permit Issued by Delegate of Resp/Auth 22/11/2022
400-1.00/2022	22/08/2022	Assessment No. 270462 LOT: 1 PS: 140672 516 MERRIMANS CREEK RD GORMANDALE	Buildings & works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 4/11/2022
401-1.00/2022	22/08/2022	Assessment No. 84616 CA: 101A SEC: 1 1,153 MAFFRA-SALE RD MYRTLEBANK	Use & development of the land for industry (distillery).	Permit Issued by Delegate of Resp/Auth 14/11/2022
409-1.00/2022	31/08/2022	Assessment No. 453258 LOT: 810 LP: 55692 39 CARROLL ST LOCH SPORT	Buildings & works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 10/11/2022
412-1.00/2022	31/08/2022	Assessment No. 314740 LOT: 1 LP: 206946E 18 ANDERSON ST HEYFIELD	Two lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 3/11/2022
414-1.00/2022	1/09/2022	Assessment No. 220921 LOT: 1060 LP: 52648 63 MERIDAN RD GOLDEN BEACH	Building & works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 17/11/2022
419-1.00/2022	5/09/2022	Assessment No. 234971 LOT: 612 LP: 53109 10 MARINA DR LOCH SPORT	B & W associated with the construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth 10/11/2022
423-1.00/2022	6/09/2022	Assessment No. 49411 LOT: 1 TP: 341899 20 TURNBULL ST SALE	Two lot subdivision of the land and removal of an easement.	Permit Issued by Delegate of Resp/Auth 10/11/2022
431-1.00/2022	9/09/2022	Assessment No. 436659 LOT: 2285 LP: 70941 38 THE BOULEVARD LOCH SPORT	Buildings & works associated with construction of a garage.	Permit Issued by Delegate of Resp/Auth 8/11/2022
432-1.00/2022	12/09/2022	Assessment No. 88963 PC: 380823 4 DELANEY RD MUNRO	Buildings & works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 3/11/2022
436-1.00/2022	14/09/2022	Assessment No. 439851 LOT: 3 PS: 716913L 9C BOGGY CREEK RD LONGFORD	B & W associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 11/11/2022

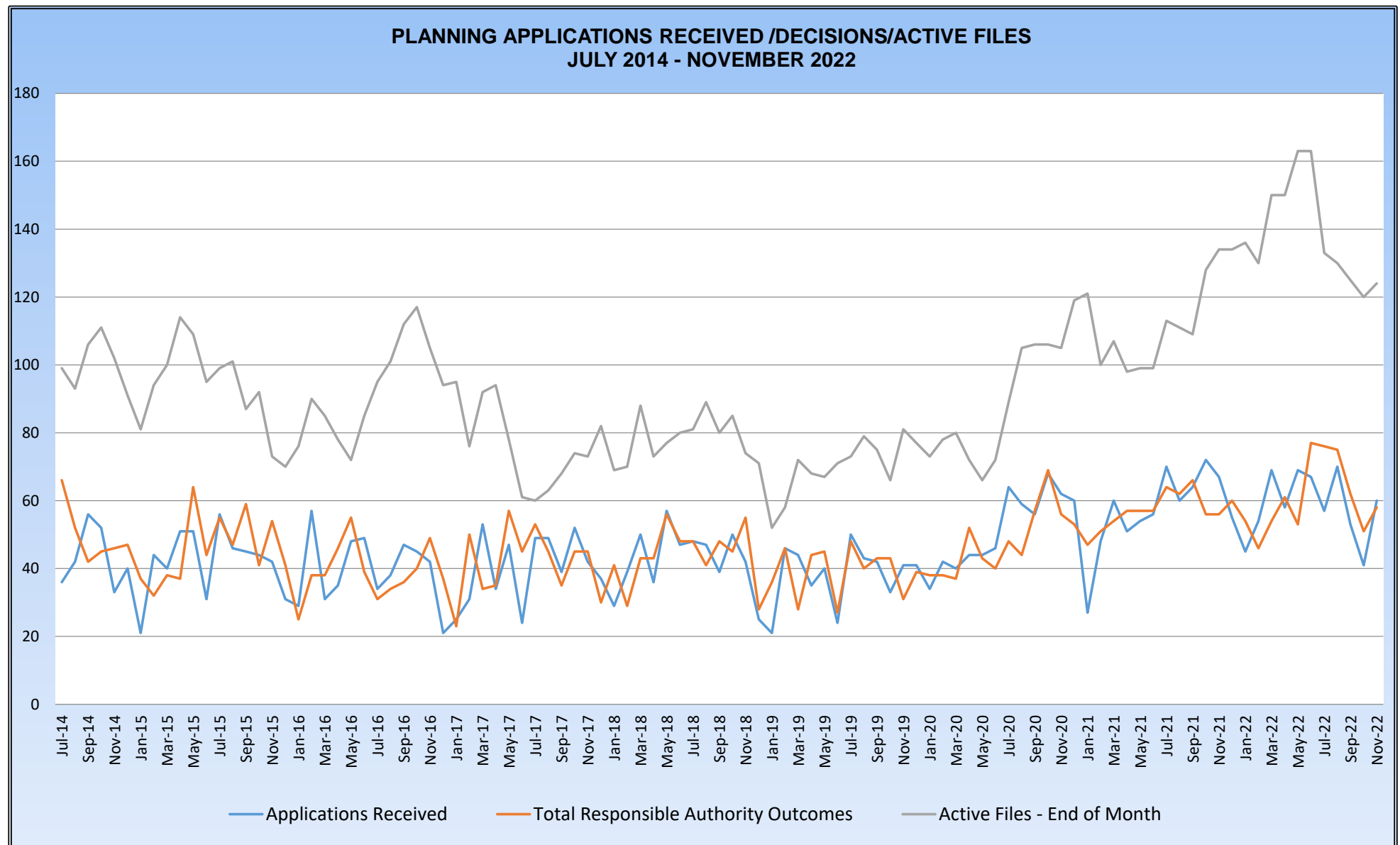
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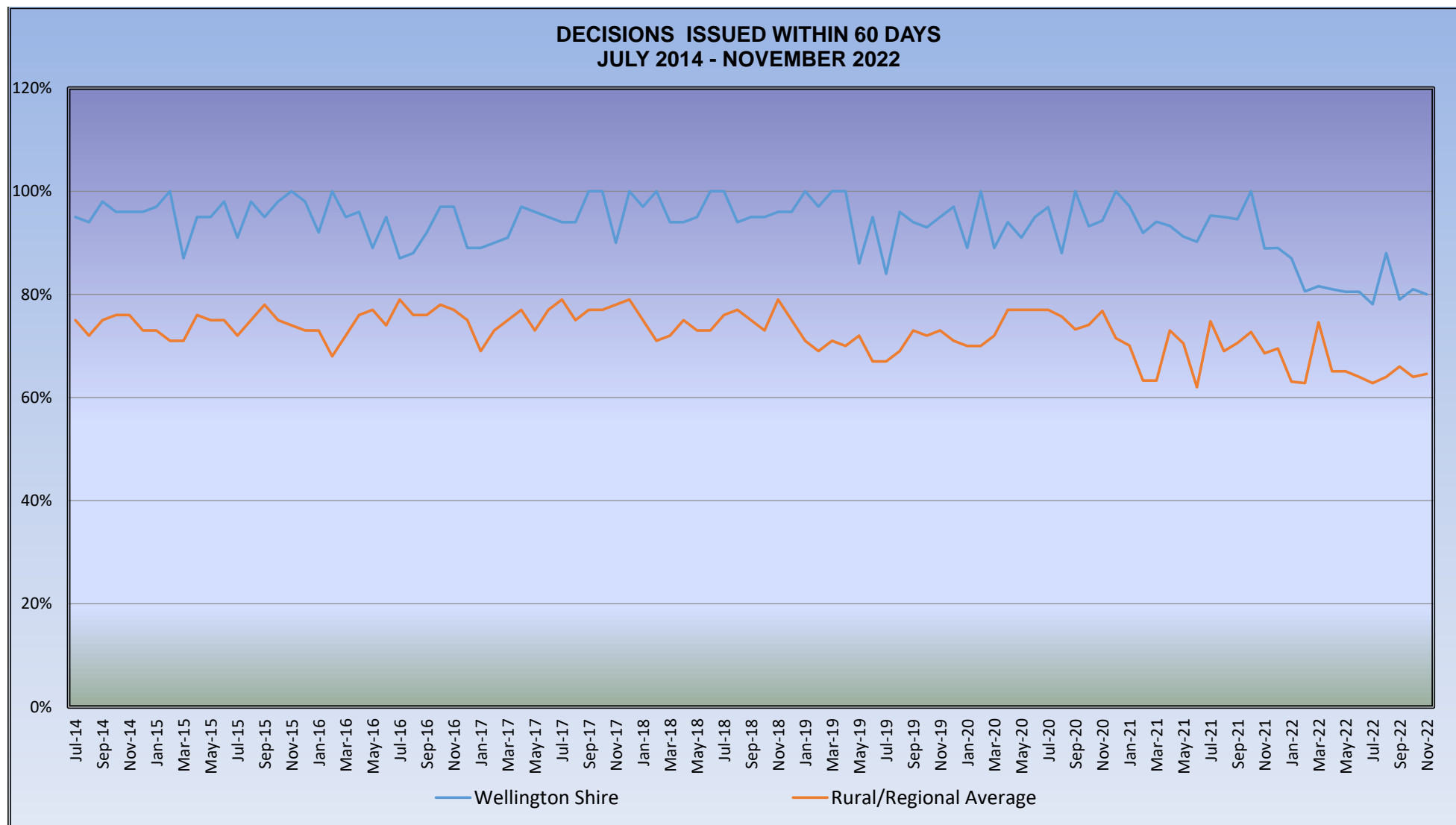
Application No/Year	Date Received	Property Title & Address	Proposal	Status
441-1.00/2022	20/09/2022	Assessment No. 104695 LOT: 2 LP: 205096H 2,629 PRINCES HWY DENISON	Use of land for domestic animal breeding (10 female/4 male dogs).	NOD issued by Delegate of Respon/Auth 29/11/2022
442-1.00/2022	20/09/2022	Assessment No. 449116 LOT: 193 LP: 52647 54 RAINBOW RD GOLDEN BEACH	Removal of native vegetation.	Withdrawn 28/11/2022
446-1.00/2022	26/09/2022	Assessment No. 447839 CA: 5 SEC: 5 256 GIFFARD RD DARRIMAN	B & W associated with the ext to existing dwelling and outbuilding.	Permit Issued by Delegate of Resp/Auth 8/11/2022
447-1.00/2022	26/09/2022	Assessment No. 126797 PC: 366830C 25-29 SEA GLINT AVE GOLDEN BEACH	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 11/11/2022
451-1.00/2022	27/09/2022	Assessment No. 452144 LOT: 1 PS: 905284 33 WELLINGTON PARK WAY SALE	B & W associated with the construction of an Industrial Building	Permit Issued by Delegate of Resp/Auth 30/11/2022
453-1.00/2022	26/09/2022	Assessment No. 320358 LOT: 83 LP: 25078 59 MILLS ST HEYFIELD	B&W associated with the construction of a dependents persons unit.	Permit Issued by Delegate of Resp/Auth 11/11/2022
455-1.00/2022	29/09/2022	Assessment No. 380352 PCA: 1C SEC: 1 FORESHORE RD SEASPRAY	Extension to existing building.	Permit Issued by Delegate of Resp/Auth 4/11/2022
458-1.00/2022	3/10/2022	Assessment No. 218438 LOT: 784 LP: 52648 35 BEACHCOMBER RD GOLDEN BEACH	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 24/11/2022
464-1.00/2022	7/10/2022	Assessment No. 200345 PCA: 16A SEC: B 616 GARRETTS RD LONGFORD	B&W associated with the extension to an existing office building.	Permit Issued by Delegate of Resp/Auth 11/11/2022
466-1.00/2022	11/10/2022	Assessment No. 208009 LOT: 40 TP: 739832 STANBOROUGH RD STRADBROKE	B&W associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 21/11/2022
470-1.00/2022	12/10/2022	Assessment No. 101675 LOT: 103 PS: 4161 1,425 DENISON RD DENISON	B & w associated with the construction of a dwelling & farm shed	Permit Issued by Delegate of Resp/Auth 7/11/2022
471-1.00/2022	12/10/2022	Assessment No. 45674 PC: 166390 51-53 DESAILLY ST SALE	B&W associated with construction of extension to school building.	Permit Issued by Delegate of Resp/Auth 21/11/2022

