

WELLINGTON PLANNING SCHEME

25/07/2019
C100(well)

SCHEDULE 1 TO CLAUSE 32.04 MIXED USE ZONE

Shown on the planning scheme map as MUZ.

WELLINGTON MIXED USE AREAS

1.0

25/07/2019
C100(well)

Objectives

None specified.

2.0

25/07/2019
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Clause 54 and Clause 55 requirements

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

3.0

25/07/2019
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Maximum building height requirement

None specified.

4.0

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Exemption from notice and review

~~None specified.~~

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

5.0

25/07/2019
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Application requirements

None specified.

6.0

25/07/2019
C100(well)

Decision guidelines

None specified.

7.0

25/07/2019
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Signs

None specified.

13/07/2017
C90**SCHEDULE 1 TO CLAUSE 32.07 RESIDENTIAL GROWTH ZONE**

Shown on the planning scheme map as RGZ1.

LAKE GUTHRIDGE PRECINCT - MCINTOSH DRIVE**1.0**13/07/2017
C90**Design objectives**

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

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

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

2.013/07/2017
C90**Requirements of Clause 54 and Clause 55**

	Standard	Requirement
Minimum street setback	A3 and B6	Setback from South Gippsland Highway must be at least 6 metres. Setback from McIntosh Drive must be at least 3 metres. Note: Both South Gippsland Highway (York Street South) and McIntosh Drive are frontages.
Site coverage	A5 and B6	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	For the northern boundary of 62 York Street South (CA 4A SEC A) and the southern boundary of 46 York Street South (Lot 1 TP 2444623) - 3 metres, plus 0.3 metres for every metre of height over 3.6 metres, plus 1 metre for every metre of height over 6.9 metres. Standard A10 and B17 apply to all other side setbacks. Note: Site does not have a rear boundary.
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B26	None specified
Front fence height	A20 and B32	A front fence within 3 metres of a street should not exceed 1 metre and must have at least 50% transparency.

3.013/07/2017
C90**Maximum building height requirement for a dwelling or residential building**

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

4.013/07/2017
C90**Application requirements**

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

- Plans showing:
 - How the built form addresses the interface with the Lake Guthridge environs and provides an active street frontage to McIntosh Drive.

WELLINGTON PLANNING SCHEME

- How the built form addresses the interface with the South Gippsland Highway (York Street South) and provides an active frontage to that street.
- How access/egress points to the site from the South Gippsland Highway will avoid conflict with pedestrian traffic.
- How proposed vehicular access points from McIntosh Drive will avoid conflict with pedestrians and recreational uses.
- An application for non-residential development must be accompanied by a neighbourhood and site description and a design response ~~as required in Clause 54~~.
- Plans submitted with the application must show measurements relating to height in Australian Height Datum (AHD).
- Other details as required by the responsible authority.

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35/07/2019
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Decision guidelines

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

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

25/07/2018
C106(well)**SCHEDULE 1 TO CLAUSE 35.07 FARMING ZONE**

Shown on the planning scheme map as FZ.

1.025/07/2018
C106(well)**Subdivision and other requirements**

	Land	Area/dimensions/distance
Minimum subdivision area (hectares)	1. All land in covered by the Macalister Irrigation District as defined by <u>Southern Rural Water on-Map 1 (Macalister Irrigation District)</u> .	25 hectares
	2. All other land.	40 hectares
Minimum area for which no permit is required to use land for a dwelling (hectares)	1. All land in covered by the Macalister Irrigation District as defined by <u>Southern Rural Water on-Map 1 (Macalister Irrigation District)</u> .	25 hectares
	2. All other land	40 hectares
Maximum area for which no permit is required to use land for timber production (hectares)	None specified	None specified
Maximum floor area for which no permit is required to alter or extend an existing dwelling (square metres)	None specified	None specified <u>150 square metres</u>
Maximum floor area for which no permit is required to construct an out-building associated with a dwelling (square metres)	None specified	None specified <u>100 square metres</u>
Maximum floor area for which no permit is required to alter or extend an existing building used for agriculture (square metres)	None specified	None specified
Minimum setback from a road (metres)	A Road Zone Category 1 or land in a Public Acquisition Overlay to be acquired for a road, Category 1	100 metres
	A Road Zone Category 2 or land in a Public Acquisition Overlay to be acquired for a road, Category 2	40 metres
	Any other road	20 metres

WELLINGTON PLANNING SCHEME

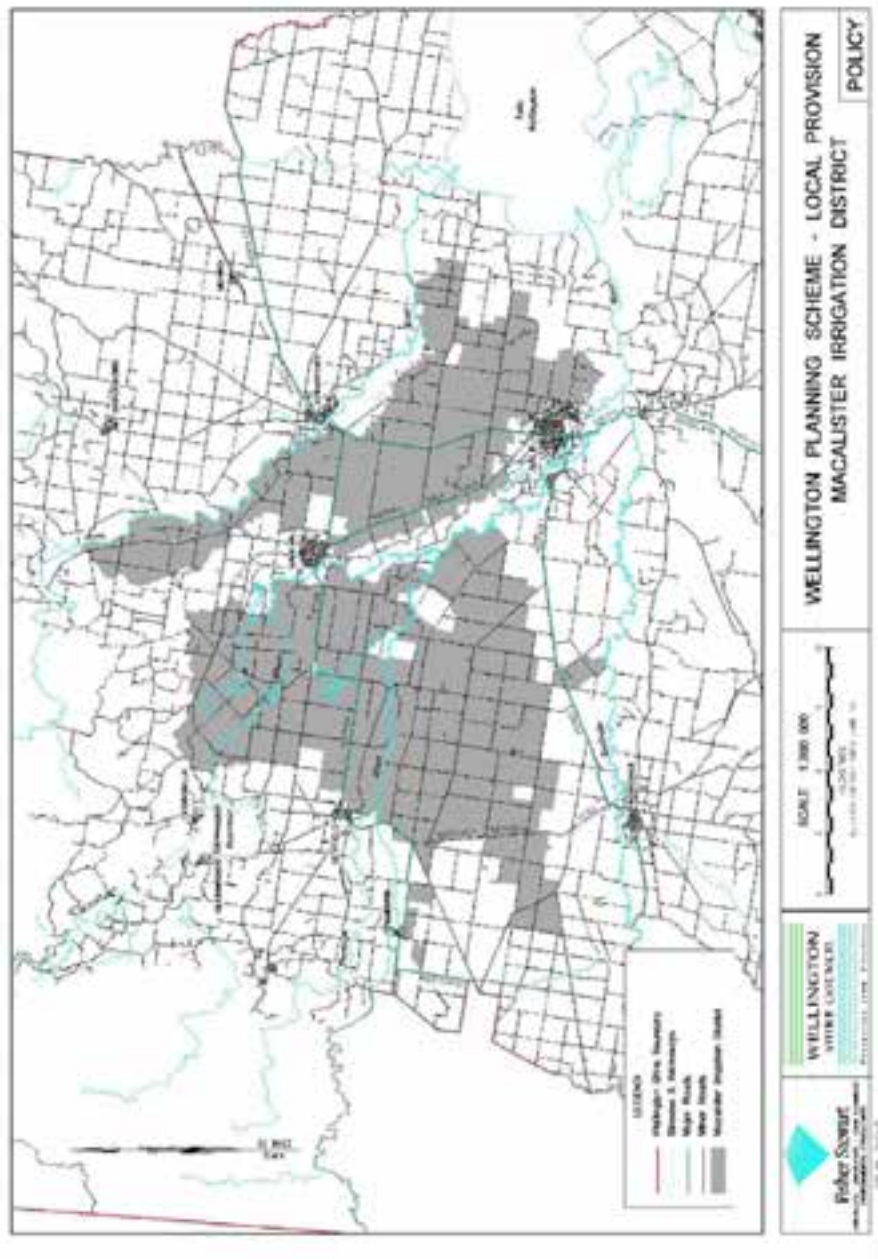
Minimum setback from a boundary (metres).	Any other boundary	5 metres
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WELLINGTON PLANNING SCHEME

	Land	Area/dimensions/distance
Minimum setback from a dwelling not in the same ownership (metres)	Any dwelling not in the same ownership	100 metres

Permit requirement for earthworks	Land
Earthworks which change the rate of flow or the discharge point of water across a property boundary	All land covered by the Macalister Irrigation District on the Map 1 (Macalister Irrigation Districts defined by Southern Rural Water
Earthworks which increase the discharge of saline groundwater	None specified

Map 1 to the Schedule to Clause 35.07



25/07/2018
C:\06\well**SCHEDULE 4 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ4.

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

To implement the Municipal Planning Strategy and Planning Policy Framework.

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

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

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

1.025/07/2018
C:\06\well**Table of uses****Section 1 - Permit not required**

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

Section 2 - Permit required

Use	Condition
Accommodation (other than Bed and breakfast and Dependent person's unit)	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Animal Keeping (other than Animal Boarding)- if the Section 1 condition is not met	Must be no more than 5 animals
Bed and breakfast	No more than 10 persons may be accommodated away from their normal place of residence At least 1 car parking space must be provided for each 2 persons able to be accommodated away from their normal place of residence Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Dependent person's unit	Must be the only dependent person's unit on the lot Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63 – 97 Firebrace Road (see map 1)
Education centre	Must not be a primary or secondary school

WELLINGTON PLANNING SCHEME

Use	Condition
Industry (other than Materials recycling and Transfer station)	
Leisure and recreation (other than Informal outdoor recreation, Major sports and recreation facility, and Motor racing track)	
Office	The leasable floor area must not exceed 200 square metres
Place of Assembly (other than Amusement Parlour, Carnival, Circus and Nightclub)	
Utility installation (other than Minor utility installation and Telecommunications facility)	
Warehouse (other than fuel depot and milk depot)	The leasable floor area must not exceed 200 square metres
Any other use not in Section 1 or 3	

Section 3 - Prohibited

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

2.0
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Use of land

Amenity of the neighbourhood

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

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

Application requirements

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

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

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

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

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

3.0

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Subdivision

The minimum lot size is 2000 square metres.

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

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

Application requirements

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

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

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

4.0

25/07/2019
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Buildings and works

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

WELLINGTON PLANNING SCHEME

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

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

5.0

26/07/2019
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Signs

None specified.

6.0

Decision guidelines

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

- Structure plans, policy, strategy or guidelines adopted by the Responsible Authority that relate to the subject land.
- SEPA principles of healthy urban design – refer to the background document *Healthy by Design: A planners' guide to environments for active living* (National Heart Foundation of Australia, 2004).
- The applicable State Protection Policy or relevant guidelines of the Environment Protection Authority.
- The purpose of the zone.
- The longer term vision for Firebrace Road (as set out in 21.04 - Settlement) and whether the development supports the transition of this area, while protecting both all industrial operations operating from 63 – 97 Firebrace Road (see map 1) and the amenity of sensitive activities in the short to medium term.

WELLINGTON PLANNING SCHEME

- The nature of the proposed use and its proximity to existing industrial activities and the effect these industries may have on the proposed use.
- The effect that the use may have on nearby existing or proposed residential areas or other uses which are sensitive to industrial off-site effects, having regard to any comments or directions of the referral authorities.
- The provision of building setbacks and landscaping.
- The ability of the activity to be appropriately serviced.
- The effect of traffic to be generated on roads.
- The interim use of those parts of the land not required for the proposed use.
- The interface and connectivity with adjoining existing and future areas.
- The storage of rubbish and materials for recycling.

Map 1 to Schedule 4 to Clause 37.01



25/07/2018
C108(well)**SCHEDULE 5 TO CLAUSE 37.01 SPECIAL USE ZONE**

Shown on the planning scheme map as SUZ5.

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

To implement the Municipal Planning Strategy.

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

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

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

To provide direct links to the adjacent Rail Trail.

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

1.0
25/07/2018
C108(well)**Table of uses****Section 1 - Permit not required**

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

Section 2 - Permit required

Use	Condition
Accommodation (other than Dependent person's unit)	Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1)
Caretaker's house	Must be within 50 metres measured from the eastern boundary of the zone, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1)
Convenience shop	
Dependent person's unit	Must be the only dependent person's unit on the lot Must be outside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1)

WELLINGTON PLANNING SCHEME

Use	Condition
Group Accommodation	<p>Must be used in conjunction with Timber Production, Timber Yard, Agriculture, Rural Industry, or Winery, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1).</p> <p>Must be no more than 6 dwellings, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1).</p> <p>Must be within 50 metres measured from the eastern boundary of the zone, when inside the threshold distance (pursuant to Clause 53.10 from all industrial operations operating from 63-97 Firebrace Road (see map 1).</p>
Place of assembly (other than Amusement parlour, Carnival, Circus and Nightclub) Leisure and recreation (other than Informal outdoor recreation and Motor racing track) Utility installation (including Minor utility installation) Any use in Section 1 when a condition is not met	
Any other use not in Section 1 or 3	

Section 3 - Prohibited

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

2.0
26/07/2018
C106well

Use of land

Application requirements

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

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

3.0

26/07/2018
C106well

Subdivision

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

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

Application requirements

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

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

4.0

26/07/2018
C106well

Buildings and works

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

Application requirements

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

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

5.026/07/2018
C:\08\well**Signs**

None specified.

6.0**Decision guidelines**

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

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

Map 1 to the Schedule to Clause 37.01

WELLINGTON PLANNING SCHEME



25/07/2019
C100well**SCHEDULE 1 TO CLAUSE 42.03 SIGNIFICANT LANDSCAPE OVERLAY**

Shown on the planning scheme map as SLO1.

NINETY MILE BEACH RURAL CONSERVATION AREAS**1.0**25/07/2019
C100well**Statement of nature and key elements of landscape**

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

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

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

2.025/07/2019
C100well**Landscape character objectives to be achieved**

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

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

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

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

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

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

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

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

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

3.025/07/2019
C100well**Permit requirement**

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

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

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

4.0

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C108(well)

Application requirements

None specified.

5.0

26/07/2018
C108(well)

Decision guidelines

Before deciding on an application, the responsible authority must consider:

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

Background documents

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

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

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

25/07/2019
C:\00\well**SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO1.

INDUSTRIAL AREAS**1.0**25/07/2019
C:\00\well**Design objectives**

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

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

2.025/07/2019
C:\00\well**Buildings and works**~~A site analysis should be submitted with each application which graphically explains how the proposed development will relate to its immediate surrounds.~~A planning permit is not required for the following:

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

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

Infrastructure

- ~~All lots should be connected to reticulated water, sewerage and drainage.~~
- ~~Developments should be connected to reticulated sewerage and storm water systems.~~

Site layout and landscaping of industrial areas

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

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

Building envelope**Landscaping**

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

Setbacks

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

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

WELLINGTON PLANNING SCHEME

Development setback 8 metres or more.

8 metres

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

Site coverage

- ~~Buildings should not occupy more than 50% of site area, so as to provide for landscaping, parking, storage, and vehicle manoeuvring.~~

Acoustics

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

Car parking and access

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

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

Exemption from notice and review

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

3.0
25/07/2018
C108(well)

Subdivision

Exemption from notice and review

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

~~None specified.~~

4.0
25/07/2018
C108(well)

Signs

None specified.

5.0
25/07/2018
C108(well)

Application requirements

~~None specified.~~

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

6.0
25/07/2018
C108(well)

Decision guidelines

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

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

25/07/2018
C100well**SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO2.

BUSINESS / INDUSTRY DISPLAY AREA**1.0**25/07/2018
C100well**Design objectives**

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

2.025/07/2018
C100well**Buildings and works**

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

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

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

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

Infrastructure

- ~~All lots should be connected to reticulated water, sewerage and drainage.~~

Energy efficiency

- ~~Buildings should be designed to benefit from solar energy, daylight and natural ventilation, particularly in respect of office areas.~~

Building envelope**Landscaping**

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

Setbacks

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

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

- Where adjacent development has different setbacks, development should be setback the average of the minimum frontage setbacks, set out in the table.
- Buildings must be setback at least 5 metres from a residential zone.
-

Page 1 of 2

WELLINGTON PLANNING SCHEME

Buildings do not need to be setback from side streets.

Acoustics

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

Car parking and access

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

Storage areas

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

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

Exemption from notice and review

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

3.0 Subdivision

26/07/2018
C108well

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre. ~~None specified.~~

4.0 Signs

26/07/2018
C108well

None specified.

5.0 Application requirements

26/07/2018
C108well

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

~~None specified.~~

6.0 Decision guidelines

26/07/2018
C108well

Before deciding on an application the responsible authority may consider:

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

26/07/2019
C100well**SCHEDULE 8 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DD08.

HEYFIELD SAWMILL SENSITIVE ENVIRONS RESTRICTED RESIDENTIAL AND SENSITIVE USE DEVELOPMENT AREA**1.0**26/07/2019
C100well**Design objectives**

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

To incorporate appropriate siting, design, construction or other characteristics that will mitigate potentially adverse off-site effects from the nearby industrial operations as specified on map 1; thereby providing a reasonable standard of amenity for future residents and occupants.

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

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

2.026/07/2019
C100well**Buildings and works**

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

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

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

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

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

Number of dwellings

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

WELLINGTON PLANNING SCHEME

Dependent person's unit

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

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

Exemption from notice and review

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

3.0

25/07/2019
C106well

Subdivision

Exemption from notice and review

An application is exempt from the notice requirements of section 52(1)(a), (b) and (d), the decision requirements of section 64(1), (2) and (3) and the review rights of section 82(1) of the Act. This exemption does not apply to land within 30 metres of land (not a road) which is in a residential zone or land used for a hospital or an education centre or land in a Public Acquisition Overlay to be acquired for a hospital or an education centre.~~None specified.~~

4.0

25/07/2019
C106well

Signs

None specified.

5.0

25/07/2019
C106well

Application requirements

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

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

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

~~None specified.~~

6.0

25/07/2019
C106well

Decision guidelines

Before deciding on an application the Responsible Authority must be satisfied that the development has regard to:

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

Map 1 to the Schedule to Clause 43.02

WELLINGTON PLANNING SCHEME



25/07/2018
C100(Well)

SCHEDULE 9 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO9.