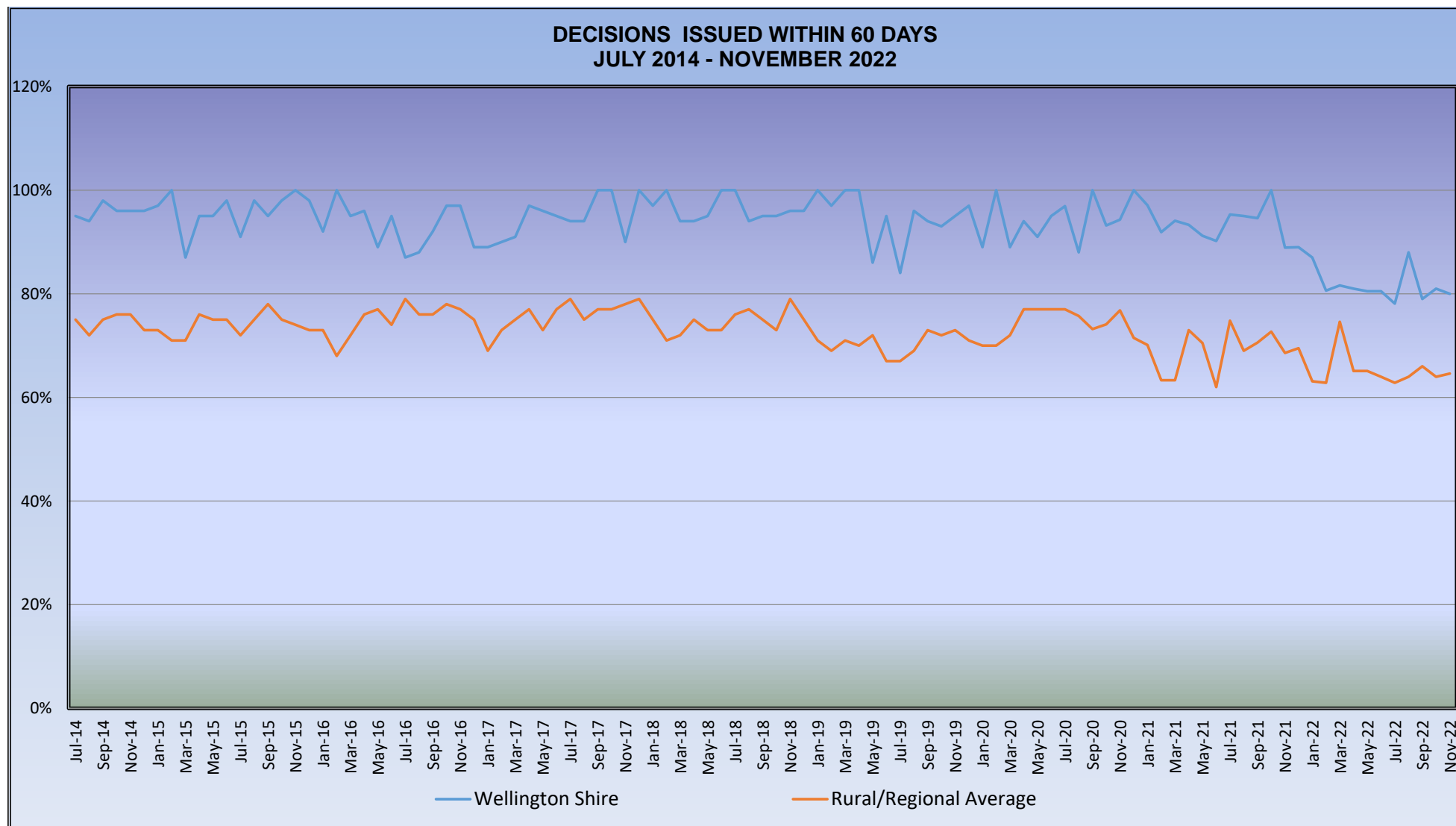
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Application No/Year	Date Received	Property Title & Address	Proposal	Status
474-1.00/2022	12/10/2022	Assessment No. 187799 CA: 9 SEC: 15 99-101 ALBERT ST ROSEDALE	2 Lot Subdivision of the Land.	Permit Issued by Delegate of Resp/Auth 28/11/2022
475-1.00/2022	12/10/2022	Assessment No. 235978 LOT: 1414 LP: 58872 134 NATIONAL PARK RD LOCH SPORT	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 17/11/2022
482-1.00/2022	18/10/2022	Assessment No. 290775 LOT: 2 LP: 32156 259 COMMERCIAL RD YARRAM	B&W associated with the construction of an extension to a shop.	Permit Issued by Delegate of Resp/Auth 7/11/2022
486-1.00/2022	19/10/2022	Assessment No. 220616 LOT: 1 TP: 139799J 93 SEA BREEZE AVE GOLDEN BEACH	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 28/11/2022
493-1.00/2022	2/11/2022	Assessment No. 355990 LOT: 1 TP: 615675A 101 POWERSCOURT ST MAFFRA	B&W associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 15/11/2022
495-1.00/2022	3/11/2022	Assessment No. 107797 LOT: 4 PS: 211136 254 SWAMP RD NAMBROK	Buildings and works associated with the construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 10/11/2022
498-1.00/2022	3/11/2022	Assessment No. 222166 PC: 375998K 44 SUNBURST AVE GOLDEN BEACH	Building & Works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 9/11/2022
507-1.00/2022	11/11/2022	Assessment No. 347047 LOT: 2 PS: 729757A 446 STRATFORD-MAFFRA MAFFRA	Construction of a new building to be used as a bar.	Permit Issued by Delegate of Resp/Auth 17/11/2022
509-1.00/2022	11/11/2022	Assessment No. 283028 PC: 380403S 138 BREWERY RD ALBERTON	Buildings and works associated with the extension of a dwelling.	Permit Issued by Delegate of Resp/Auth 17/11/2022
510-1.00/2022	14/11/2022	Assessment No. 646 LOT: 30 LP: 123246 12 BOWMAN DR SALE	B&W associated with the construction of a Dependent Persons Unit.	No Permit Required 22/11/2022
513-1.00/2022	15/11/2022	Assessment No. 378455 PPC: 362242S 33-35 CUNNINGHAME ST SALE	Buildings & works associated with the alteration of a shop facade.	Permit Issued by Delegate of Resp/Auth 22/11/2022

Total No of Decisions Made: 58







**PLANNING APPLICATION DETERMINATIONS
BETWEEN 1/12/2022 AND 31/12/2022**

Application No/Year	Date Received	Property Title & Address	Proposal	Status
72-2.00/2016	4/11/2022	Assessment No. 41764 LOT: 1 TP: 954628R 34-36 LANSDOWNE ST SALE	2 lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 7/12/2022
25-2.00/2021	15/12/2022	Assessment No. 184002 LOT: 223 LP: 82059 2,385 SHORELINE DR THE HONEYSUCKLES	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 22/12/2022
384-1.00/2021	2/09/2021	Assessment No. 182766 LOT: 68 LP: 82059 2,284 SHORELINE DR THE HONEYSUCKLES	Buildings and works associated with construction of a dwelling.	Lapsed 22/12/2022
433-2.00/2021	22/11/2022	Assessment No. 369488 LOT: 1 PS: 408858K 286-288 COMMERCIAL RD YARRAM	Buildings & Works associated with construction of a verandah.	Permit Issued by Delegate of Resp/Auth 14/12/2022
510-1.00/2021	8/11/2021	Assessment No. 110825 CA: D1 SEC: 18 72 FOGARTYS LANE HEYFIELD	Buildings and works associated with a solar energy facility.	Permit Issued by Delegate of Resp/Auth 15/12/2022
129-2.00/2022	14/11/2022	Assessment No. 314195 LOT: 24 LP: 63947 8 NERRIGUNDAH DR GLENMAGGIE	B & W associated with construction of a dwelling and outbuilding.	Permit Issued by Delegate of Resp/Auth 19/12/2022
180-2.00/2022	22/11/2022	Assessment No. 358333 LOT: 1 TP: 324782V 834 BUNDALAGUAH RD BUNDALAGUAH	Buildings and works associated with the extension of a dwelling.	Permit Issued by Delegate of Resp/Auth 23/12/2022
258-1.00/2022	1/06/2022	Assessment No. 14738 LOT: 1 TP: 611742J 117 STAWELL ST SALE	B&Ws associated with the extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth 7/12/2022
270-1.00/2022	10/06/2022	Assessment No. 105684 LOT: 1 PS: 68056 1,563 SALE-COWWARR RD DENISON	2 Lot Subdivision of the land.	Withdrawn 2/12/2022
311-1.00/2022	1/07/2022	Assessment No. 279141 PC: 163094 180 YARRAM-PORT ALBERT PORT ALBERT	Use & development of the land for a dwelling.	Permit Issued by Delegate of Resp/Auth 7/12/2022
315-1.00/2022	5/07/2022	Assessment No. 207431 CA: 12F 109 TALBOT LANE LONGFORD	B & W associated with the construction of 2 buildings.	Permit Issued by Delegate of Resp/Auth 13/12/2022

ATTACHMENT 14.2.3

Application No/Year	Date Received	Property Title & Address	Proposal	Status
323-1.00/2022	12/07/2022	Assessment No. 88641 LOT: 1 TP: 182857C 24 VIEW HILL AVE HOLLANDS LANDING	Removal of native vegetation.	Withdrawn 12/12/2022
366-1.00/2022	2/08/2022	Assessment No. 290528 LOT: 1 TP: 829628R 197 COMMERCIAL RD YARRAM	New Liquor License.	Permit Issued by Delegate of Resp/Auth 15/12/2022
368-1.00/2022	3/08/2022	Assessment No. 356410 CA: 40A3 13 SALE RD MAFFRA	Use & development, retail premises & creation of access to road TZ2.	Permit Issued by Delegate of Resp/Auth 5/12/2022
379-1.00/2022	10/08/2022	Assessment No. 381905 LOT: RES10 LP: 54201 TAMBORITHA TCE COONGULLA	Alteration to a reserve.	Permit Issued by Delegate of Resp/Auth 7/12/2022
402-1.00/2022	23/08/2022	Assessment No. 285957 CA: 76D 206 CHRISTIES-ALBERT HIAWATHA	Two lot re-subdivision & creation of an easement of way.	Permit Issued by Delegate of Resp/Auth 5/12/2022
429-1.00/2022	9/09/2022	Assessment No. 345421 PC: 105406 13 FOOTBALL LANE BOISDALE	Buildings & works assoc with construction of an agricultural shed.	Permit Issued by Delegate of Resp/Auth 9/12/2022
443-1.00/2022	20/09/2022	Assessment No. 48843 PC: 373273T 104-110 STEVENS ST SALE	2 Lot subdivision of the land.	Permit Issued by Delegate of Resp/Auth 15/12/2022
448-1.00/2022	26/09/2022	Assessment No. 248641 LOT: 2718 LP: 70943 62 WHITE CRES LOCH SPORT	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 2/12/2022
449-1.00/2022	21/09/2022	Assessment No. 396465 CA: 2 SEC: 9 23-29 TOWNSEND ST TARRAVILLE	B&W associated the with construction of an extension & garage.	Permit Issued by Delegate of Resp/Auth 9/12/2022
450-1.00/2022	27/09/2022	Assessment No. 400374 LOT: 19 PS: 542967D 123-127 VICTORIA ST BRIAGOLONG	Use and development of the land for a second dwelling.	Permit Issued by Delegate of Resp/Auth 8/12/2022
454-1.00/2022	28/09/2022	Assessment No. 216804 LOT: 612 LP: 52648 51 MERIDAN RD GOLDEN BEACH	Buildings and works associated with the construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 1/12/2022
456-1.00/2022	29/09/2022	Assessment No. 87072 PC: 362248E 110 LIND AVE DARGO	B&W storage shed/liquor licensing & red line extension.	Permit Issued by Delegate of Resp/Auth 21/12/2022