PORT ALBERT AND PALMERSTON

1.0

25/07/2018
C100(Well)

Design objectives

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

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

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

Map 1 to the Schedule to Clause 43.02



2.0

25/07/2018
C100(Well)

Buildings and works

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

- For a chimney or flue pipe.
- For an outbuilding ancillary to a dwelling that:
 - is less than 3 metres high
 - has a floor area less than 50 square metres
 - is located behind the front setback of the dwelling
 - is not within 2 metres of a side boundary.
- For an alteration or extension to an existing dwelling provided that:
 - the floor area of the alteration or extension is not more than 100 square metres

WELLINGTON PLANNING SCHEME

- it is located behind the front setback of the dwelling
- it is not within 2 metres of a side boundary,
- For Heritage Places in the Port Albert Heritage Precinct identified in the Schedule to Clause 43.01, any development for which no planning permit is required in accordance with Clause 5.0 of the *Port Albert Heritage Precinct Permit Exemptions Incorporated Plan*.
- ~~Applications for~~ buildings and works within the Precinct Boundary Map ~~if should comply with the following criteria are met:~~

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

3.0

25/07/2018
C106(weil)

Subdivision

~~None specified. A permit is not required for subdivision~~

4.0

25/07/2018
C106(weil)

Signs

None specified.

5.0

25/07/2018
C106(weil)

Application requirements

None specified.

6.0

25/07/2018
C106(weil)

WELLINGTON PLANNING SCHEME

Decision Guidelines

Before deciding on an application the responsible authority must consider:

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

Background documents

Port Albert and Palmerston Urban Design Guidelines (Coomes Consulting, 2007).

~~Before deciding on an application the responsible authority must consider:~~

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

~~Background documents~~

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

25/07/2019
C100(well)**SCHEDULE 10 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO10.

EMERGENCY SERVICE FLIGHT PATH AREA DDO10**1.0**25/07/2019
C100(well)**Design objectives**

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

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

2.025/07/2019
C100(well)**Buildings and works**~~A permit is required to:~~

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

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

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

Exemption from notice and review

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

3.025/07/2019
C100(well)**Subdivision**~~None specified.~~ A permit is not required to subdivide land**4.0**25/07/2019
C100(well)**Signs**

None specified.

5.025/07/2019
C100(well)**Application requirements**

None specified.

Referral of applications

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

6.025/07/2019
C100(well)**Decision guidelines**

Before deciding on an application, the responsible authority must consider whether the height and design of any proposed buildings and works will have an impact on the flight paths associated with the Yarram Recreation Reserve helicopter landing site.

25/07/2019
C100(weil)**SCHEDULE 11 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO11.

EMERGENCY SERVICE FLIGHT PATH AREA DDO11**1.0**25/07/2019
C100(weil)**Design objectives**

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

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

2.025/07/2019
C100(weil)**Buildings and works**

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

- Buildings or works with a finished height greater than 35.1 meters above the Australian Height Datum.
- ~~A permit is required to~~ The construction of a fence with a finished height greater than 35.1 meters above the Australian Height Datum.

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

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

Exemption from notice and review

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

3.025/07/2019
C100(weil)**Subdivision**

~~None specified.~~ A permit is not required for subdivision

4.025/07/2019
C100(weil)**Signs**

None specified.

5.025/07/2019
C100(weil)**Application requirements**

None specified.

REFERRAL OF APPLICATIONS

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

6.025/07/2019
C100(weil)**Decision guidelines**

Before deciding on an application, the responsible authority must consider whether the height and design of any proposed buildings and works will have an impact on the flight paths associated with the Yarram Recreation Reserve helicopter landing site.

25/07/2018
C100well**SCHEDULE 12 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO12.

COBAINS ROAD HOMEMAKERS CENTRE & BULKY GOODS RETAILING**1.0**25/07/2018
C100well**Design objectives**

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

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

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

2.025/07/2018
C100well**Buildings and works**

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

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

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

Landscape and setback

A setback of ~~40m~~ 5m from a road shall be set aside for landscaping.

A setback of ~~20m~~ 5m from a current or proposed sensitive use shall be set aside for landscaping. Landscaping at the front of lots should involve the planting of trees.

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

Car parking shall not be provided in the landscape setback.

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

Site Layout

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

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

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

Infrastructure

~~All lots should be connected to reticulated water, sewerage and drainage.~~

~~Developments should be connected to reticulated sewerage and storm water systems.~~

Buildings

~~Buildings should cover no more than 50% of the site.~~

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

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

Exemption from Notice and Review

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

3.0

26/07/2019
C106well

Subdivision

Exemption from Notice and Review

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

~~None specified.~~

4.0

26/07/2019
C106well

Signs

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

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

5.0

26/07/2019
C106well

Application requirements

None specified.

6.0

26/07/2019
C106well

Decision guidelines

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

- Whether the development supports the establishment of a dedicated homemaker/bulky goods retail centre in an integrated manner.
- Whether the appearance of the building and its surrounds will make a positive contribution to the streetscape.
- The effect on amenity that the building may have on nearby land uses and the future residential area to the east.
- The need to provide for business display areas, in appropriate site locations.
- The need to ensure development or works are completed and maintained to a standard appropriate to the site's prominent location.
- To need to ensure the safety and efficiency of adjacent high volume roads.

25/07/2019
C:\06well**SCHEDULE 13 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO13.

GOLDEN BEACH/PARADISE BEACH**1.0**25/07/2019
C:\06well**Design objectives**

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

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

~~To encourage the design of new buildings in residential areas that minimise their visual impact on the prevailing natural landscape.~~

To minimise the extent of earthworks.

~~To ensure that new buildings reflect and extend the principles of good design in terms of sustainability.~~~~To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas.~~

To ensure that fencing maintains the open nature of development.

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

~~To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.~~**2.0**25/07/2019
C:\06well**Buildings and works**

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

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 450/200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- The difference between finished ground level and natural ground level as a result of excavation or filling must not exceed one metre and must be properly battered or retained.
- Buildings with frontage to Shoreline Drive are setback at least 10 metres from the frontage.
- Side boundary setbacks are a minimum of 12 metres.
- An outbuilding associated with a dwelling of 50 square metres or less.

A permit is required for a fence other than:

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

Design StandardsAny permit issued in respect of the construction of buildings or works or construction of a fence ~~or subdivision:~~

- must respond to the design objectives in Clause 1.0; and
- must have regard to the following design standards:

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

Fencing

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

3.0

25/07/2019
C106well

Subdivision

~~None specified.~~ [A permit is not required for subdivision](#)

4.0

25/07/2019
C106well

Advertising signs

None specified.

5.0

25/07/2019
C106well

Application requirements

An application for buildings and works must include the following information where relevant and to the satisfaction of the Responsible Authority:

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

6.0

26/07/2018
C:\08\well**Decision guidelines**

Before deciding on an application, the responsible authority must consider where relevant:

In relation to buildings and works (including fences):

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

In relation to a proposed subdivision:

- The effect of any proposed subdivision on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- The provision for water sensitive urban design.
- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.
- Whether reticulated sewerage is available or in areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

WELLINGTON PLANNING SCHEME

BACKGROUND DOCUMENTS

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

25/07/2019
C:\06well**SCHEDULE 14 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO14.

THE HONEYSUCKLES**1.0**25/07/2019
C:\06well**Design objectives**

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

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

~~To encourage the design of new buildings in residential areas that minimise their visual impact on the prevailing natural landscape.~~~~To ensure that new buildings reflect and extend the principles of good design in terms of sustainability.~~~~To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas.~~

To ensure that fencing maintains the open nature of development.

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

~~To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.~~**2.0**25/07/2019
C:\06well**Buildings and works**

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

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than 450-200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- Buildings with frontage to Shoreline Drive are setback at least 10 metres from the frontage.
- Side boundary setbacks are a minimum of 1.2 metre ~~or~~
- An outbuilding associated with a dwelling of 50 square metres or less.
- A permit is required for a fence other than
 - a post and wire fence.
 - Side fencing that is located behind the front building setback
 - Rear boundary fencing

Design standardsAny permit issued in respect of the construction of buildings or works or construction of a fence ~~or subdivision:~~

- must respond to the design objectives in Clause 1.0; and
- must have regard to the following design standards:

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette

Page 1 of 3

above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

Fencing

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

3.0
25/07/2019
C100well

Subdivision

~~None specified.~~ A permit is not required for subdivision

4.0
25/07/2019
C100well

Signs

None specified.

5.0
25/07/2019
C100well

Application requirements

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

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

6.0
25/07/2019
C100well

Decision guidelines

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

- The design objectives and design standards of this schedule.
- The background document *The Honeysuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).

WELLINGTON PLANNING SCHEME

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

~~In relation to a proposed subdivision:~~

- ~~The effect of any proposed subdivision on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.~~
- ~~The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.~~
- ~~Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.~~
- ~~The provision for water sensitive urban design.~~
- ~~Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.~~
- ~~Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.~~
- ~~Whether reticulated sewerage is available or in areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.~~

BACKGROUND DOCUMENTS

The Honey suckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007).

25/07/2018
C108(well)**SCHEDULE 15 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO15.

SEASPRAY**1.0**25/07/2018
C108(well)**Design objectives**

To protect and enhance the coastal township character of Seaspray.

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

~~To encourage the design of new buildings in residential areas that minimise their visual impact on the prevailing natural landscape.~~~~To ensure that new buildings reflect and extend the principles of good design in terms of sustainability.~~~~To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas.~~

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

~~To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.~~**2.0**25/07/2018
C108(well)**Buildings and works**

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

- The maximum building height does not exceed 7.5 metres above natural ground level.
- Side boundary setbacks are a minimum of 12 metres.
- An outbuilding associated with a dwelling of 50 square metres or less.

Design Standards**Requirements**Any permit issued in respect of the construction of buildings or works or construction of a fence ~~or subdivision:~~

- must respond to the design objectives in Clause 1.0; and
- must have regard to the following design standards:

Building Height

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

Setbacks

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

WELLINGTON PLANNING SCHEME

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

Site Coverage and Site Excavation

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

Landscaping

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

3.0

25/07/2018
C106well

Subdivision

~~None specified~~ A permit is not require for subdivision.

4.0

25/07/2018
C106well

Signs

None specified.

5.0

25/07/2018
C106well

Application requirements

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

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

6.0

25/07/2018
C106well

Decision guidelines

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

In relation to buildings and works:

- The design objectives and design standards of this schedule.

WELLINGTON PLANNING SCHEME

- The background document *Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The extent of any vegetation to be cleared and the impact of that clearance on the landscape setting of the locality.
- The extent of earthworks proposed and the means required to ensure site stability, prevent erosion and control storm water flows within the site.
- The impact of any new development on adjoining public land.
- Whether any loss of amenity to residents of existing dwellings on surrounding land will result from a variation to the requirements of this schedule.
- The effect of the bulk, siting and design of any proposed building on the general appearance of the area, particularly when viewed from adjacent waterways, beaches, tourist routes or viewpoints.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms that follow the natural slope of the land and reduce the need for site excavation and filling.
- In areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.
- **In relation to a proposed subdivision:**
 - ~~The effect of any proposed subdivision on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.~~
 - ~~The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.~~
 - ~~Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.~~
 - ~~The provision for water sensitive urban design.~~
 - ~~Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.~~
 - ~~Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.~~
 - ~~Whether reticulated sewerage is available or in areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.~~

BACKGROUND DOCUMENTS

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

25/07/2019
C106well**SCHEDULE 16 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO16.

WOODSIDE BEACH**1.0**25/07/2019
C106well**Design objectives**

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

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

~~To encourage the design of new buildings in residential areas that minimise their visual impact on the prevailing natural landscape.~~~~To ensure that new buildings reflect and extend the principles of good design in terms of sustainability.~~~~To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties or coastal areas.~~

To ensure that fencing maintains the open nature of development.

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

~~To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.~~**2.0**25/07/2019
C106well**Buildings and works**

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

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works ~~associated with a dwelling~~ on a site (including building footprint and external decks) is not greater than ~~450~~ 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- Side boundary setbacks are a minimum of ~~1.2~~ metres.
- An outbuilding associated with a dwelling of 50 square metres or less.

A permit is required for a fence other than

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

DESIGN STANDARDSAny permit issued in respect of the construction of buildings or works ~~or subdivision~~:

- must respond to the design objectives in Clause 1.0; and
- must have regard to the following design standards:

Building Height

- New buildings should not be visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties,

WELLINGTON PLANNING SCHEME

or coastal areas. The preferred height of new buildings should not exceed 7.5 metres above natural ground level.

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

Fencing

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

3.0

26/07/2019
C100well

Subdivision

~~None specified~~ A permit is not required for subdivision.

4.0

26/07/2019
C100well

Signs

None specified.

5.0

26/07/2019
C100well

Application requirements

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

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

6.0

26/07/2019
C100well

Decision guidelines

Before deciding on an application, the responsible authority must consider where relevant:

In relation to buildings and works (including fences):

- The design objectives and design standards of this schedule.
- The background document *Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).

WELLINGTON PLANNING SCHEME

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

~~In relation to a proposed subdivision:~~

- ~~The effect of any proposed subdivision on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.~~
- ~~The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.~~
- ~~Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.~~
- ~~The provision for water-sensitive urban design.~~
- ~~Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.~~
- ~~Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.~~
- ~~Whether reticulated sewerage is available or in areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.~~

BACKGROUND DOCUMENTS

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

25/07/2019
C:\06well**SCHEDULE 17 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO17.

MCLOUGHLINS BEACH**1.0**25/07/2019
C:\06well**Design objectives**

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

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

~~To encourage the design of new buildings in residential areas that minimise their visual impact on the prevailing natural landscape.~~~~To ensure that new buildings reflect and extend the principles of good design in terms of sustainability.~~~~To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties or coastal areas.~~

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

~~To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.~~**2.0**25/07/2019
C:\06well**Buildings and works**

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

- The maximum building height does not exceed 7.5 metres above natural ground level.
- Side boundary setbacks are a minimum of ~~12~~ 10 metres.
- An outbuilding associated with a dwelling of 50 square metres or less

DESIGN STANDARDSAny permit issued in respect of the construction of buildings or works ~~or subdivision~~:

- must respond to the design objectives in Clause 1.0; and
- must have regard to the following design standards:

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

3.025/07/2019
C108(wall)**Subdivision**A permit is not required for subdivision ~~None specified.~~**4.0**25/07/2019
C108(wall)**Signs**

None specified.

5.025/07/2019
C108(wall)**Application requirements**

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

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

6.025/07/2019
C108(wall)**Decision guidelines**

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

In relation to buildings and works:

- The design objectives and design standards of this schedule.
- The background document *McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.

WELLINGTON PLANNING SCHEME

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

In relation to a proposed subdivision:

- The effect of any proposed subdivision on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- The provision for water sensitive urban design.
- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.
- Whether reticulated sewerage is available or in areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

BACKGROUND DOCUMENTS

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

25/07/2019
C:\06well**SCHEDULE 18 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO18.

MANNS BEACH**1.0**25/07/2019
C:\06well**Design objectives**

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

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

~~To encourage the design of new buildings in residential areas that minimise their visual impact on the prevailing natural landscape.~~~~To ensure that new buildings reflect and extend the principles of good design in terms of sustainability.~~~~To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties or coastal areas.~~

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

~~To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.~~**2.0**25/07/2019
C:\06well**Buildings and works**

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

- The maximum building height does not exceed 7.5 metres above natural ground level.
- Side boundary setbacks are a minimum of ~~1.2~~ metres.
- An outbuilding associated with a dwelling of 50 square metres or less

DESIGN STANDARDSAny permit issued in respect of the construction of buildings or works ~~or subdivision~~:

- must respond to the design objectives in Clause 1.0; and
- must have regard to the following design standards:

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

3.0

25/07/2019
C100/well

Subdivision

None specified.

4.0

25/07/2019
C100/well

Signs

None specified.

5.0

25/07/2019
C100/well

Application requirements

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

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

6.0

25/07/2019
C100/well

Decision guidelines

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

In relation to buildings and works:

- The design objectives and design standards of this schedule.
- The background document *Manns Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines* (March 2007).
- Any siting and design guidelines prepared by the Victorian Coastal Council or Gippsland Coastal Board.
- The effect of any proposed development on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.

WELLINGTON PLANNING SCHEME

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

In relation to a proposed subdivision:

- The effect of any proposed subdivision on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.
- The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.
- Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.
- The provision for water sensitive urban design.
- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.
- Whether reticulated sewerage is available or in areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

BACKGROUND DOCUMENTS

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

25/07/2019
C:\06well**SCHEDULE 19 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO19.

ROBERTSONS BEACH**1.0**25/07/2019
C:\06well**Design objectives**

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

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

~~To encourage the design of new buildings in residential areas that minimise their visual impact on the prevailing natural landscape.~~~~To ensure that new buildings reflect and extend the principles of good design in terms of sustainability.~~~~To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties or coastal areas.~~

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

~~To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.~~**2.0**25/07/2019
C:\06well**Buildings and works**

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

- The maximum building height does not exceed 7.5 metres above natural ground level.
- Side boundary setbacks are a minimum of ~~1.2~~ metres.
- An outbuilding associated with a dwelling of 50 square metres or less

DESIGN STANDARDSAny permit issued in respect of the construction of buildings or works ~~or subdivision~~:

- must respond to the design objectives in Clause 1.0; and
- must have regard to the following design standards:

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

3.0

25/07/2019
C106well

Subdivision

~~None specified~~ A permit is not required for subdivision.

4.0

25/07/2019
C106well

Advertising signs

None specified.