ATTACHMENT 14.2.3

Application No/Year	Date Received	Property Title & Address	Proposal	Status
473-1.00/2022	12/10/2022	Assessment No. 357343 LOT: 8 PS: 20131 5 TINAMBA-NEWRY RD TINAMBA	B&W associated with the extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth 2/12/2022
476-1.00/2022	17/10/2022	Assessment No. 4515 LOT: 3 LP: 41077 22 FITZROY ST SALE	Three lot subdivision and the construction of two dwellings.	Permit Issued by Delegate of Resp/Auth 23/12/2022
477-1.00/2022	17/10/2022	Assessment No. 205708 LOT: 3 TP: 585515L 12 KELLYS RD LONGFORD	2 Lot Re-Subdivision of the Land.	Permit Issued by Delegate of Resp/Auth 23/12/2022
480-1.00/2022	17/10/2022	Assessment No. 322388 LOT: RES1 PS: 41422 22 STAGG ST HEYFIELD	Alteration to a reserve.	Permit Issued by Delegate of Resp/Auth 7/12/2022
487-1.00/2022	19/10/2022	Assessment No. 443192 LOT: 5 PS: 812047V 2,321 SEASPRAY RD SEASPRAY	Use and Development of the land for a horse arena	Permit Issued by Delegate of Resp/Auth 5/12/2022
489-1.00/2022	25/10/2022	Assessment No. 457119 LOT: 176 PS: 837991N 45 WALLACE ST SALE	2 Lot Subdivision of the Land.	Permit Issued by Delegate of Resp/Auth 13/12/2022
497-1.00/2022	3/11/2022	Assessment No. 439612 LOT: 1 PS: 613333E 26 COBAINS RD SALE	B&W associated with use of the land for a caravan storage facility.	Permit Issued by Delegate of Resp/Auth 6/12/2022
499-1.00/2022	4/11/2022	Assessment No. 262014 CA: 11 SEC: 1 42 STITCHLING ST CARRAJUNG	B & W associated with the construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth 9/12/2022
500-1.00/2022	7/11/2022	Assessment No. 328914 LOT: 5 PS: 122441 84 RIFLE RANGE RD HEYFIELD	Use and Development of the Land for a Replacement Dwelling.	Permit Issued by Delegate of Resp/Auth 14/12/2022
504-1.00/2022	10/11/2022	Assessment No. 204735 LOT: 1 TP: 179996 PIERAS RD HIAMDALE	Removal of existing easement and creation of a new easement.	Permit Issued by Delegate of Resp/Auth 23/12/2022
513-2.00/2022	25/11/2022	Assessment No. 378455 PPC: 362242S 33-35 CUNNINGHAME ST SALE	Buildings & works associated with the alteration of a shop facade.	Permit Issued by Delegate of Resp/Auth 2/12/2022
514-1.00/2022	15/11/2022	Assessment No. 78808 LOT: 1 PS: 968632X 64 TYERS ST STRATFORD	Buildings & works associated with construction of a music stage.	Permit Issued by Delegate of Resp/Auth 2/12/2022

ATTACHMENT 14.2.3

Application No/Year	Date Received	Property Title & Address	Proposal	Status
515-1.00/2022	16/11/2022	Assessment No. 349761 LOT: 1 LP: 146734C WARRIGAL TOMS CREEK NEWRY	Buildings and works associated with the construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 21/12/2022
519-1.00/2022	21/11/2022	Assessment No. 247312 LOT: 1585 LP: 58872 91 WATTLE GR LOCH SPORT	Buildings & works associated with construction of a verandah.	Permit Issued by Delegate of Resp/Auth 2/12/2022
521-1.00/2022	22/11/2022	Assessment No. 283739 LOT: 4 PS: 3149 12 SIMMONS ST GELLIONDALE	B&W associated with the construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth 1/12/2022
522-1.00/2022	22/11/2022	Assessment No. 322800 LOT: 1 TP: 341519 65 TEMPLE ST HEYFIELD	Use of the land for a dwelling.	Permit Issued by Delegate of Resp/Auth 22/12/2022
524-1.00/2022	22/11/2022	Assessment No. 82776 LOT: 2 PS: 205625 35 COBAINS ESTATE RD COBAINS	Buildings and works associated with the cons of a farm shed.	Permit Issued by Delegate of Resp/Auth 7/12/2022
525-1.00/2022	23/11/2022	Assessment No. 43257 PTP: 1 TP: 340377P 13-15 MARKET ST SALE	2 Lot subdivision of an existing building.	Permit Issued by Delegate of Resp/Auth 2/12/2022
526-1.00/2022	23/11/2022	Assessment No. 357079 LOT: 2 LP: 143670 71 MAIN ST NEWRY	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 21/12/2022
527-1.00/2022	24/11/2022	Assessment No. 82008 LOT: 2 PS: 846486B 432 BENGWORDEN RD COBAINS	Buildings and works associated with the consturction of a farm shed.	Permit Issued by Delegate of Resp/Auth 2/12/2022
531-1.00/2022	25/11/2022	Assessment No. 190942 LOT: 2 PS: 201459T 50 ROSEDALE-LONGFORD ROSEDALE	Buildings and works associated with the extension of a dwelling.	Permit Issued by Delegate of Resp/Auth 15/12/2022
534-1.00/2022	29/11/2022	Assessment No. 306233 LOT: 22 PS: 316750T 122 JOHNSON ST MAFFRA	Extension to Existing Building.	Permit Issued by Delegate of Resp/Auth 13/12/2022
536-1.00/2022	29/11/2022	Assessment No. 276907 LOT: 1 PS: 134544 4 BRISBANE ST PORT ALBERT	Buildings and works associated with the extension of a dwelling.	Withdrawn 8/12/2022
537-1.00/2022	14/12/2022	Assessment No. 376251 LOT: 1 PS: 317421J 1 GOWRIE RISE WOODSIDE BEACH	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth 20/12/2022

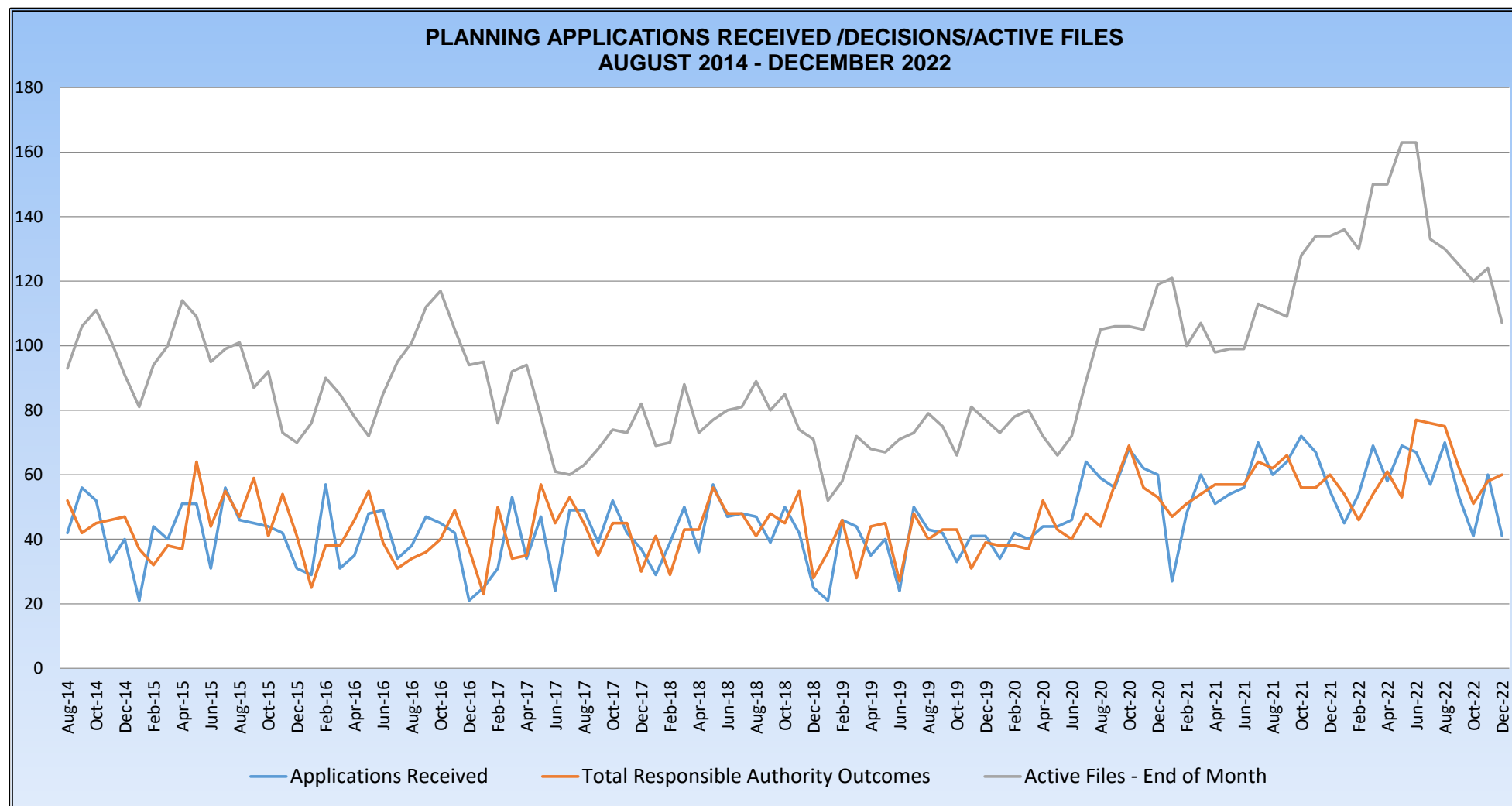
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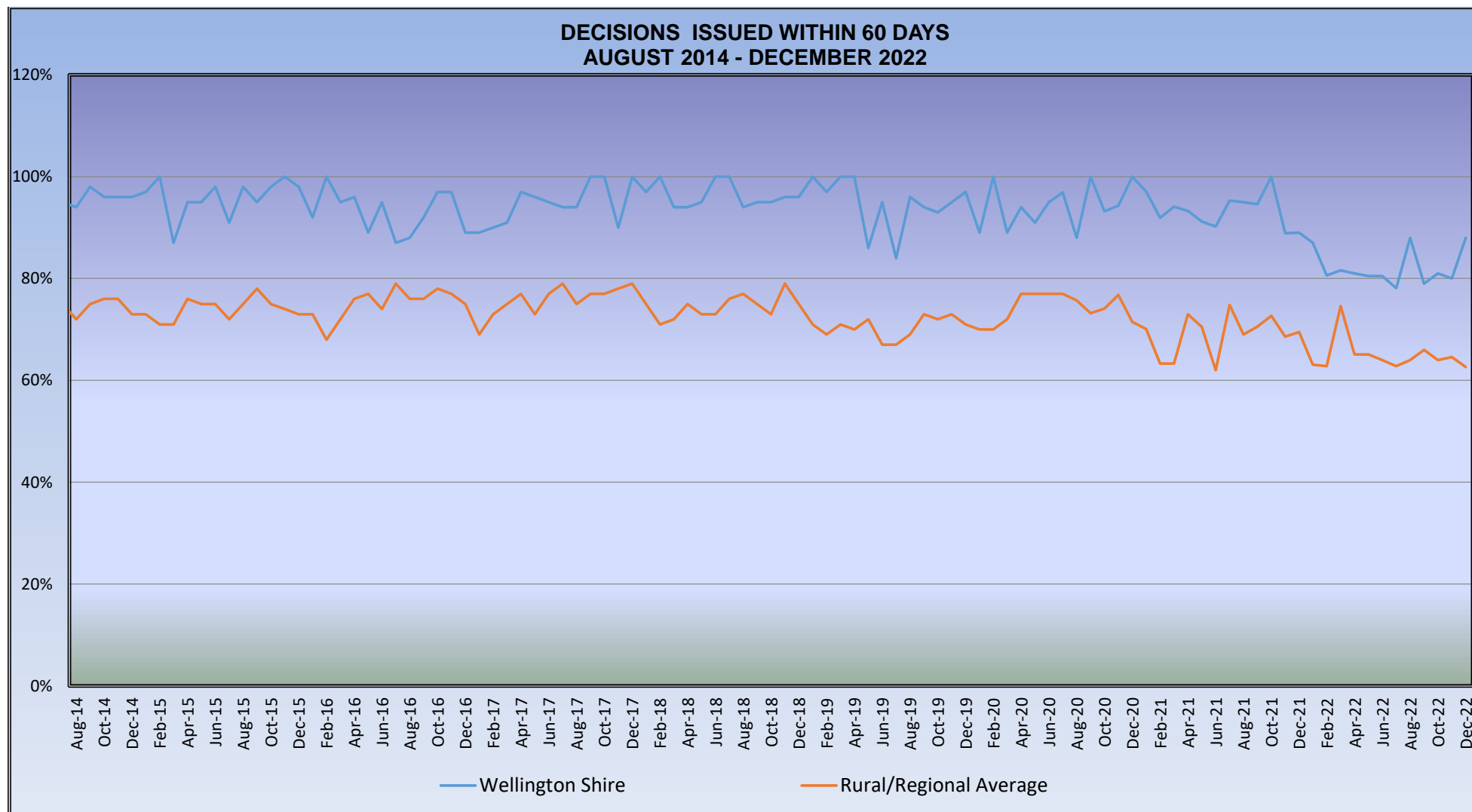
Application No/Year	Date Received	Property Title & Address	Proposal	Status
538-1.00/2022	29/11/2022	Assessment No. 206888 LOT: 2 PS: 117088 591 SEASPRAY RD LONGFORD	Buildings and works associated with the extension of a dwelling.	Permit Issued by Delegate of Resp/Auth 23/12/2022
544-1.00/2022	1/12/2022	Assessment No. 205153 LOT: 1 TP: 903843A 99 CRICKET ST ROSEDALE	B&W construction of a replacement dwelling/constr. of an outbuilding.	Permit Issued by Delegate of Resp/Auth 16/12/2022
546-1.00/2022	5/12/2022	Assessment No. 209171 LOT: 8 LP: 126613 46 WINTERS LANE STRADBROKE	Buildings and works associated with the construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 15/12/2022
548-1.00/2022	7/12/2022	Assessment No. 345017 LOT: 1 TP: 200447D 159 FREESTONE CREEK RD BRIAGOLONG	B&W associated with the construction of extension to existing dwelling	Permit Issued by Delegate of Resp/Auth 16/12/2022
549-1.00/2022	8/12/2022	Assessment No. 10322 LOT: 1 TP: 240984Y 157 PEARSON ST SALE	2 Lot Subdivision of the land (Boundary Realignment).	Permit Issued by Delegate of Resp/Auth 23/12/2022
550-1.00/2022	8/12/2022	Assessment No. 422089 LOT: 2 PS: 649544N 23-25 PRINCES HWY STRAITFORD	Building and works associated with the construction of a building.	Permit Issued by Delegate of Resp/Auth 21/12/2022
553-1.00/2022	9/12/2022	Assessment No. 187062 LOT: 17 BLK: B LP: 8478 11 CROOKE ST THE HONEYSUCKLES	Buildings & works associated with construction of an outbuilding.	Withdrawn 16/12/2022
554-1.00/2022	9/12/2022	Assessment No. 237941 PC: 102552 169-171 NATIONAL PARK RD LOCH SPORT	B & W assoc with construction of an extension to existing dwelling.	Permit Issued by Delegate of Resp/Auth 14/12/2022
557-1.00/2022	12/12/2022	Assessment No. 446898 CA: 1 SEC: 8 118 BROUGHTON ST ALBERTON	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth 22/12/2022
558-1.00/2022	12/12/2022	Assessment No. 82313 LOT: 1 TP: 824420U 805 CLYDEBANK RD CLYDEBANK	Buildings & works associated with construction of a farmshed.	Permit Issued by Delegate of Resp/Auth 21/12/2022
559-1.00/2022	12/12/2022	Assessment No. 279141 PC: 163094 180 YARRAM-PORT ALBERT PORT ALBERT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth 19/12/2022
561-1.00/2022	12/12/2022	Assessment No. 56317 CA: 14 SEC: A2 POOLEYS RD SALE	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth 21/12/2022