5.0

25/07/2019
C106well

Application requirements

An application for buildings and works must include the following information where relevant and to the satisfaction of the Responsible Authority:

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

6.0

25/07/2019
C106well

Decision guidelines

Before deciding on an application, the responsible authority must consider where relevant:

In relation to buildings and works:

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

WELLINGTON PLANNING SCHEME

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

In relation to a proposed subdivision:

- ~~The effect of any proposed subdivision on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.~~
- ~~The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.~~
- ~~Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.~~
- ~~The provision for water sensitive urban design.~~
- ~~Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.~~
- ~~Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.~~
- ~~Whether reticulated sewerage is available or in areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.~~

BACKGROUND DOCUMENTS

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

25/07/2019
C:\06\well**SCHEDULE 20 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO20.

LOCH SPORT**1.0**25/07/2019
C:\06\well**Design objectives**

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

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

~~To encourage the design of new buildings in residential areas that minimise their visual impact on the prevailing natural landscape.~~

To minimise the extent of earthworks.

~~To ensure that new buildings reflect and extend the principles of good design in terms of sustainability.~~~~To ensure that buildings are designed and sited to avoid being visually obtrusive, particularly in terms of creating a silhouette above a skyline or existing tree canopy line when viewed from surrounding streets, properties, lakes or coastal areas.~~

To ensure that fencing maintains the open nature of development.

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

~~To ensure that subdivision proposals will enable new buildings to be integrated with their site and the surrounding area in terms of the relationship to existing buildings, open space areas and the coastal landscape.~~~~To ensure that new buildings in the Loch Sport Town Centre Business Zone are designed to be of high quality contemporary architecture and to take advantage of water views and access to Lake Street.~~**2.0**25/07/2019
C:\06\well**Buildings and works**

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

- The maximum building height does not exceed 7.5 metres above natural ground level.
- The total area of buildings and works associated with a dwelling on a site (including building footprint and external decks) is not greater than ~~450~~ 200 square metres. This does not apply to wastewater treatment and disposal areas and driveways.
- The difference between finished ground level and natural ground level as a result of excavation or filling must not exceed one metre and must be properly battered or retained.
- Side boundary setbacks are a minimum of ~~1.2~~ metres.
- A permit is required for a fence other than
 - * a post and wire fence.
 - * Side fencing that is located behind the front building setback
 - * Rear boundary fencing

DESIGN STANDARDSAny permit issued in respect of the construction of buildings or works or construction of a fence ~~or subdivision~~:

- must respond to the design objectives in Clause 1.0; and
-

must have regard to the following design standards:

Building Height

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

Setbacks

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

Site Coverage and Site Excavation

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

Landscaping

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

Fencing

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

3.0

25/07/2019
C106well

Subdivision

~~None specified~~ A permit is not required for subdivision.

4.0

25/07/2019
C106well

Signs

None specified.

5.0

25/07/2019
C106well

Application requirements

An application for buildings and works must include the following information where relevant and to the satisfaction of the Responsible Authority:

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

6.0

25/07/2018
C:\08well

Decision guidelines

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

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

In relation to a proposed subdivision:

- ~~The effect of any proposed subdivision on the environmental and landscape values of the site and of the local area, including the effect on streamlines, foreshores, wetlands, areas of remnant vegetation or areas prone to erosion.~~
- ~~The need to contribute, where practicable, to the development of pedestrian walkways, to link residential areas and to provide access to community focal points, public land and activity areas such as commercial or community precincts, recreation areas or foreshore areas.~~
- ~~Whether the proposed subdivision layout provides for the protection of existing natural vegetation, drainage lines, wetland areas and sites of cultural or heritage significance.~~
- ~~The provision for water-sensitive urban design.~~

WELLINGTON PLANNING SCHEME

- Whether the allotment frontage width is consistent with the typical width of existing allotments in the locality.
- Whether the proposed subdivision layout relates sympathetically to the topography of the site and the surrounding land uses.
- Whether reticulated sewerage is available or in areas where reticulated sewerage is not available, whether effluent can be retained and treated on-site, without contaminating groundwater, in accordance with State Environmental Protection Policies.

BACKGROUND DOCUMENTS

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

25/07/2018
C100(well)**SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO1.

RESIDENTIAL AREAS**1.0**25/07/2018
C100(well)**Objectives**

None specified.

2.025/07/2018
C100(well)**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 before a development plan has been prepared to the satisfaction of the responsible authority:

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

3.025/07/2018
C100(well)**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.

4.025/07/2018
C100(well)**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.

WELLINGTON PLANNING SCHEME

Infrastructure Services

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

Community Facilities

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

Open Space Network and General Amenity

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

WELLINGTON PLANNING SCHEME

- 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.

31/07/2018
VC148**SCHEDULE TO CLAUSE 72.04 DOCUMENTS INCORPORATED IN THIS PLANNING SCHEME****1.0**25/07/2018
C108(well)**Incorporated documents**

Name of document	Introduced by:
Australian Standard AS2021-2015, Acoustics – Aircraft Noise Intrusion – Building Siting and Construction, Standards Australia Limited, 2015.	VC107
Basslink – Land Use and Development Controls, 2002	C15
Hollands Landing Estate Restructure Plan Sheet 1 of 2 and Sheet 2 of 2, 15 June 2000	NPS1
<p>"Ninety Mile Beach Development and Subdivision Controls Golden Beach to Glomar Beach, Incorporated Document, March 2012" comprising:</p> <ul style="list-style-type: none"> • Stage R7, DRG No 3421019-00-001 • Stage R8, DRG No 3421019-00-002 • Stage R9, DRG No 3421019-00-003 • Stage R10, DRG No 3421019-00-004 • Stage R11, DRG No 3421019-00-005 • Stage R12, DRG No 3421019-00-006 • Stage R13, DRG No 3421019-00-007 • Stage R14, DRG No 3421019-00-008 • Stage R15, DRG No 3421019-00-009 • Stage R16, DRG No 3421019-00-010A • Stage R17, DRG No 3421019-00-011 • Stage R18, DRG No 3421019-00-012 • Stage R19, DRG No 3421019-00-013A • Stage R20, DRG No 3421019-00-014A • Stage R21, DRG No 3421019-00-015A • Stage R22, DRG No 3421019-00-016 • Index Sheet, DRG No 3421019-00-017 	C71
Ninety Mile Beach Restructure Plan Stage R1 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R2 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R3 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R4 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R5 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R6 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R23 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R24 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R25 & R26 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R27 & R28 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R29 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R30 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R31 (15 June 2000)	NPS1

WELLINGTON PLANNING SCHEME

Name of document	Introduced by:
Ninety Mile Beach Restructure Plan Stage R32 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R33 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R34 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R35 & R36 (15 June 2000)	NPS1
Ninety Mile Beach Restructure Plan Stage R37 Sheet 1 of 2 and Sheet 2 of 2 (15 June 2000)	NPS1
Princes Highway Duplication, Traralgon to Kilmany, Incorporated Document (November 2012)	C76
Sale Golf Club Re Development Concept Masterplan (March 2006)	C69
Sale Golf Club Re-Development Landscape Strategy Plan (June 2006)	C69
Wellington Shire Heritage Controls comprising:	
• Alberdon Cemetery Heritage Permit Exemptions	C26(Part 1)
• Individual Heritage Places (Rural areas) Permit Exemptions	C26(Part 1)
• Individual Heritage Places (Township areas) Permit Exemptions	C26(Part 1)
• Port Albert Heritage Precinct Permit Exemptions (amended August 2019)	C109, C26(Part 1)
• Sale & District Agricultural Society Showgrounds Heritage Permit Exemptions	C26(Part 2)
• Sale Residential Heritage Precincts Permit Exemptions (amended September 2015)	C93
• Sale Rural Heritage Precinct Permit Exemptions	C26(Part 1)
• Sale Town Centre Heritage Permit Exemptions	C26(Part 1)
• Wellington Shire Heritage Place Citations 2007 (amended June 2018)	C100
Wellington Shire Stage 2 Heritage Study, Volume 2: Citations, September 2016 (amended August 2017)	C92(Part 2)

30/10/2019
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SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS

Background documents

Name of background document	Amendment number - clause reference
<u>Assessment of Agricultural Quality of Land in Gippsland (Sloan and Vorum, 1984)</u>	
Austroroads Guidelines: Guide to Traffic Management Part 12: Traffic Impacts of Development, 'Safe System' philosophy and 'Smart Roads' plans	Clause 43.04s9
<u>City of Sale Heritage Study (Context Pty Ltd, 1994)</u>	<u>Clause 02.03</u> <u>Clause 15.03-11</u> <u>Clause 43.01</u>
<u>City of Sale Heritage Guidelines (Context Pty Ltd, 1994)</u>	<u>Clause 2.03</u> <u>Clause 15.03-11</u> <u>Clause 43.01</u>
<u>City of Sale Restoration and Conservation Guidelines (May 1983)</u>	
<u>East Gippsland Regional Catchment Strategy (East Gippsland Catchment Management Authority, 2005)</u>	
<u>Gippsland Lakes Coastal Action Plan (Gippsland Coastal Board, 1999)</u>	
<u>Gippsland Lakes Future Directions and Action Plans (2002)</u>	
<u>Gippsland Lakes Shore Erosion and Revegetation Strategy, Department of Natural Resources and Environment (Gippsland Coastal Board, 2002)</u>	
Golden Beach/Paradise Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Clause 43.02s13
<u>Group accommodation and Safety guidelines (Country Fire Authority 1997)</u>	
<u>Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District (Janer, 2002)</u>	<u>Clause 2.03</u> <u>Clause 15.03-11</u> <u>Clause 43.01</u>
Guidelines for Transport Impact Assessment Reports for Major Use and Development Proposals	Clause 43.04s9
Healthy by Design: A planners' guide to environments for active living (National Heart Foundation of Australia, 2004)	Clause 32.07s1 Clause 37.01s4 Clause 37.01s5 Clause 43.04s1 Clause 43.04s2 Clause 43.04s3

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
	Clause 43.04s4 Clause 43.04s5 Clause 43.04s6 Clause 43.04s7 Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
Hayfield Low Density Residential Land Supply Study (Urban Enterprise, 2017)	
Hayfield Structure Plan, December 2011, including update, Strategic Justification Firebrake Road (Mainhull, 2013)	
The Honeyuckles Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Clause 43.02s14
Infrastructure Design Manual (2019)-Local Government Infrastructure Design Association, 2019)	Clause 19.03-2 GC112-Clause31.10-2 Clause 43.04s8 Clause 43.04s9 Clause 43.04s10 Clause 43.04s11
Integrated Coastal Planning for Gippsland – Coastal Action Plan (Gippsland Coastal Board, 2009)	
Loch Sport Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Clause 43.02s20
Longford Development Plan (Mesh, 2015)	Clause 43.04s10
Manna Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Clause 43.02s18
Mapped Salinity Discharge and Potential for Recharge within the Wellington Shire and showing Domestic Water Supply Catchments (Department of Natural Resources and Environment)	
McLoughlins Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Clause 43.02s17
Planning conditions and guidelines for subdivisions (Country Fire Authority, 1991)	
Port Albert and Palmerston Urban Design Guidelines (2007)	Clause 43.02s9

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
Port Albert Conservation Study (Graeme Butler, 1982)	Clause 2.03 Clause 15.03-11 Clause 43.01
Port Albert Masterplan (Chris Dance Land Design Pty Ltd, 2002)	
Public open space plan 2014-2024 (Wellington Shire Council, 2014)	Clause 19.02-01
Recreational accommodation and Safety Guidelines (Country Fire Authority, 1997)	
Revegetation Planting Standards (Department of Sustainability)	Clause 43.04s4
Robertsons Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Clause 43.02s19
Rosedale Structure Plan (SMEC, 2012)	
Sale and Region Business Opportunities Study (Buchen, 2003)	
Sale Industrial Land and Retail Assessment (Essential Economics Pty Ltd, April 2008)	Clause 43.04s3
Sale CBD Precinct Plan (David Lock Associates, 2010)	
Sale, Wurruk and Longford Structure Plan, 2010 and updates: Relocation of Sale Greyhound Racing Club Strategic Justification (NBA Group, 2014)	Clause 32.07s1
Sale, Wurruk & Longford Structure Plan (2010)	Clause 43.04s7 Clause 43.04s7
Siting and Design Guidelines for Structures on the Victorian Coast (Tract Consultants and Chris Dance Land Design, 1998)	Clause 42.03s1
Strategic Assessment of Options for the Provision of Additional Industrial Bulky Goods Retailing and CBD Retailing Land in Sale report (Coomes Consulting Group, October 2007)	Clause 43.04s3
Stafford Townscape Study (Green and Dale Associates, 1993)	Clause 2.03 Clause 15.03-11 Clause 43.01
Seaspray Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Clause 43.02s15
Siting and Design Guidelines for Structures on the	Clause 42.03s1

Page 3 of 3

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
Victorian Coast (Victorian Coastal Council, 1998)	
State Overview Report, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clause 42.03s1
The City of Sale Restoration and Conservation Guidelines (Wilson Sayer Pty Ltd, 1983)	Clause 2.03 Clause 15.03-1 Clause 43.01
Victorian Coastal Strategy (Victorian Coastal Council, 2014)	
Victoria's Native Vegetation Management – A Framework for Action (Department of Natural Resources and Environment, 2002)	Clause 42.03s1
Wellington Coast Subdivision Strategy: The Honeycuckoo to Paradise Beach (DHD, 2007)	Clause 12.02-1L
Wellington Heritage Study: Stage 1 (Context Pty Ltd, 2005)	Clause 2.03 Clause 15.03-1L Clause 43.01
Wellington Open Space Strategy	Clause 43.04s6
Wellington Shire Municipal Reference Document, Coastal Spaces Landscape Assessment Study (Planisphere, 2006)	Clause 42.03s1
Wellington Shire Stage 2 Heritage Study (amended August 2017) (Heritage Intelligence & Briggs, 2016)	Clause 2.03 Clause 15.03-1L Clause 43.01
Wellington Shire Stormwater Management Plan (Earth Tech Engineering, 2002)	
Wellington Shire Walking and Cycling Strategic Plan 2012-16	Clause 43.04s6
West Gippsland Native Vegetation Plan (West Gippsland Catchment Management Authority & Department of Natural Resources and Environment, 2000)	Clause 42.02s1
West Sale Aerodrome Public Management Agreement (June 2003)	Clause 37.01s1
West Sale Airport Master Plan Update 2017	Clause 37.01s1
West Sale and Wurruk Industrial Land Supply Strategy	Clause 43.04s12

WELLINGTON PLANNING SCHEME

Name of background document	Amendment number - clause reference
(Urban Enterprise, 2018)	
West Gippsland Regional Catchment Strategy (West Gippsland Catchment Management Authority 2013)	
Wellington Economic Development Strategy 2016-2022 (Wellington Shire Council 2016)	Clause 2.03-6
Wellington Shire Rural Zones Review, Volume 1 and 2 (Marswell Australia, 2009)	Clause 2.03-4
Woodside Beach Urban Design Framework - Coastal Towns Design Framework, Volume 3 Design Guidelines (March 2007)	Clause 43.02s16

Port Albert Heritage Precinct Permit Exemptions

1.0 Application

This incorporated plan applies to the *Port Albert town survey heritage precinct* and places individually listed on the Heritage Overlay schedule within that precinct as shown on the attached Port Albert Heritage Precinct Incorporated Plan map.

2.0 Definitions

A *significant* place is a place of local significance to Wellington Shire and has an individual citation in the *Wellington Shire Heritage Place Citations 2007* incorporated document. These places are shown as *significant* on the precinct maps attached to this report and some are individually listed in the Schedule to the Heritage Overlay.

A *contributory* place is a place that contributes to the significance of a heritage precinct. They are shown as *contributory* on the precinct maps attached to this report, and some have an individual citation in the *Wellington Shire Heritage Place Citations 2007* incorporated document.

Any place that is not shown on a precinct map as being *significant* or *contributory* is *non-contributory* and therefore does not contribute to the significance of the heritage precinct.

3.0 Statements of Significance

The following statement of significance was prepared by Graeme Butler & Associates for the *Albion - Port Albert Heritage Review* and is contained within the *Wellington Shire Heritage Places Citations 2007* incorporated document. Please refer to that document for further information about the Port Albert heritage precinct including a history and description, as well as citations for places of individual significance within the precinct.

The Port Albert town survey is of historic significance to Wellington Shire and the Gippsland region:

- *It has served as Gippsland's first port for an extended period, serving the pastoral, gold and then the fishing era, as major phases in the development of the region as well as the town. It was of vital importance in the early development of Gippsland as the major entry point for goods and people prior to the coming of the railways. It was also important to the early development of Victoria as a key port serving trading routes to New South Wales and Tasmania. [RNE criteria A.4, D.2]*
- *It contains some of the first town lots created in Gippsland (Wellington Street, west from Victoria Street 1840s and lots in the Tarraville Road and Wharf Street after 1848) [RNE criteria A.4, D.2]*
- *It contains some of the oldest commercial and civic buildings in the Gippsland region [RNE criteria A.4, B.2]*

Individually significant places

The following places have an individual citation with a specific statement of significance:

Place	Address	Locality	ID
Rutter Park	Bay Street	Port	2484

Place	Address	Locality	ID
		Albert	
Powder Magazine (Port Albert)	off Bay Street (near East Street)	Port Albert	790
Wee Waa	58 Queen Street	Port Albert	1521
St John's Church of England	20 Raglan Street	Port Albert	702
Port Albert Sea Baths site	near Stockwell Street	Port Albert	2490
Brick barrel drains	Tarraville & Wharf roads	Port Albert	2486
Sunday Island Pilot Station residence	Tarraville Road	Port Albert	793
Wesleyan Church (site)	46 Tarraville Road	Port Albert	727
Snake Island Lighthouse Keeper's residence (former)	58 Tarraville Road	Port Albert	2488
Roberts' drapers shop & residence & Cordyline	63 to 65 Tarraville Road	Port Albert	1517
Baker's shop & residence	69 Tarraville Road	Port Albert	700
Sydserff's general store & bakery	71 Tarraville Road	Port Albert	699
Rodondo and The Smiths	72 to 74 Tarraville Road	Port Albert	1518
Ship Inn Hotel bar (former)	73 Tarraville Road	Port Albert	731
Port Albert Maritime Museum	78 Tarraville Road	Port Albert	729
Brick barrel drains	Victoria Street	Port Albert	2485
Wesleyan Church (former)	20 Victoria Street	Port Albert	2483
Port Albert Mechanics' Institute Hall (former)	20 Victoria Street	Port Albert	1519
Government Wharf (former)	Wharf Street	Port Albert	1931
Rocket Shed	(end) Wharf Street	Port Albert	2152
Derwent Hotel (former)	1 to 3 Wharf Street	Port Albert	697
Port Albert Post Office (former)	13 Wharf Street	Port Albert	733
Port Albert Hotel	37 Wharf Street	Port Albert	1516
House & café	39 Wharf Street	Port	2487

2 Of 5 Port Albert Heritage Precinct Permit Exemptions Incorporated Plan

Place	Address	Locality	ID
		Albert	
Turnbull Orr & Co Bond Store and Office (former)	41 to 43 Wharf Street	Port Albert	708
Port Albert Memorial Park	corr. Wharf Street & Bay Street	Port Albert	2223

4.0 Elements of particular significance

The attached precinct map shows the properties that are Significant or Contributory within the Port Albert heritage precinct. The following buildings, areas, structures and trees within are of particular significance:

- Nineteenth century commercial, residential and government buildings in Tarraville Road and Wharf Street.
- Civic and community buildings including the Mechanics' Institute and the former Wesleyan Church, and St John's church.
- Nineteenth century houses throughout the old town reserve.
- Early twentieth century fisherman's cottages and holiday houses in Bay Street.
- The foreshore reserve, including the Norfolk Island Pines and stone entry gates (two locations) and pavilion.
- The wharf and associated buildings.
- Brick barrel street drains and unmade roadside verges.
- Archaeological sites such as the footings of the Powder Magazine at the end of Bay Street and the Old Port Reserve.