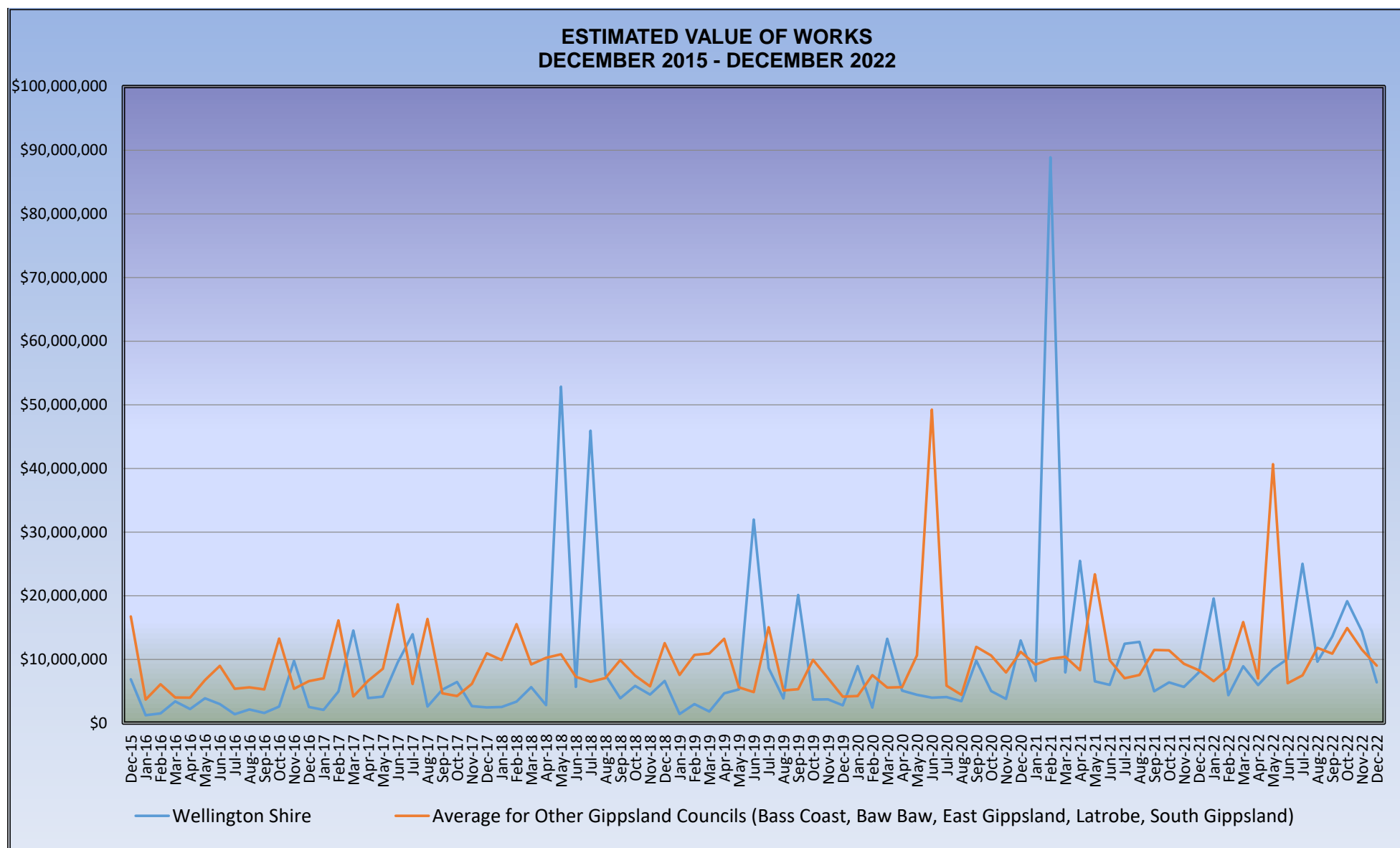
ATTACHMENT 14.2.3

Application No/Year	Date Received	Property Title & Address	Proposal	Status
566-1.00/2022	15/12/2022	Assessment No. 274621 PC: 377342E 43 TURNBULL ST ALBERTON	B&W associated with the extension of an existing building.	Permit Issued by Delegate of Resp/Auth 23/12/2022

Total No of Decisions Made: 60







15. GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

15.1. PROPOSED SALE OF LAND (ROADS) - ABUTTING 56 TURNBULL STREET, ALBERTON

ACTION OFFICER: MANAGER ASSETS AND PROJECTS

PURPOSE

The purpose of this report is for Council to consider the proposed sale of land (road reserves) being Station Street and Orr Street abutting 56 Turnbull Street in Alberton.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Pursuant to Section 114 of the Local Government Act 2020, Section 206(1) including Clause 3 of Schedule 10 and Section 223 of the Local Government Act 1989, Council resolve to advertise its intention to discontinue and to sell the roads abutting 56 Turnbull Street in Alberton by private treaty; and***
- 2. Council place a public notice of the proposal, in a local newspaper and serve a copy of the notice on abutting property owners and statutory authorities; and***
- 3. Council appoint three Councillors plus an alternative representative to form the 'Road Discontinuance Committee – 56 Turnbull Street' that is established by Council under section 223(1)(b)(i) of the Local Government Act 1989, to consider written submissions/objections and to hear any persons who in their written submission under section 223 of the Local Government Act 1989 have requested that they be heard in support of their submission/objection; and***
- 4. In the event of no objections, Council resolve to discontinue the roads abutting 56 Turnbull Street, Alberton and place a notice in the Victoria Government Gazette; and***
- 5. Council authorise the Chief Executive Officer to sell the land to the abutting property owner at no less than current market value in accordance with Wellington Shire Council Policy 3.3.5 - Sale, Exchange and Acquisition of Land and to sign and seal any documents to facilitate the transfer of land.***

BACKGROUND

The owner(s) of the property at 56 Turnbull Street, Alberton have made application to Council regarding a proposal to acquire the unused road abutting their property, and for them to purchase this road and to include it into their property(s).

The unused roads are Station Street between Turnbull Street and Danger Street and Orr Street between Station Street and Rankin Street, both sections of these road are non-maintained road under Council's Road Management Plan. The 56 Turnbull Street property

consists of 15 lots, all held in the same ownership under one rating assessment, with both sections of roads currently fenced within this property and have been so for over 20 years.

The proposal is for the full widths of the road reserves, as described above and abutting 56 Turnbull Street, to be closed and sold. There are four lots of the 15 lots that essentially form the house block, which are within the Township zone (TZ), with the balance of the lots within the Farming zone (FZ). Following an internal review by Council Officers, the proposal is considered reasonable as the roads predominately sit within the farming zone and are not required for current Council or community purposes in the immediate or foreseeable future and on the basis that the land to be sold would be subject to its consolidation into their abutting freehold land, that no lot would be landlocked and that no lot would straddle a planning zone. Also of note, this area has not been identified for future residential development in the Alberton Strategy Plan (clause 21.11 of the Wellington Planning Scheme).

It is proposed with the closure and sale of the roads that along with all 15 lots forming 56 Turnbull Street be consolidated to form two new lots. One lot fronting Turnbull Street within the Township zone and one lot fronting Rankin Street within the Farming Zone. The attached plan outlines the proposal. The roads are held under General Law Title described in Orrs Special Survey - Book 151 No.756.

In proceeding with the proposal, a public notice will be placed in the local paper and copies of the public notice be served on adjacent property owners. It is proposed to notify relevant Statutory Authorities with regard to possible services and the table drain along Orr Street road reserve and will likely require to be protected with an easement.

Subject to the consideration of public submissions and objections the section of road reserve will be discontinued, and the land sold to the abutting landowner(s) by private treaty at no less than the current market value in accordance Council Policy 3.3.5 - Sale, Exchange and Acquisition of Land.

ATTACHMENTS

1. 56 Turnbull Street Alberton Proposal [**15.1.1** - 2 pages]

OPTIONS

Council has the following options available:

1. Support the sale of roads abutting 56 Turnbull Street, Alberton and confirm that the section of roads are not required for public traffic pursuant to Section 114 of the *Local Government Act 2020* and Sections 206 and 223 and Schedule 10 of the *Local Government Act 1989*; or
2. Not agree to the sale and discontinuance and advise the property owners that the roads abutting 56 Turnbull Street, Alberton are required for public traffic.

PROPOSAL

That:

1. Pursuant to Section 114 of the *Local Government Act 2020*, Section 206(1) including Clause 3 of Schedule 10 and Section 223 of the *Local Government Act 1989*, Council resolve to advertise its intention to discontinue and to sell the roads abutting 56 Turnbull Street in Alberton by private treaty; and

2. Council place a public notice of the proposal, in a local newspaper and serve a copy of the notice on abutting property owners and statutory authorities; and
3. Council appoint three Councillors plus an alternative representative to form the 'Road Discontinuance Committee – 56 Turnbull Street' that is established by Council under section 223(1)(b)(i) of the *Local Government Act 1989*, to consider written submissions/objections and to hear any persons who in their written submission under section 223 of the *Local Government Act 1989* have requested that they be heard in support of their submission/objection; and
4. In the event of no objections, Council resolve to discontinue the roads abutting 56 Turnbull Street, Alberton and place a notice in the Victoria Government Gazette; and
5. Council authorise the Chief Executive Officer to sell the land to the abutting property owner at no less than current market value in accordance with Wellington Shire Council Policy 3.3.5 - Sale, Exchange and Acquisition of Land and to sign and seal any documents to facilitate the transfer of land.

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 costs to Council, with all costs borne by the property owner. Compensation for the land will be payable to Wellington Shire Council utilising a current market value prepared by an independent licenced valuer.

COMMUNICATION IMPACT

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

LEGISLATIVE IMPACT

Community engagement is being undertaken pursuant to Section 114 *Local Government Act 2020*. Any submissions will be considered under Section 223 of the *Local Government Act 1989*. The proposed road discontinuance is being undertaken pursuant to Section 206(1) of the *Local Government Act 1989* including Clause 3 of Schedule 10.

COUNCIL POLICY IMPACT

There is no Council policy on the closure of roads to public traffic, with each application being treated on merit. Council's policy on the Sale, Exchange and Acquisition of Land Council outlines the principles in dealing with land transactions.

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.

RESOURCES AND STAFF IMPACT

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

COMMUNITY IMPACT

There will be no negative identifiable community impact. The roads abutting 56 Turnbull Street in Alberton are non-maintained roads under Council's Road Management Plan. The road reserves forming the proposal are fenced within the abutting property and there is no formed road pavement or public vehicular access along either section of road.