5.0 No Planning Permit Required

Under Clause 43.01-2 of the Planning Scheme, no planning permit is required for the following development within the Port Albert heritage precinct subject to the Heritage Overlay:

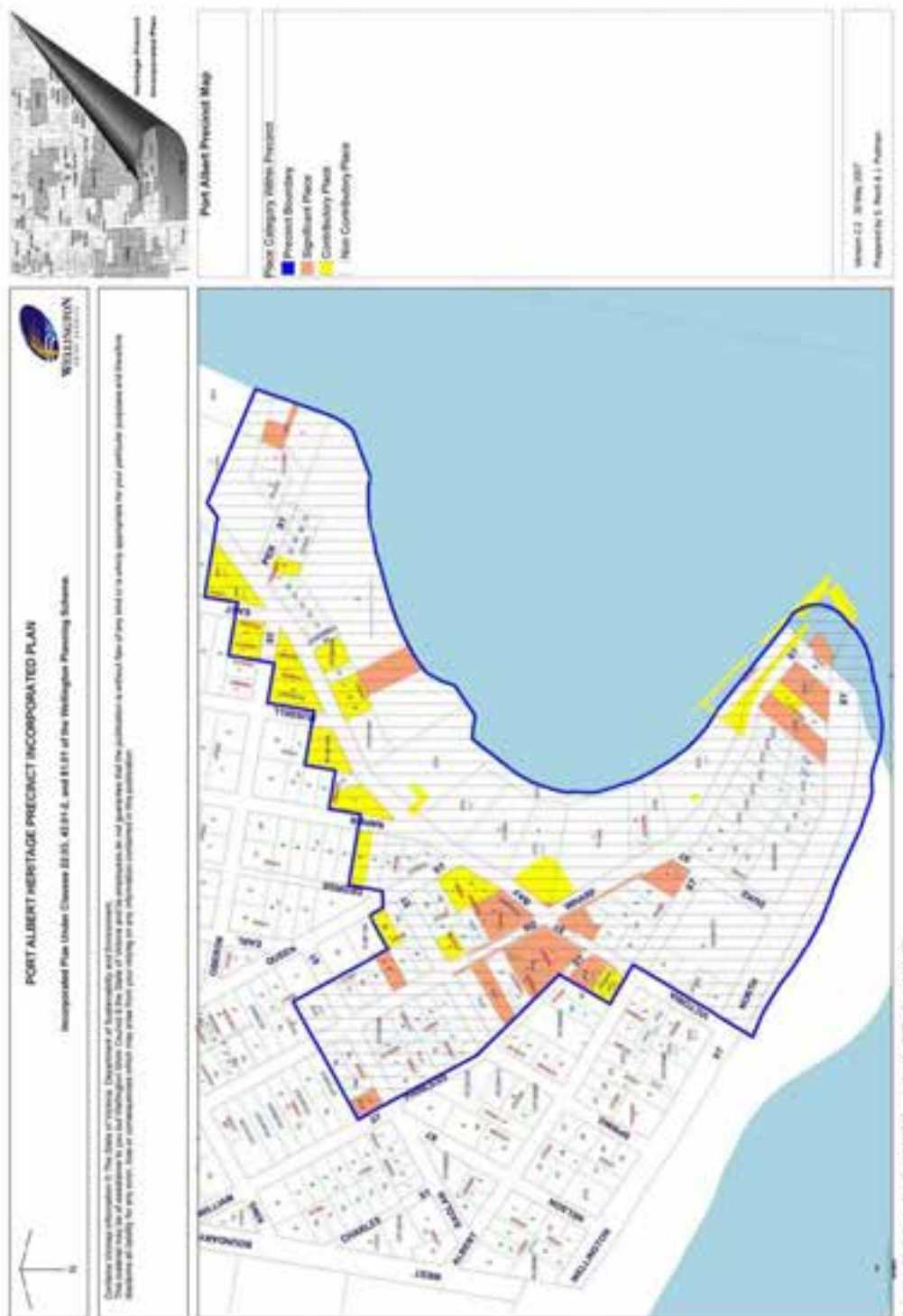
- [Construction of a dwelling on land fronting North Street and both sides of Bay street east of Russell Street](#)
- Demolition of a building on a non-contributory property shown on the precinct map.
- Construction of an outbuilding with a gross floor area not more than 10 square metres and a maximum building height of 3 metres above natural ground level. This does not apply to those properties in Bay Street situated between the road and the foreshore.
- Construction of an open-sided pergola or verandah with a finished floor level not more than 800mm above natural ground level and a maximum building height not more than 3 metres above natural ground level.
- Construction of a front fence not more than 1.4 metres in height provided that this does not require the demolition of an existing front fence that contributes to the significance of the place.
- Installation of lattice or trellis screening on side or rear fences on any property provided that the screening is behind the front wall of an existing dwelling

3 of 5 Port Albert Heritage Precinct Permit Exemptions Incorporated Plan

- Construction of a deck with a finished floor level not more than 800mm above natural ground level. This does not apply to those properties in Bay Street situated between the road and the foreshore.
- Construction of additions or alterations to a building on a Contributory property provided that:
 - The maximum building height of any addition does not exceed the building height of the existing building.
 - Any addition is setback no less than 4 metres from the front façade of the existing building.
 - Any addition has the same or greater setback from side boundaries as the existing building.
 - There is no change to the front façade of a building or to a side wall within 4 metres of the front façade.

This does not apply to those properties in Bay Street situated between the road and the foreshore.
- Construction of additions or alterations to a building on a non-contributory property provided that:
 - The maximum building height of any addition does not exceed the building height of the existing building.
 - The setback from the side boundaries is the same as or greater than the setback of the existing building.

This does not apply to those properties in Bay Street situated between the road and the foreshore.
- Routine maintenance to a building on a non-contributory property that would change the appearance of that building.
- Installation of plant or equipment associated with hot water services or heating or cooling units on a building on a Contributory or non-contributory property provided that:
 - The equipment is not attached to a front façade or is not situated between the dwelling and the street boundary.
 - The equipment is not attached to or mounted on the roof.
 - If attached to the side wall of a building on a Significant or Contributory property, it is set back not less than 2 metres from the front facade.
- Construction of a domestic swimming pool or spa and associated mechanical equipment and safety fencing.
- Installation of equipment associated with a roof-mounted solar hot water system or satellite dish on a building on a Contributory or non-contributory property provided that the equipment is not situated on that part of the roof that faces directly toward the street.
- Replacement of an existing domestic television aerial on any property or installation of a new domestic television aerial on a building on a property shown as Contributory or non-contributory.



WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



LEGEND

- D-DDO - Area to be deleted from a Design and Development Overlay
- Local Government Area

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 Amendment Version: 1

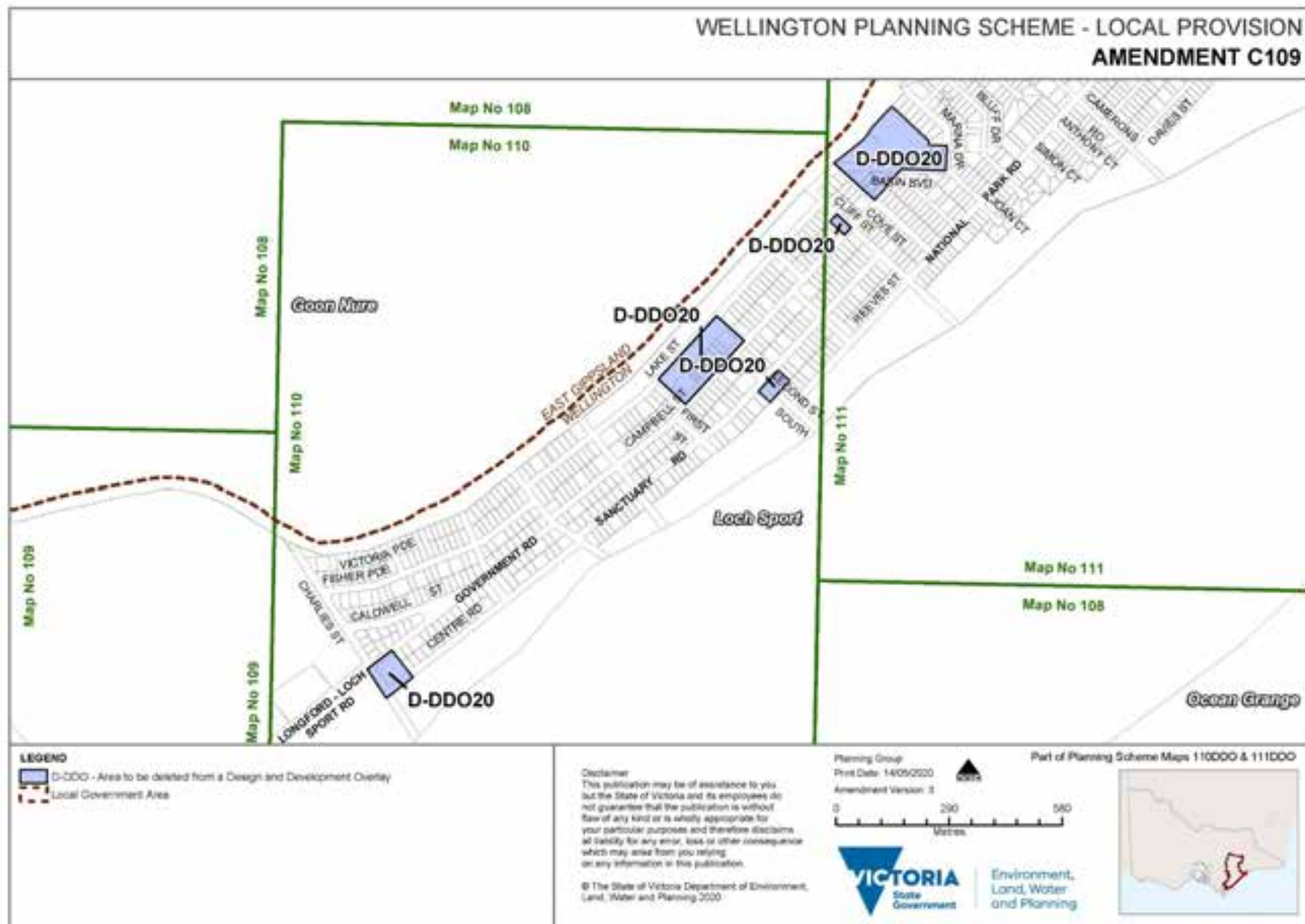


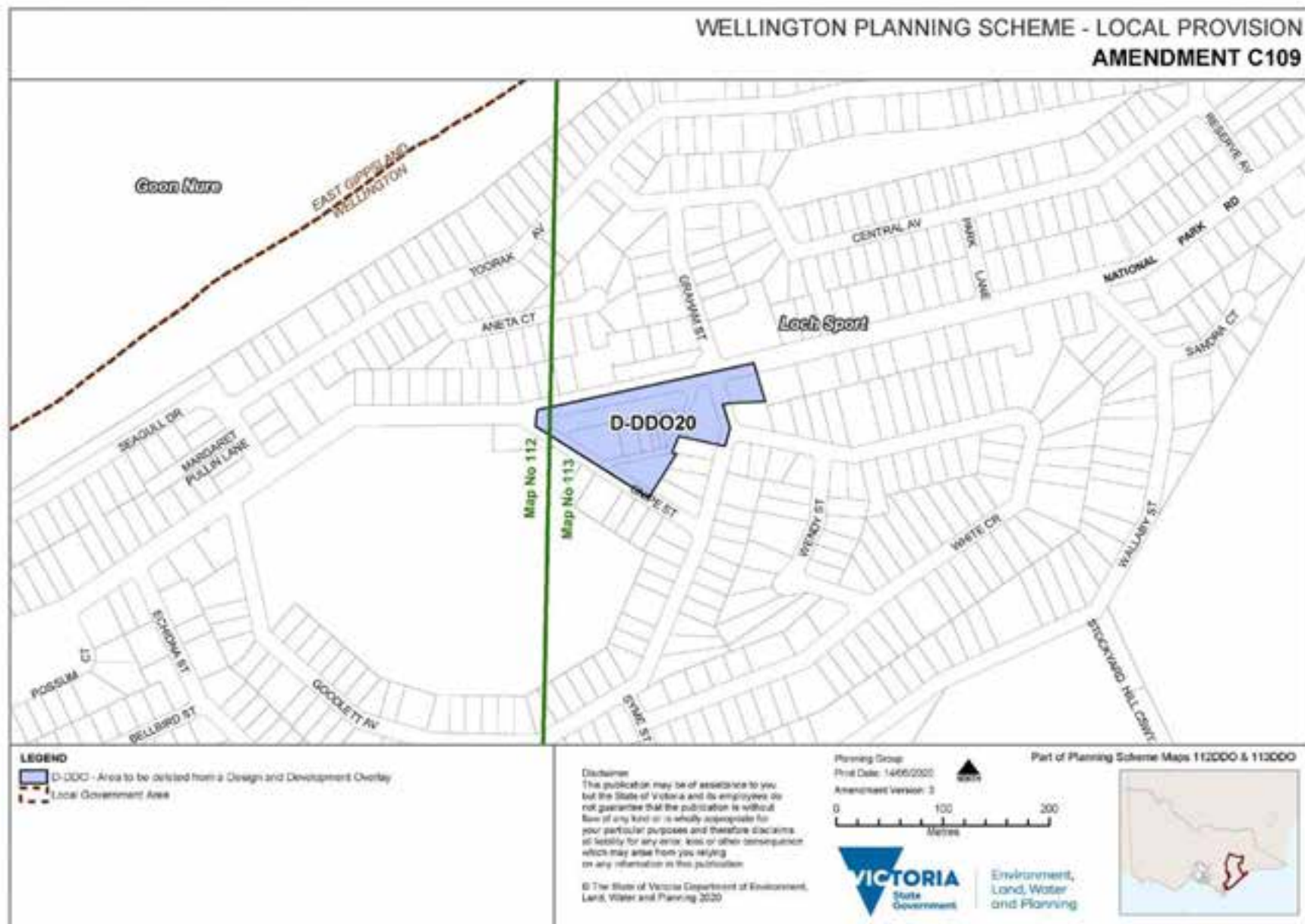
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Part of Planning Scheme Map 215000



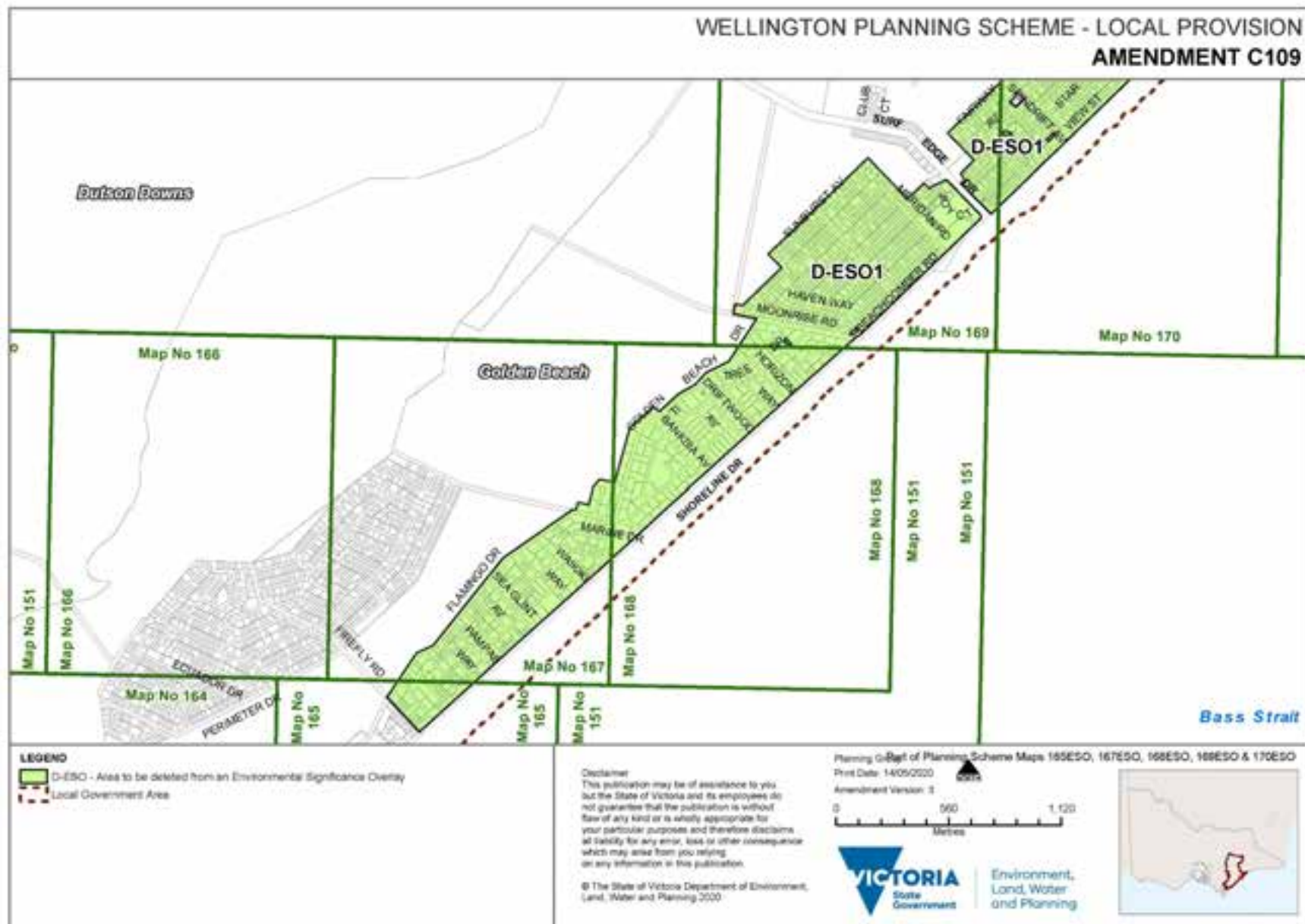
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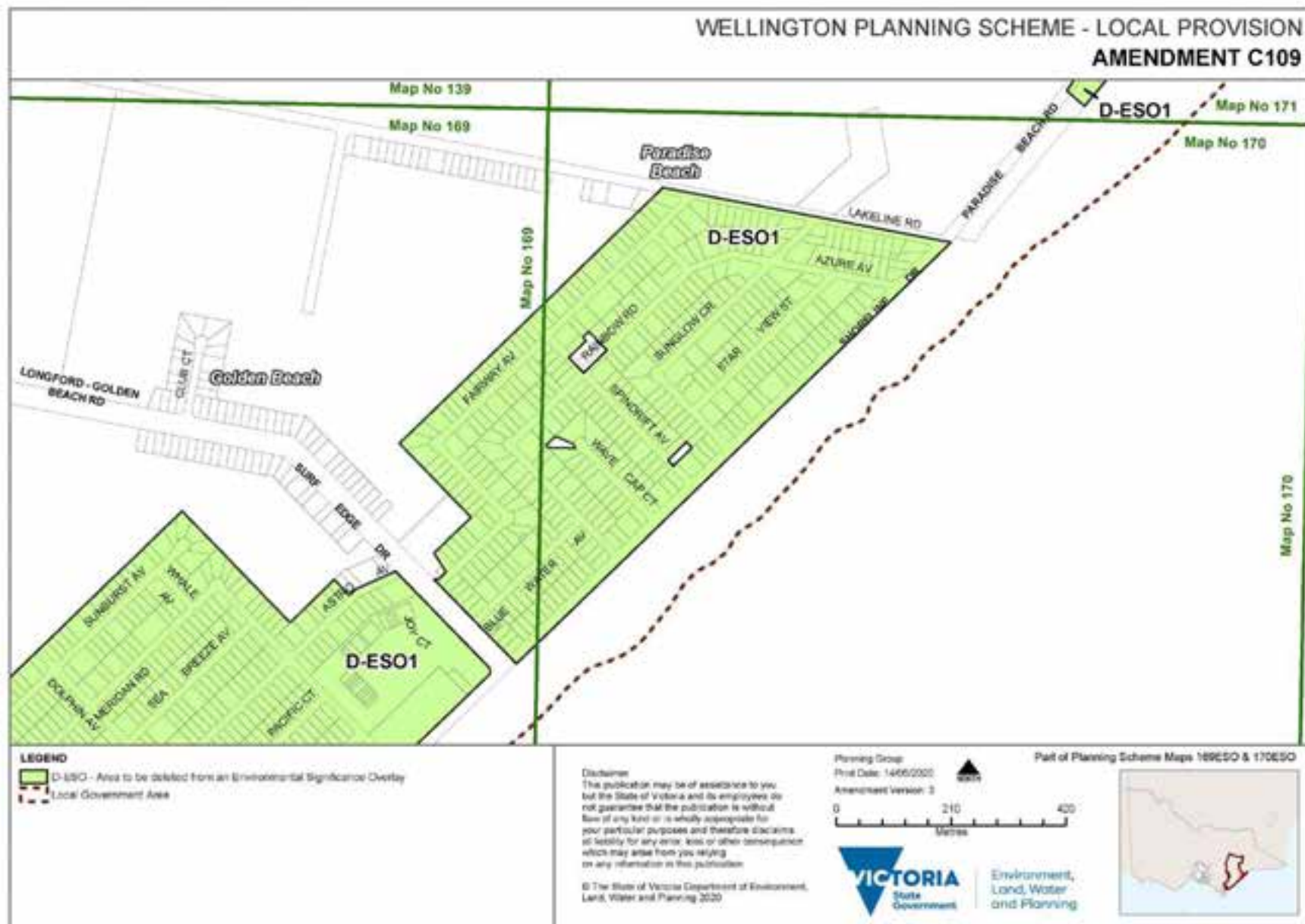