ENVIRONMENTAL IMPACT

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

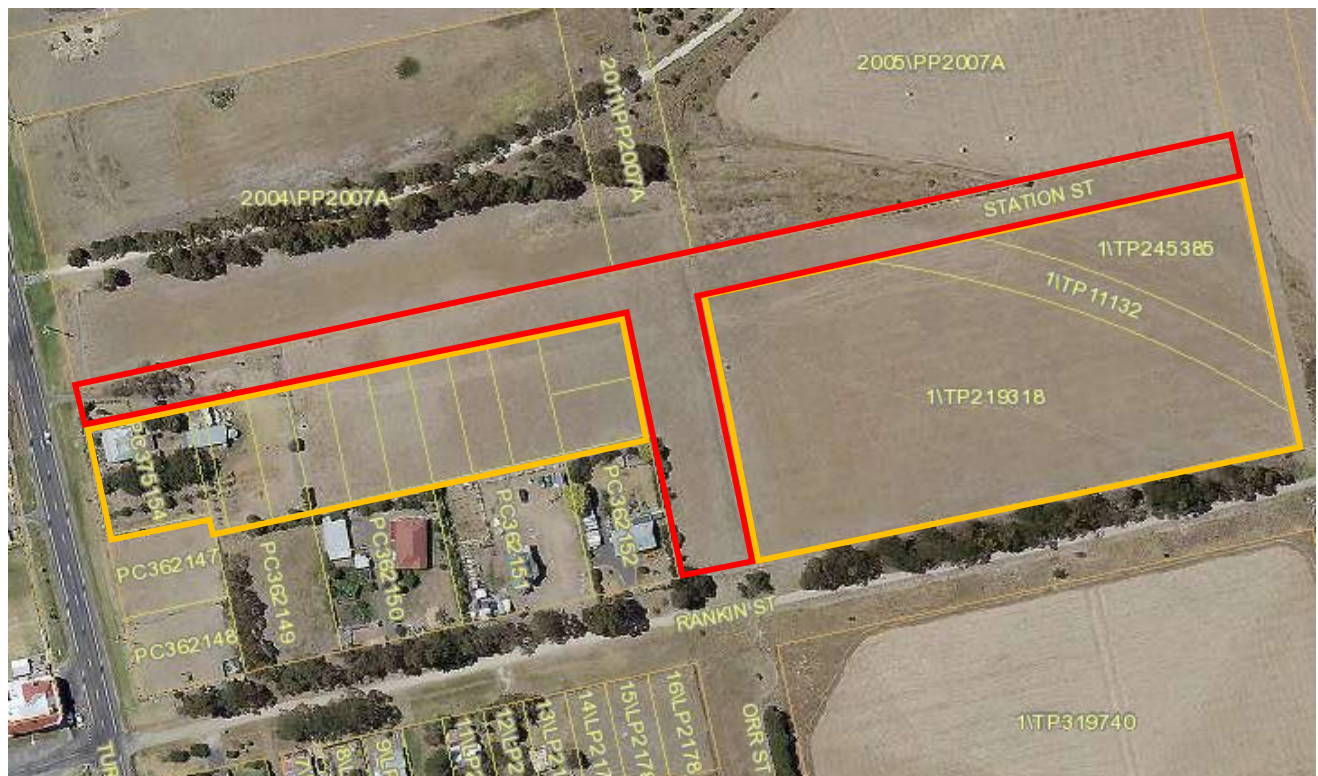
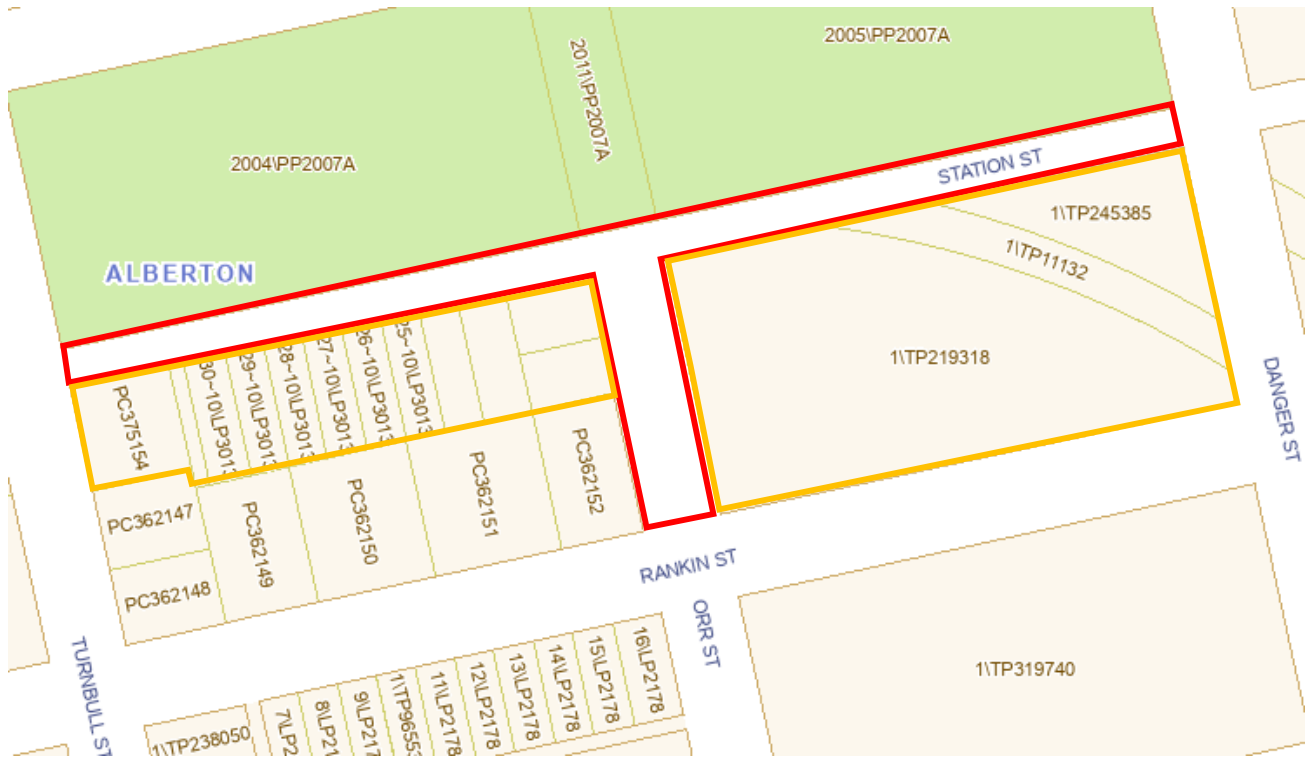
ENGAGEMENT IMPACT

A public notice will be published in the local newspaper and served on the abutting property owners and statutory authorities.