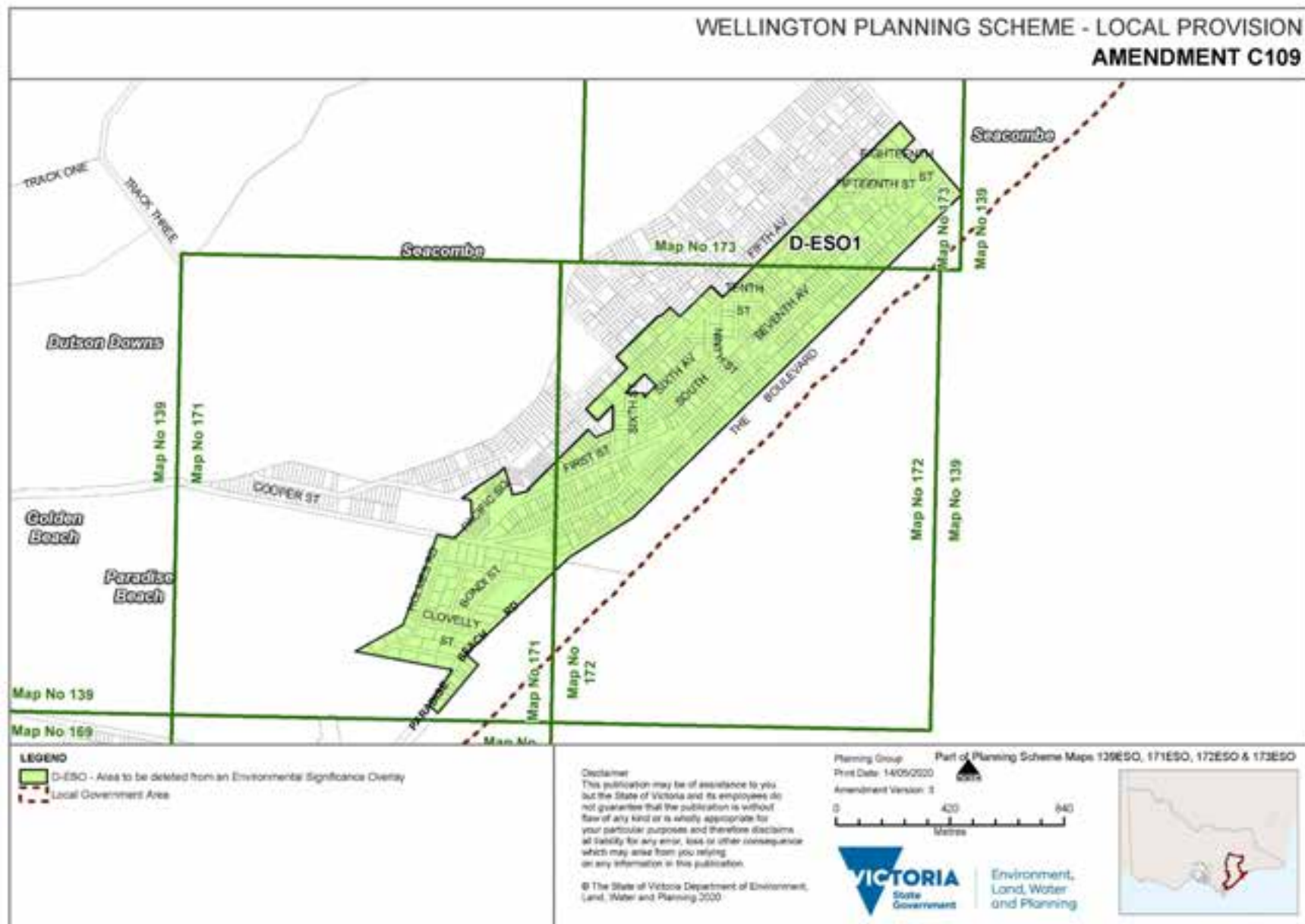


WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109

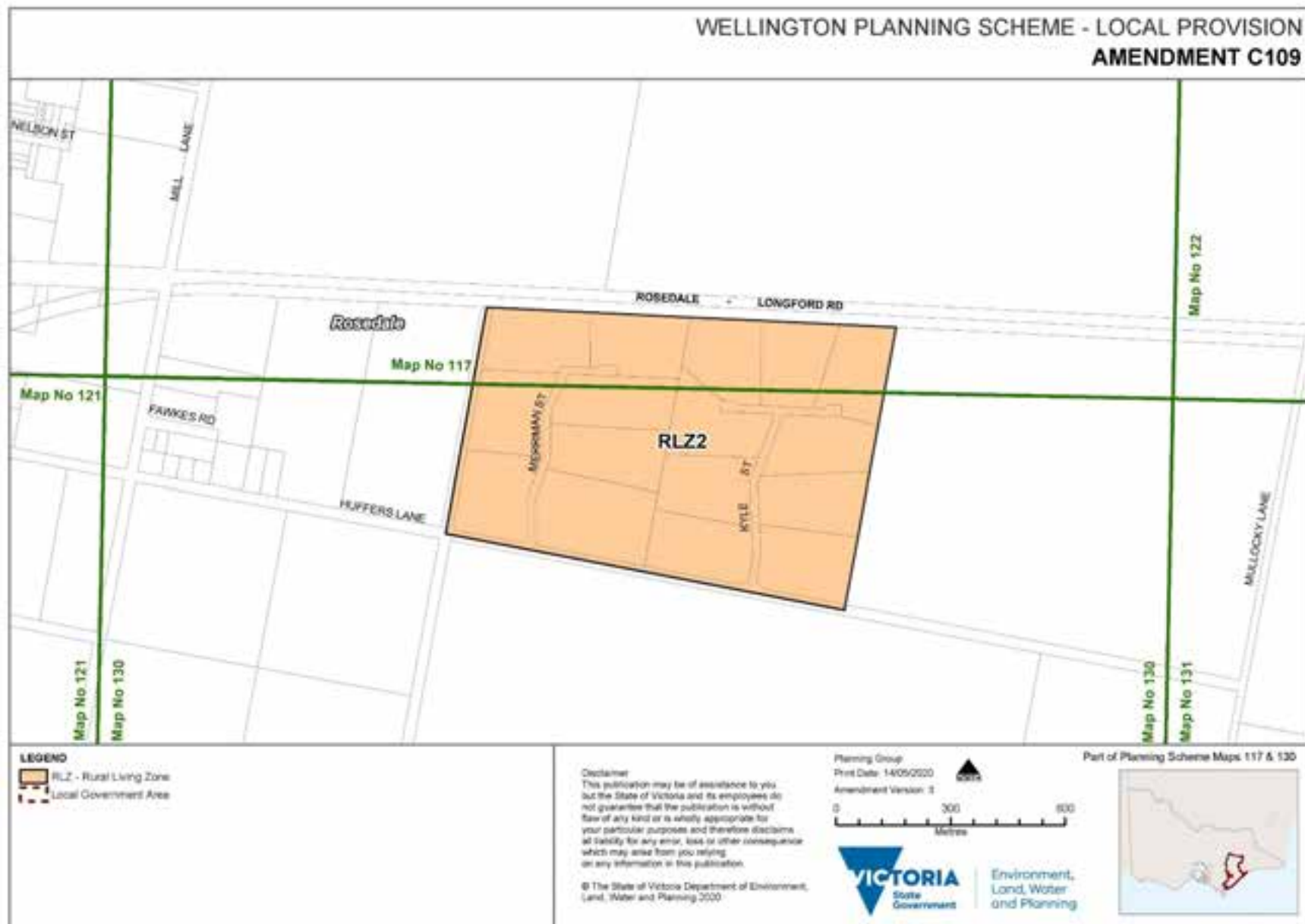












WELLINGTON PLANNING SCHEME - LOCAL PROVISION AMENDMENT C109



LEGEND

- RLZ - Rural Living Zone
- Local Government Area



Part of Planning Scheme Map 23

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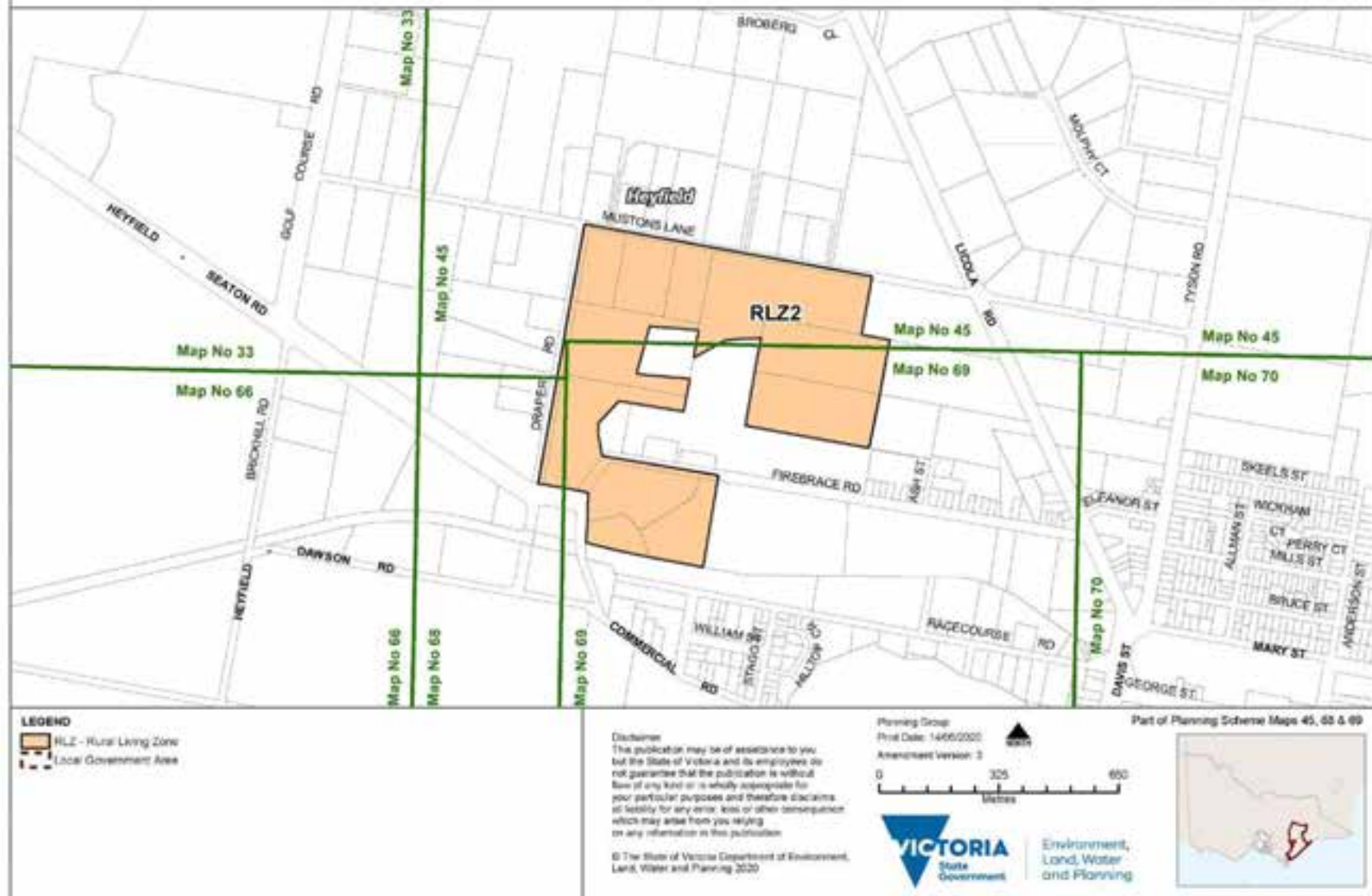
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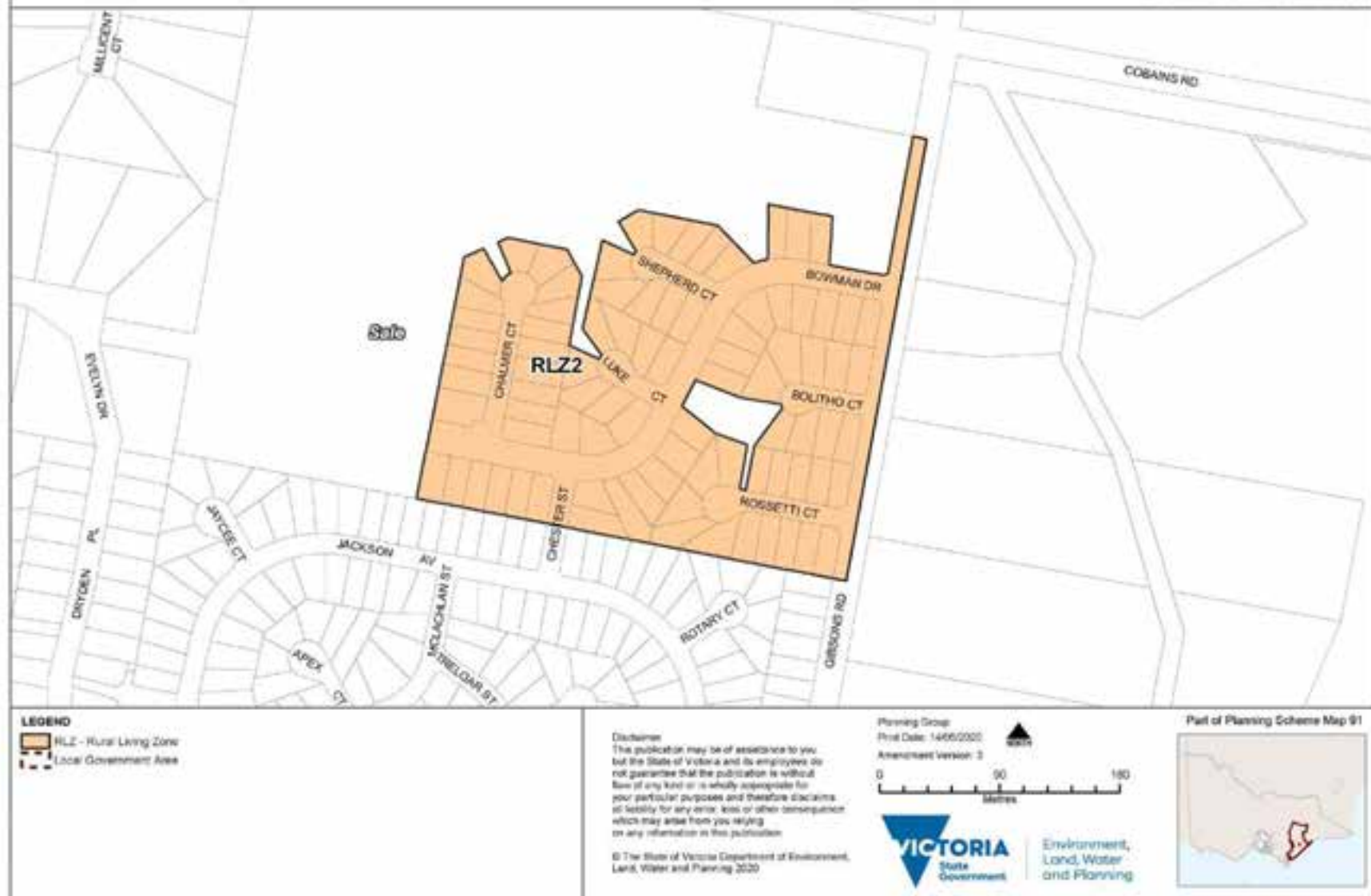
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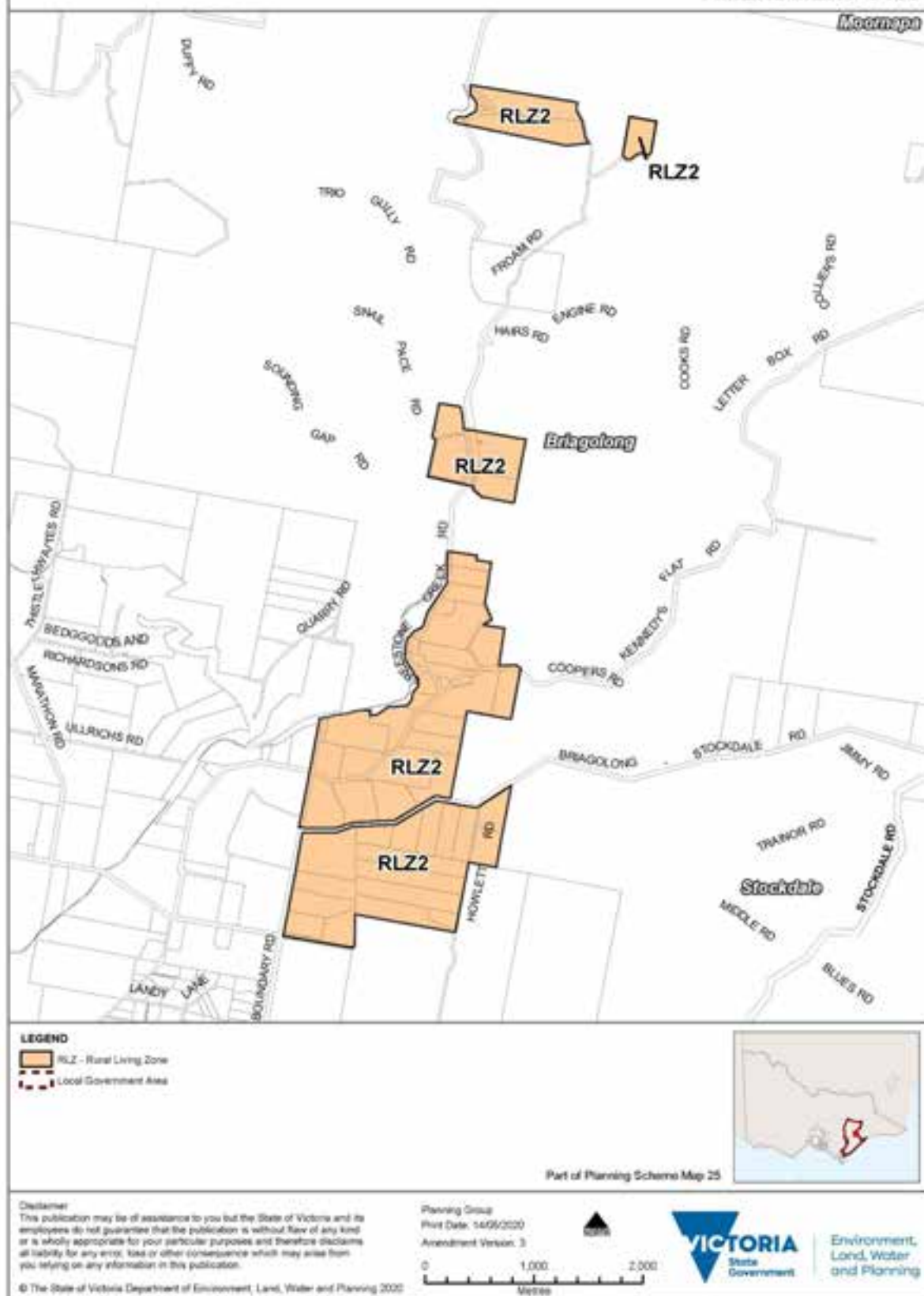


WELLINGTON PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C109



312

WELLINGTON PLANNING SCHEME - LOCAL PROVISION AMENDMENT C109



213

ITEM C3.3**2019 PLANNING CUSTOMER SATISFACTION SURVEY RESULTS**

DIVISION: DEVELOPMENT

ACTION OFFICER: MANAGER LAND USE PLANNING

DATE: 2 JUNE 2020

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

OBJECTIVE

To provide Council with the results of the 2019 statutory planning applicant and objector customer satisfaction survey.

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

That Council note the results of the 2019 statutory planning applicant and objector survey (as attached).

BACKGROUND

Council's statutory planning unit undertakes an annual survey of planning permit applicants and objectors. The key purpose of the survey is to obtain feedback on the level of customer satisfaction with Council's statutory planning service to help identify opportunities for improvement and process change.

The results of a survey sent to 2019 statutory planning applicants and objectors is attached, along with a comparison of past survey results (from 2014). The survey results are generally positive overall, although it is recognised that there is always opportunity for continuous improvement and given the often emotive and controversial nature of planning it is extremely difficult to keep everyone satisfied, particularly parties who object to planning applications.

Of particular note are the applicant and objector responses to the questions about the 'overall experience' dealing with Council's Planning Department. These results show improved customer satisfaction. For example, the applicant survey shows an increasing 'excellent' rating, rising from 42% in 2014 through to 71% in 2019.

With the objector survey, the same question also shows an improvement from 9% of respondents saying the planning service was 'excellent' in 2014 to 75% of respondents saying the planning service was 'excellent' in 2019.

The survey results will now be used as a benchmark for further customer satisfaction surveys and to continue to refine and improve customer service and statutory planning processes. It is also planned to restart holding an annual local development industry forum to gain feedback into improving service and to talk about strategic land use planning issues.

OPTIONS

Council has the following options available:

1. Note the report and accompanying attachment; or
2. Choose to seek further information and refer this report to another meeting.

PROPOSAL

That Council note the results of the 2019 statutory planning applicant and objector survey (as attached).

CONFLICT OF INTEREST

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

COMMUNICATION IMPACT

This report communicates the results of the 2019 planning applicant and objector survey.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.2: *“Community engagement and customer service excellence is central to Council's decision making process.”*

Strategy 6.2.1: *“Provide proactive, quality customer service to all stakeholders.”*

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

Land Use Planning

Customer Satisfaction Survey



SUMMARY

Wellington Shire Council's Land Use Planning Department processes hundreds of planning applications each year. Planners are responsible for ensuring that land is used and developed in an environmentally, economically and socially responsible way that provides a sustainable future for the community.

The Customer Satisfaction Survey is an opportunity for the Planning Department to review and improve planning services provided to the community.

Customers were asked to consider their level of satisfaction with the service provided to them as opposed to the outcome of their planning application.

SURVEY DETAIL

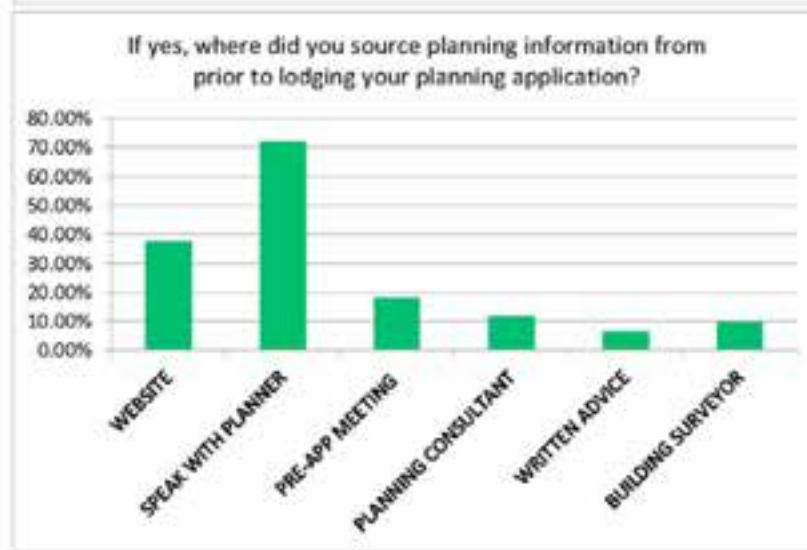
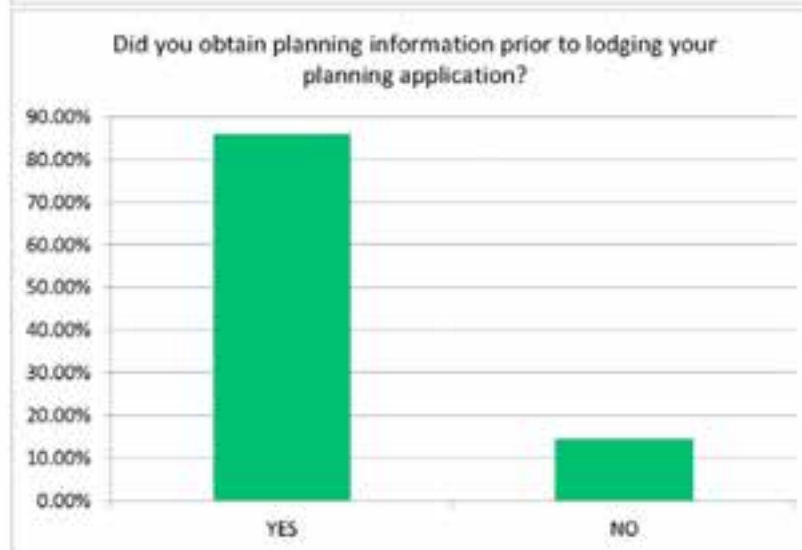
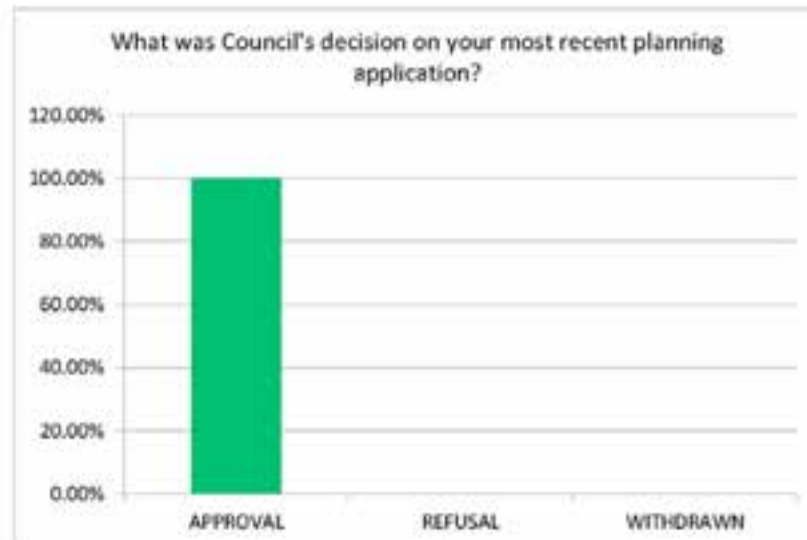
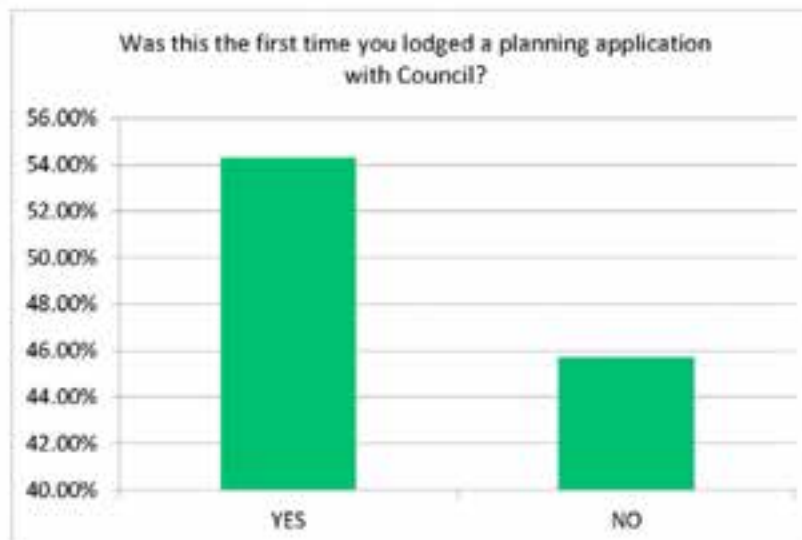
Surveys were undertaken for periods January – June and July – December 2019; the combined 12-month Survey follows (along with comparison of past survey results).

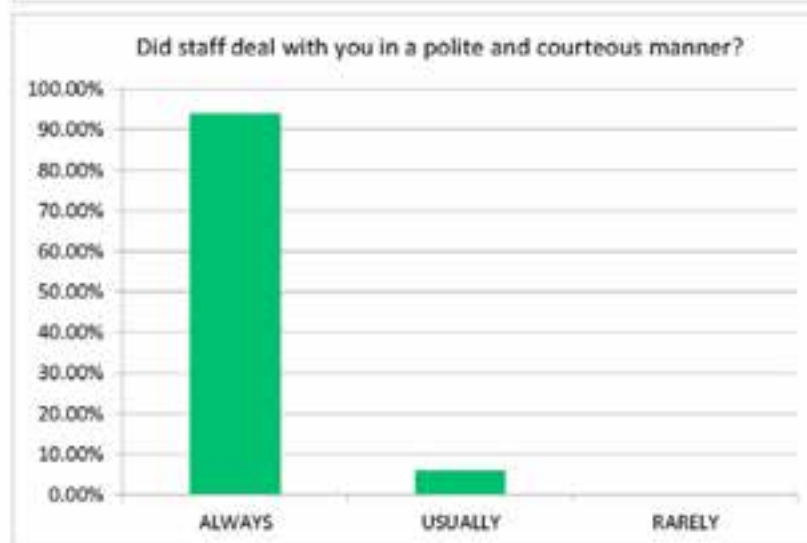
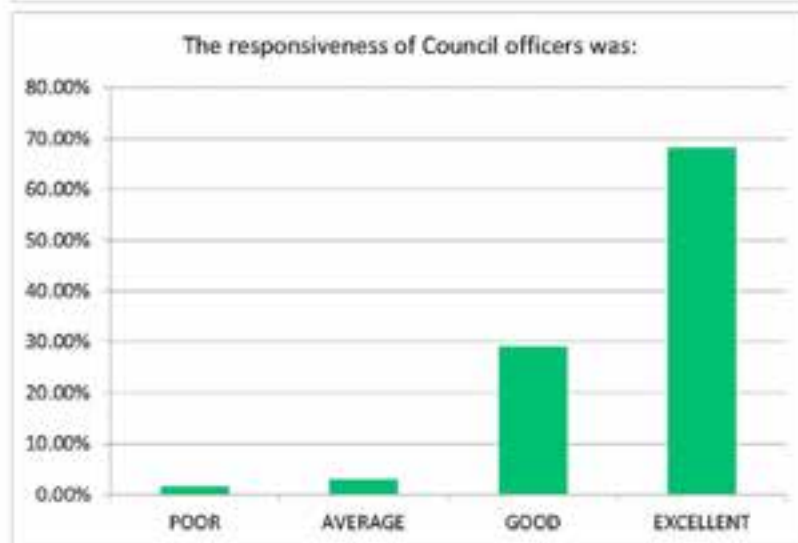
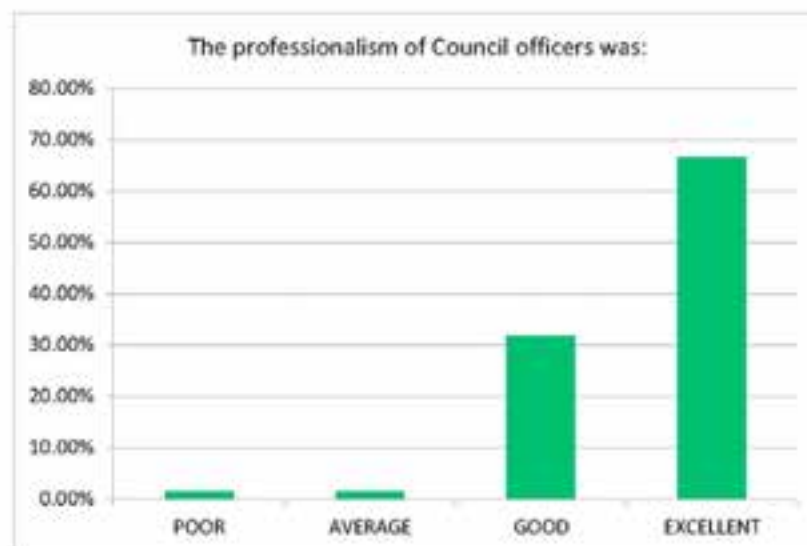
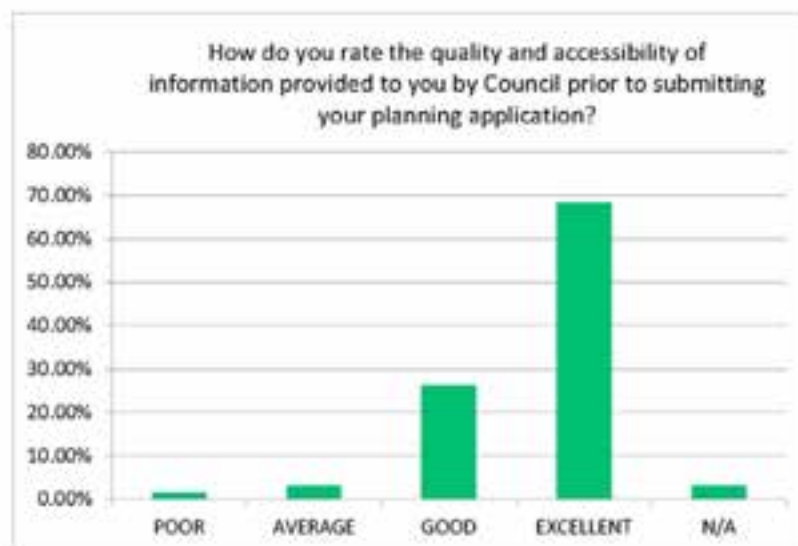
Planning Applicants and Planning Objectors were surveyed separately.

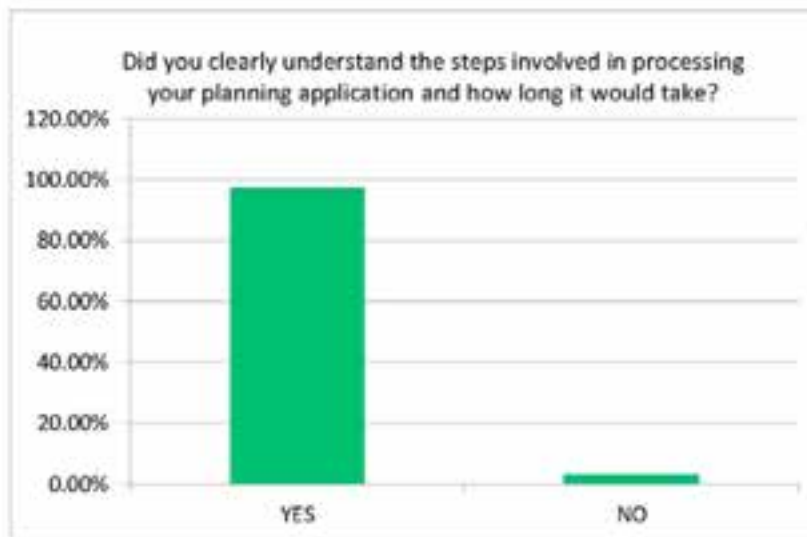
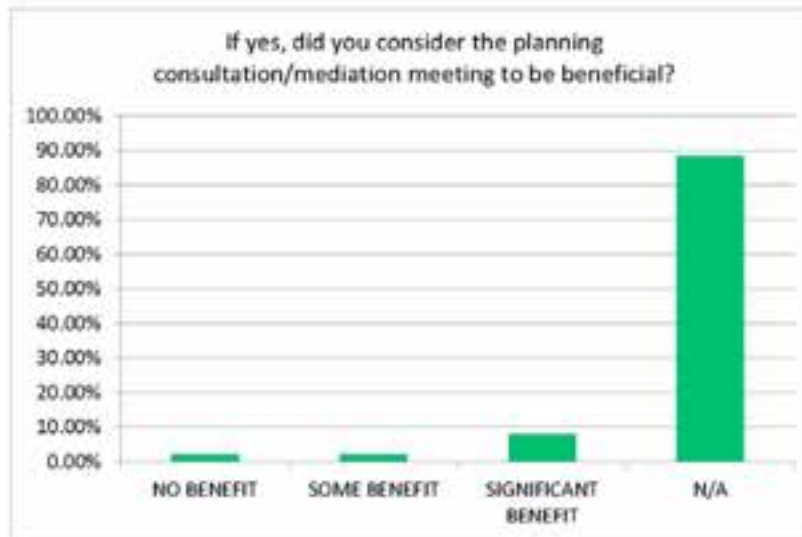
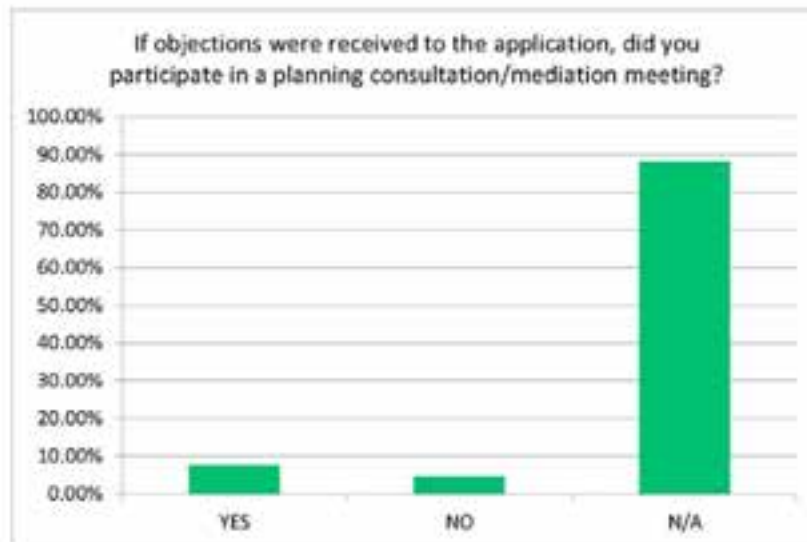
A total of 302 Planning Applicants and 39 Planning Objectors were sent surveys.

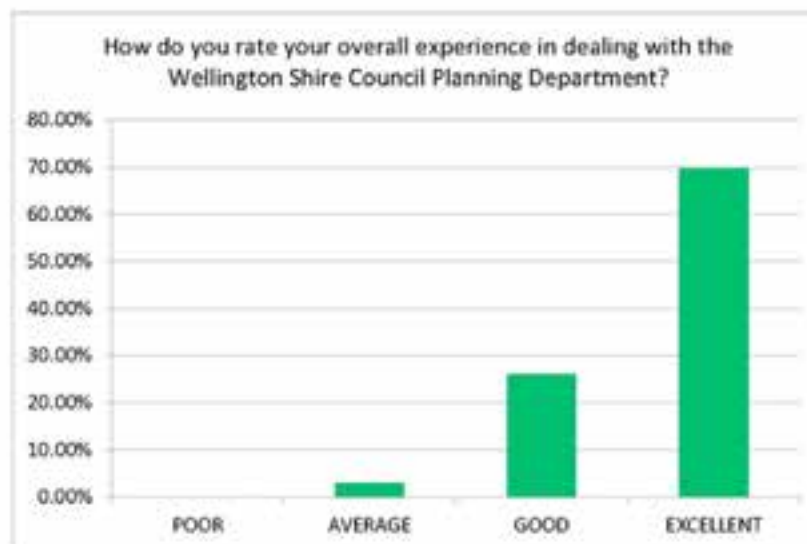
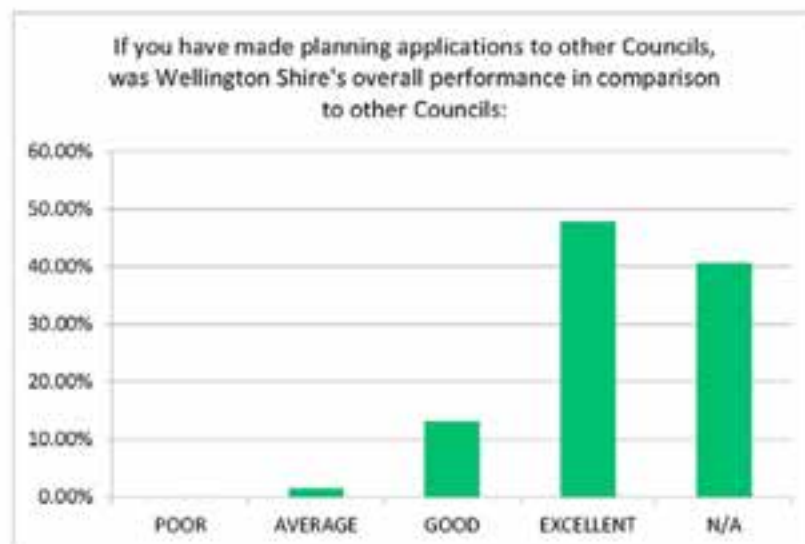
The Survey had a 23.17% return rate from Planning Applicants and a 17.94% return rate from Planning Objectors. It is noted that the highest response rate came via hard copies returned in self-addressed replay paid envelopes.

PLANNING APPLICANT SURVEY RESULTS

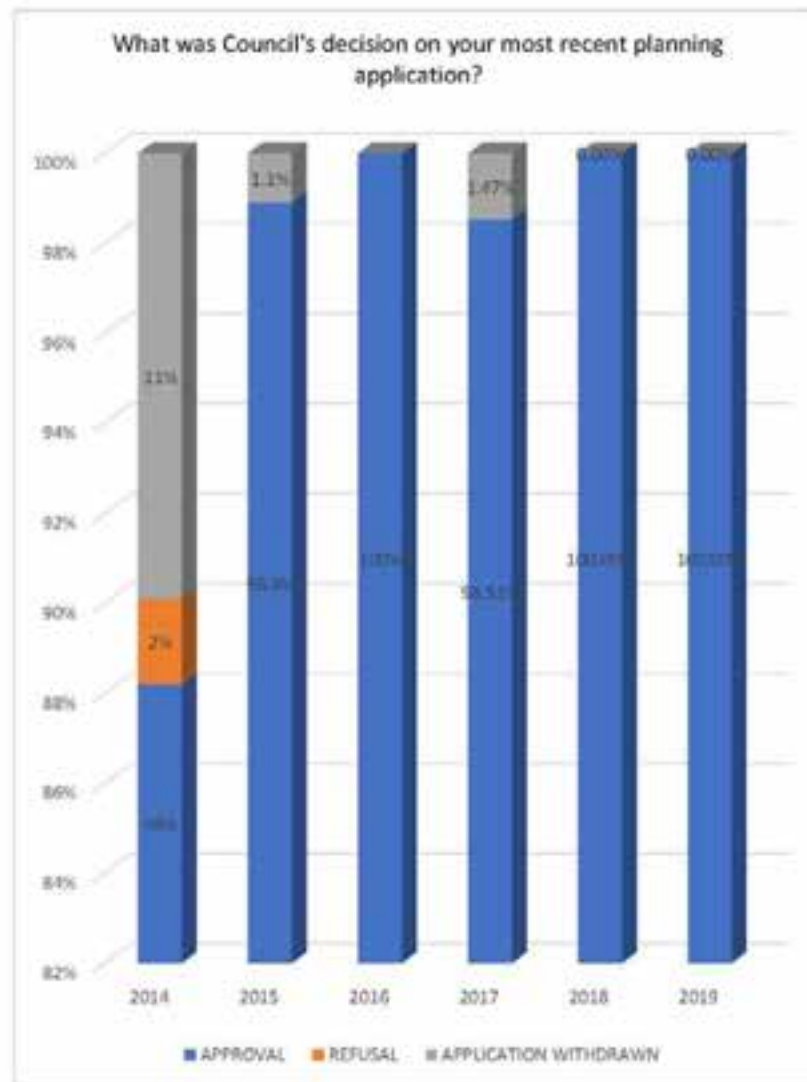
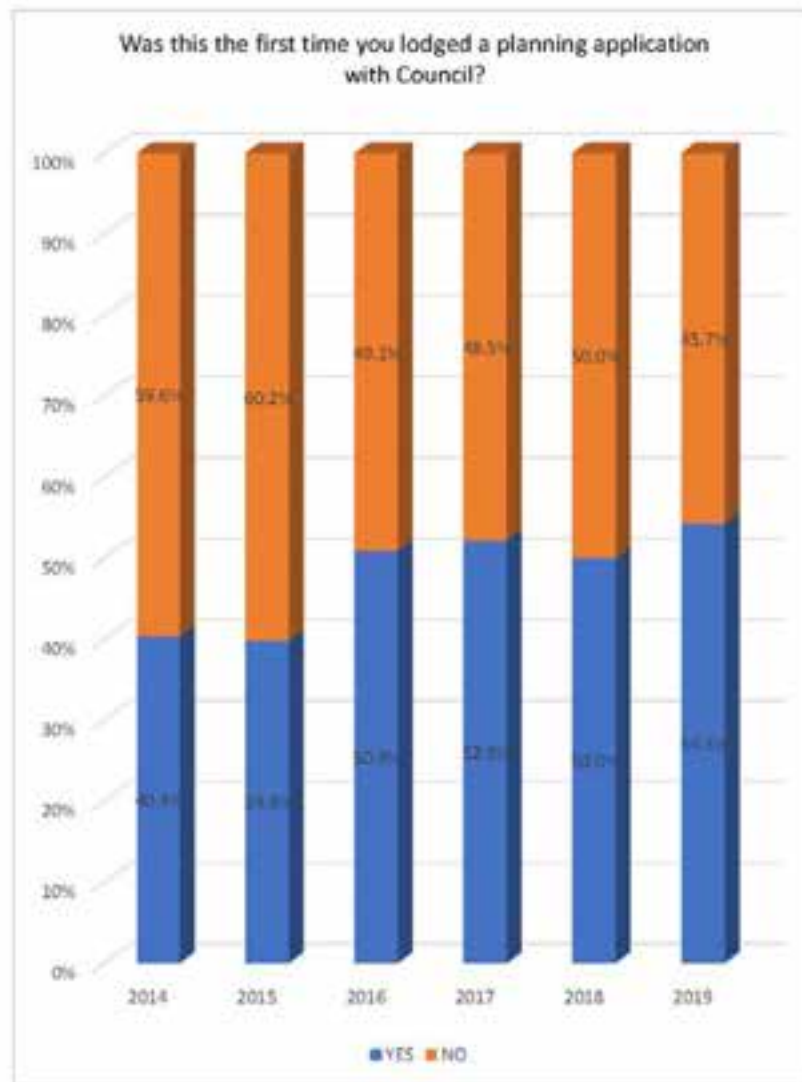