RISK MANAGEMENT IMPACT

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

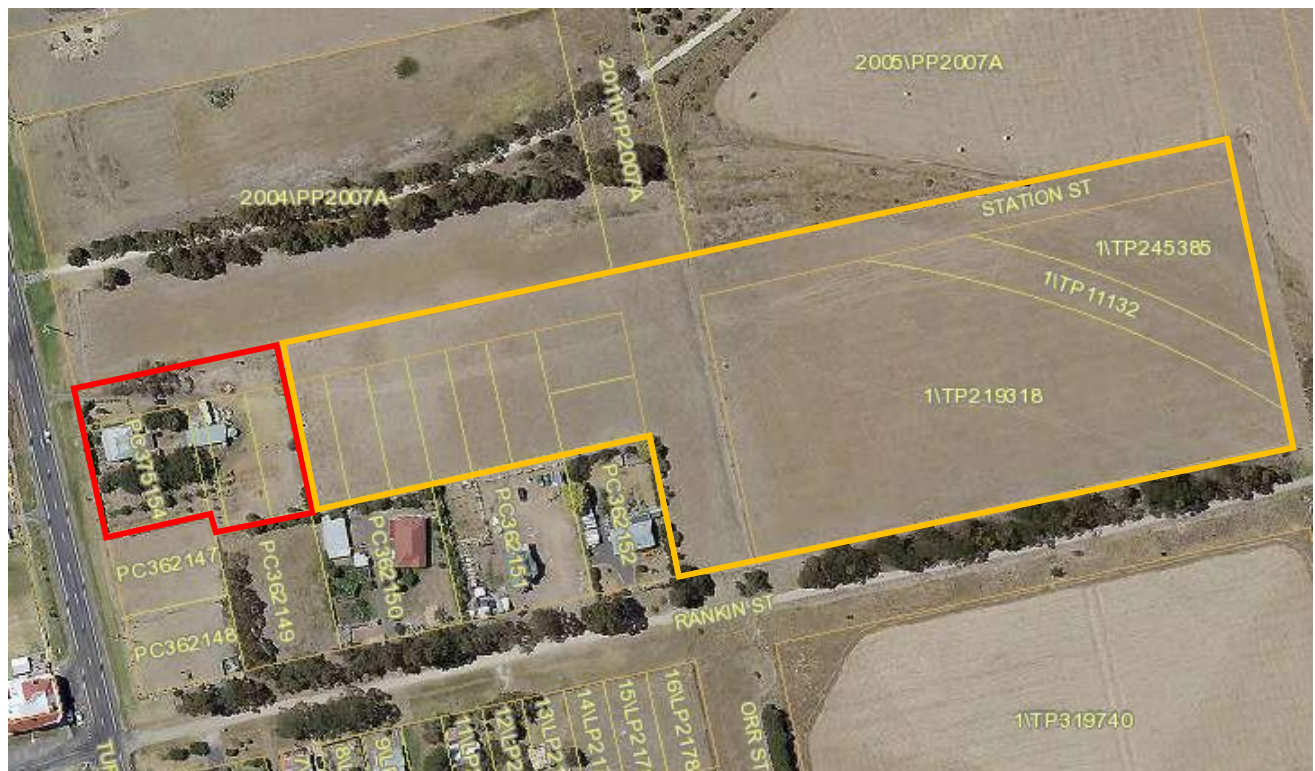
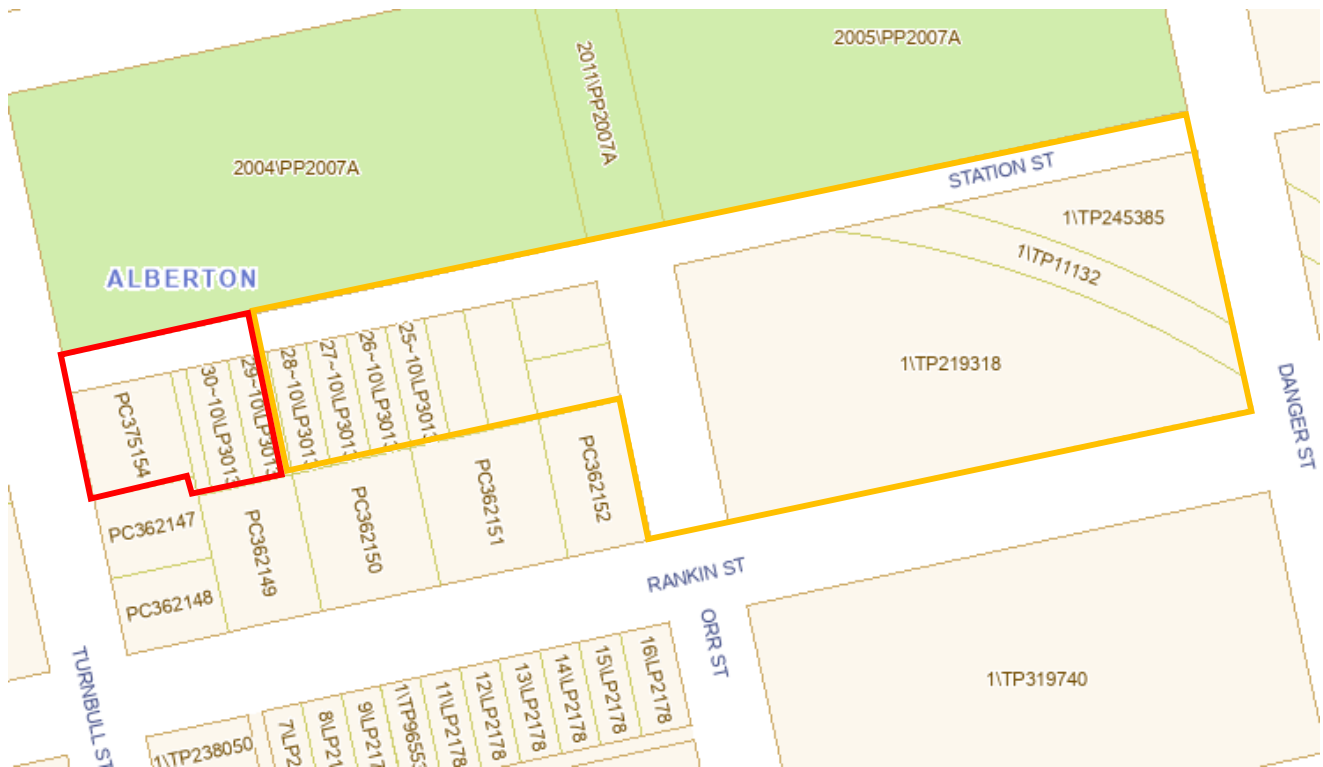
56 TURNBULL ST, ALBERTON – EXISITING CONDCTIONS



Existing lots (15 off) forming 56 Turnbull St - shown (Approx. Area 28,100sqm)

Proposed Roads to be Closed - shown (Approx. Area 9,100sqm)

56 TURNBULL ST ALBERTON – PROPOSED OUTCOME



Proposal of Consolidated Lots (Subject to Survey)

Lot 1 - shown

Lot 2 - shown

16. GENERAL MANAGER COMMUNITY AND CULTURE

16.1. ENDORSEMENT OF WELLINGTON DISABILITY ADVISORY COMMITTEE

ACTION OFFICER: MANAGER COMMUNITIES, FACILITIES AND EMERGENCIES

PURPOSE

For Council to appoint the nominated community representatives to the Wellington Disability Advisory Committee, as detailed in the attached confidential report, *'The Wellington Disability Advisory Committee Membership'*.

PUBLIC QUESTIONS AND COMMENTS FROM THE GALLERY

RECOMMENDATION

That:

- 1. Council appoint the nominated community representatives to the Wellington Disability Advisory Committee, as detailed in the attached confidential report, 'The Wellington Disability Advisory Committee Membership', and***
- 2. The information contained in the confidential attachment 'The Wellington Disability Advisory Committee Membership' and designated confidential under Section 3(1) Confidential Information of the Local Government Act 2020 by the General Manager Community and Culture on 10 February 2023 because it relates to the following grounds: f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs; be designated confidential information under Section 3(1) Confidential Information of the Local Government Act 2020.***

BACKGROUND

The Wellington Disability Advisory Committee is formed by Council as an unincorporated advisory group operating under a Terms of Reference. Community representatives will support Council with advice and suggestions to improve access and inclusion for people living with or caring for someone living with a disability.

Community representatives will also provide advice into Council's Disability Action Plan, conduct site accessibility visits of Council facilities and provide advice into Council project steering groups as requested by Council.

Council advertised over December 2022 and January 2023 for suitable community representatives to apply to join the inaugural Wellington Disability Advisory Committee. Council received 16 applications and a panel of three Council staff interviewed 14 applicants.

Wellington Disability Advisory Committee will meet four times a year, commencing in late March 2023.

ATTACHMENTS

1. Confidential Header Endorsement of Wellington Disability Advisory Committee [16.1.1 - 1 page]
2. CONFIDENTIAL REDACTED - Confidential Wellington Disability Advisory Committee Members [16.1.2 - 3 pages]

OPTIONS

Council has the following options available:

1. Appoint the nominated community representatives to the Wellington Disability Advisory Committee, as detailed in the attached confidential report, *'The Wellington Disability Advisory Committee Membership'*; or
2. Not appoint the nominated community representatives to the Wellington Disability Advisory Committee and seek further information for consideration at a future Council meeting.

PROPOSAL

That Council appoint the nominated community representatives to the Wellington Disability Advisory Committee, as detailed in the attached confidential report, *'The Wellington Disability Advisory Committee Membership'*.

CONFLICT OF INTEREST

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

COUNCIL PLAN IMPACT

The Council Plan 2021-25 Theme 3 "Liveability and Wellbeing" states the following strategic outcomes:

Strategic Outcome 3.1: "An inclusive, diverse, and resilient community."

Strategic Outcome 3.2: "An actively engaged community."

Strategic Outcome 3.3: "Opportunities for everyone to work, learn, create, play, and share."

Strategic Outcome 3.4: "Improved access to and participation in support services focussing on those who are vulnerable including: young children, youth, people living with a disability and seniors."

This report supports the above Council Plan strategic outcomes.

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
The Heart of Gippsland

**ORDINARY COUNCIL MEETING
21 FEBRUARY 2023**

On this day, 10 February 2023, in accordance with Section 3(1) of the *Local Government Act 2020*; I, Clem Gillings, General Manager Community and Culture declare that the information contained in the attached **ENDORSEMENT OF WELLINGTON DISABILITY ADVISORY COMMITTEE** is confidential because it relates to the following grounds under Section 3(1) of the *Local Government Act 2020*:

- f) personal information, being information which if released would result in the unreasonable disclosure of information about any person or their personal affairs***

.....
CLEM GILLINGS
GENERAL MANAGER COMMUNITY AND CULTURE

17. 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.

18. 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.