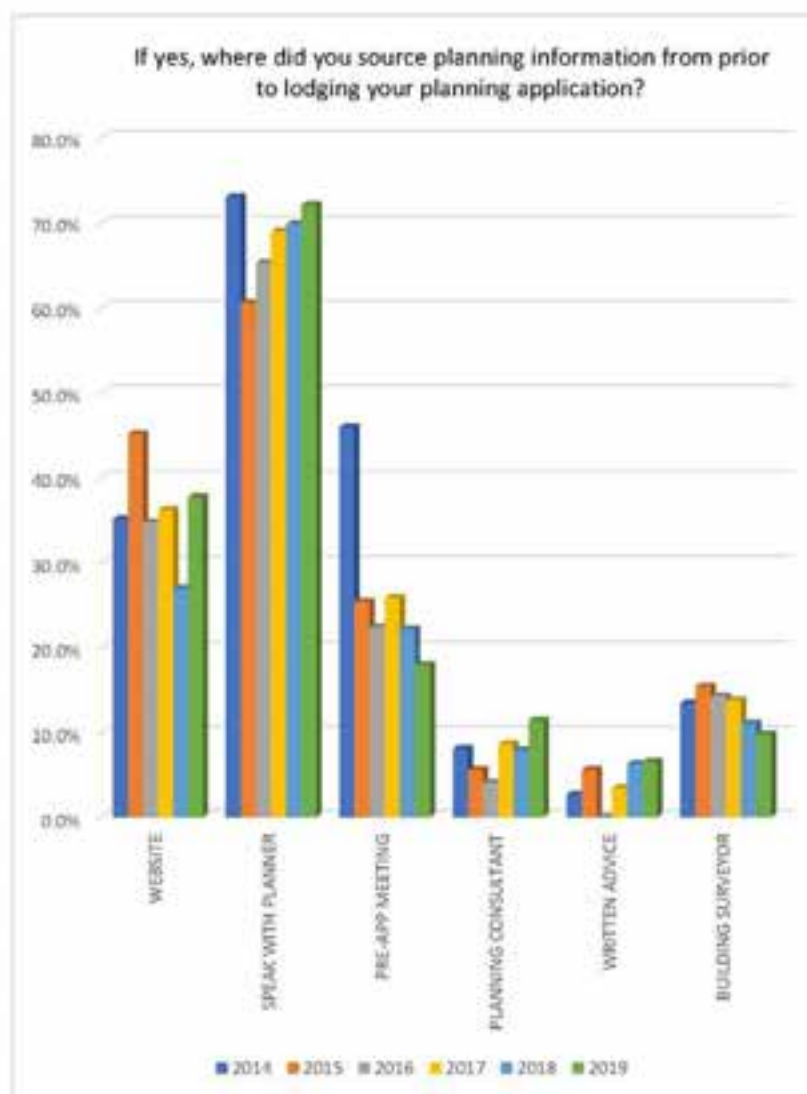
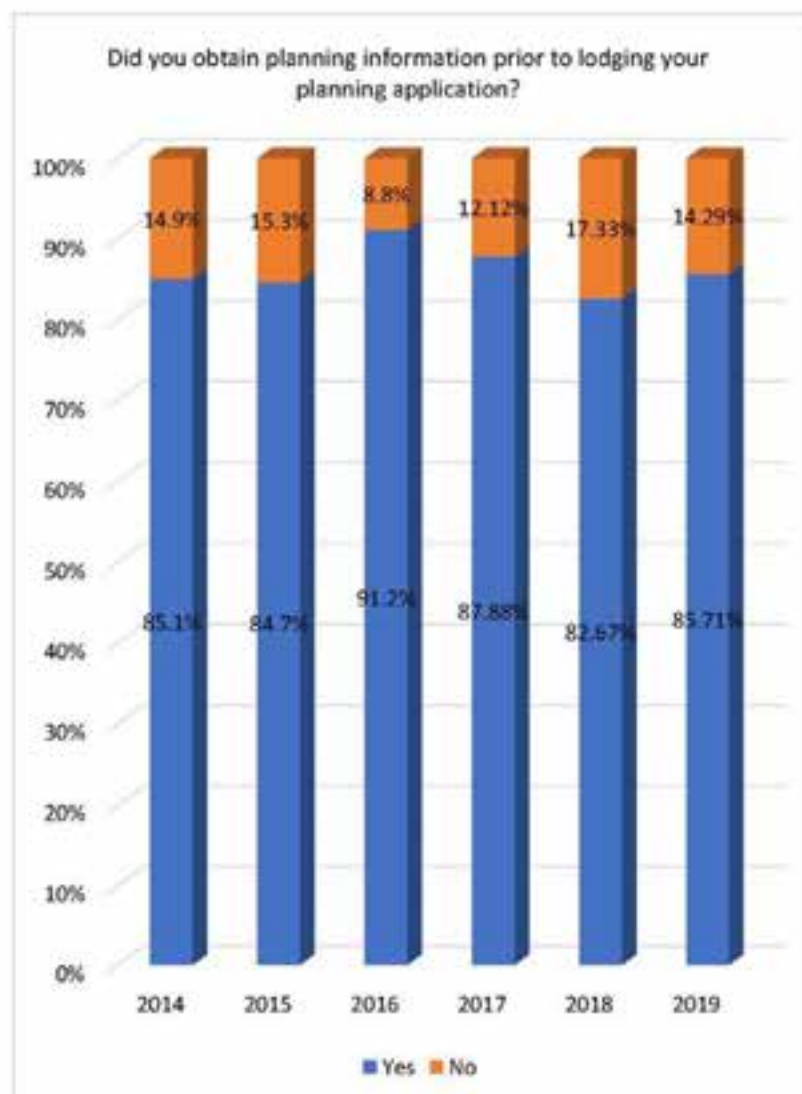


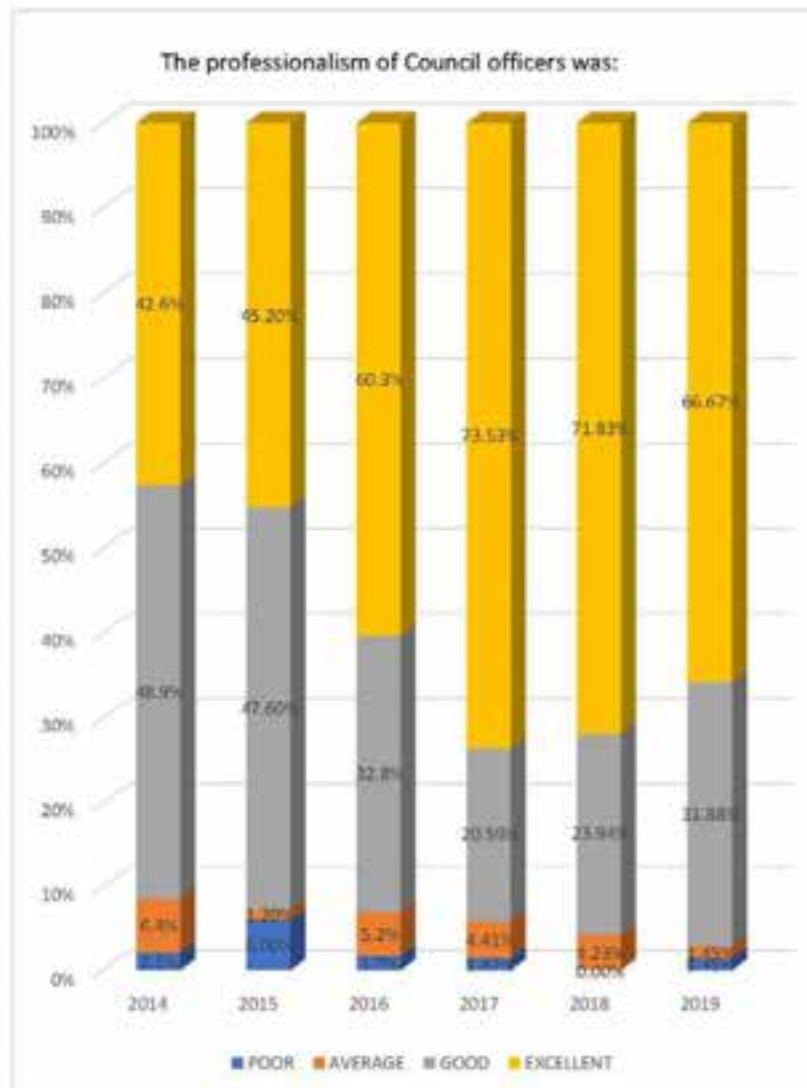
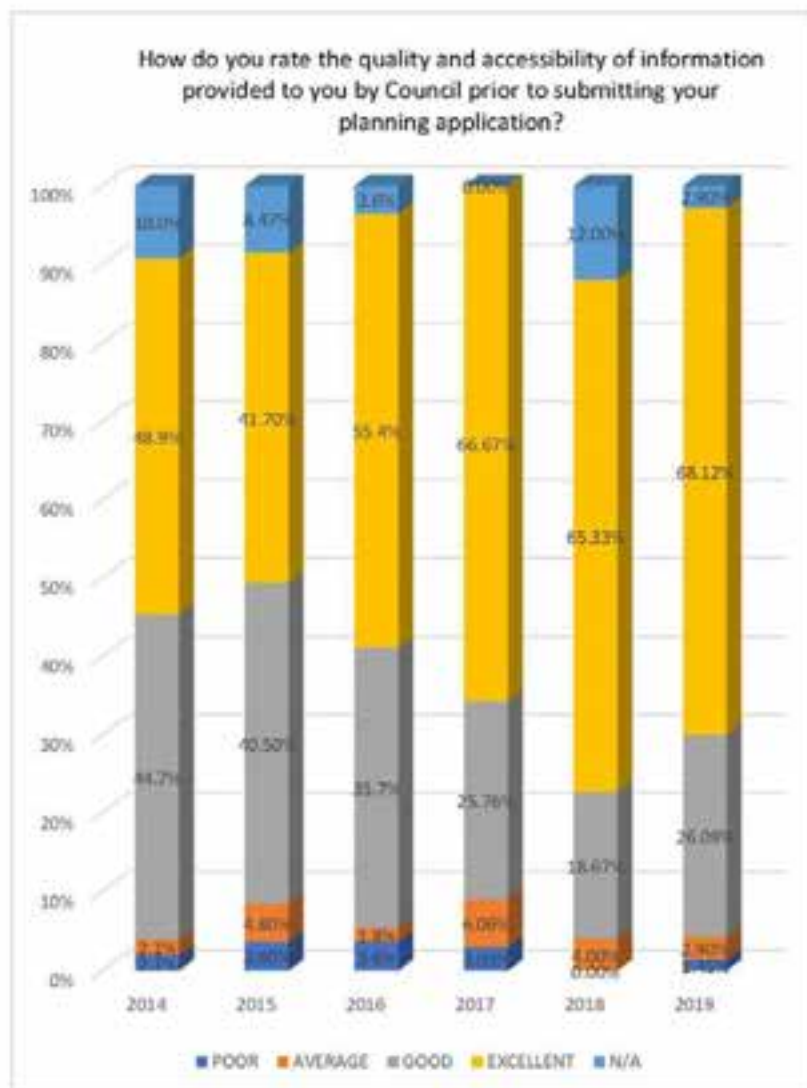


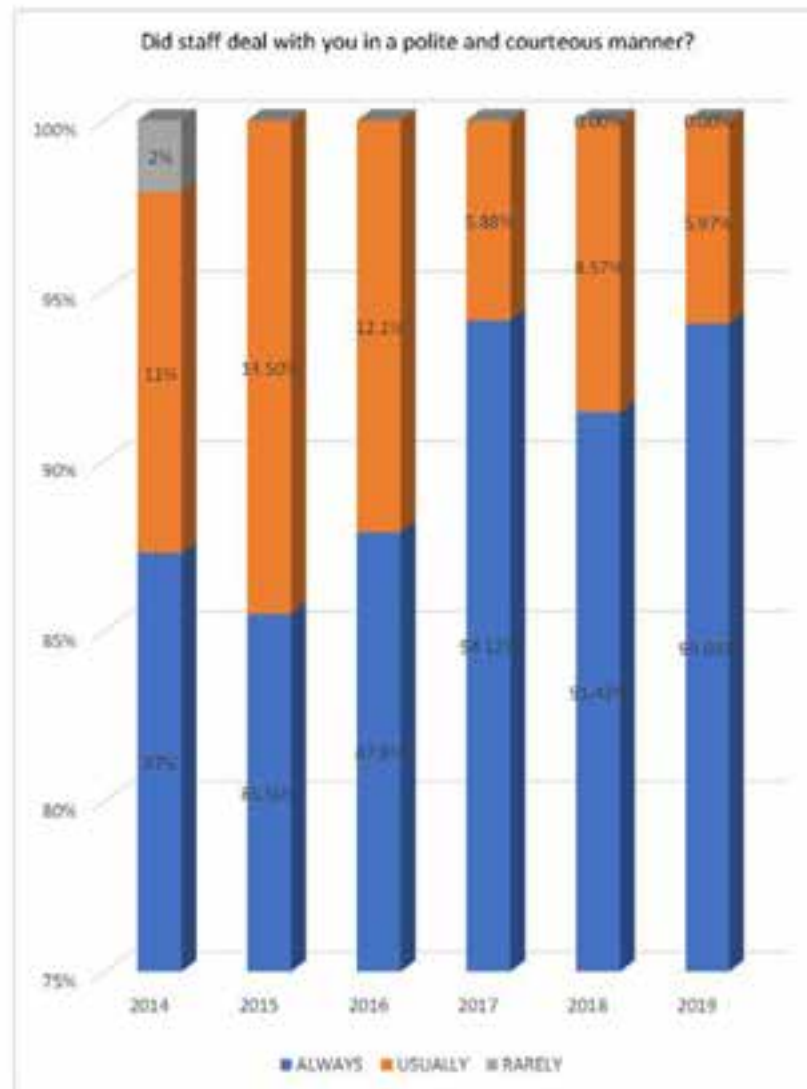
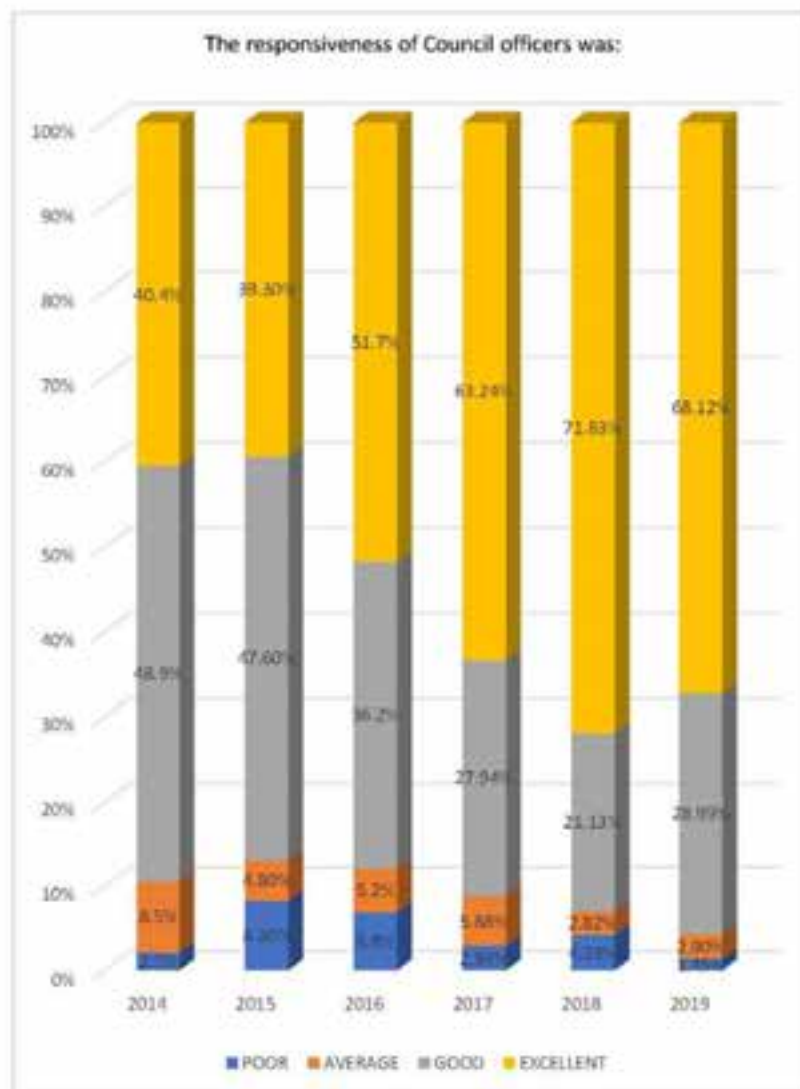


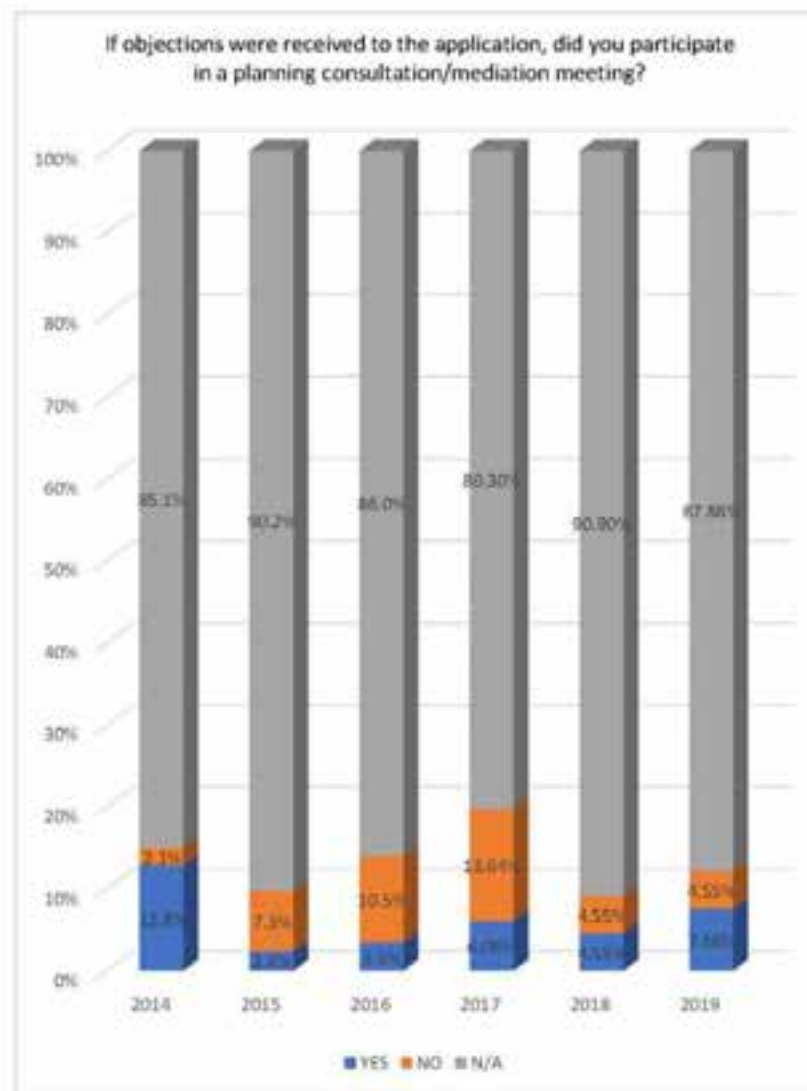
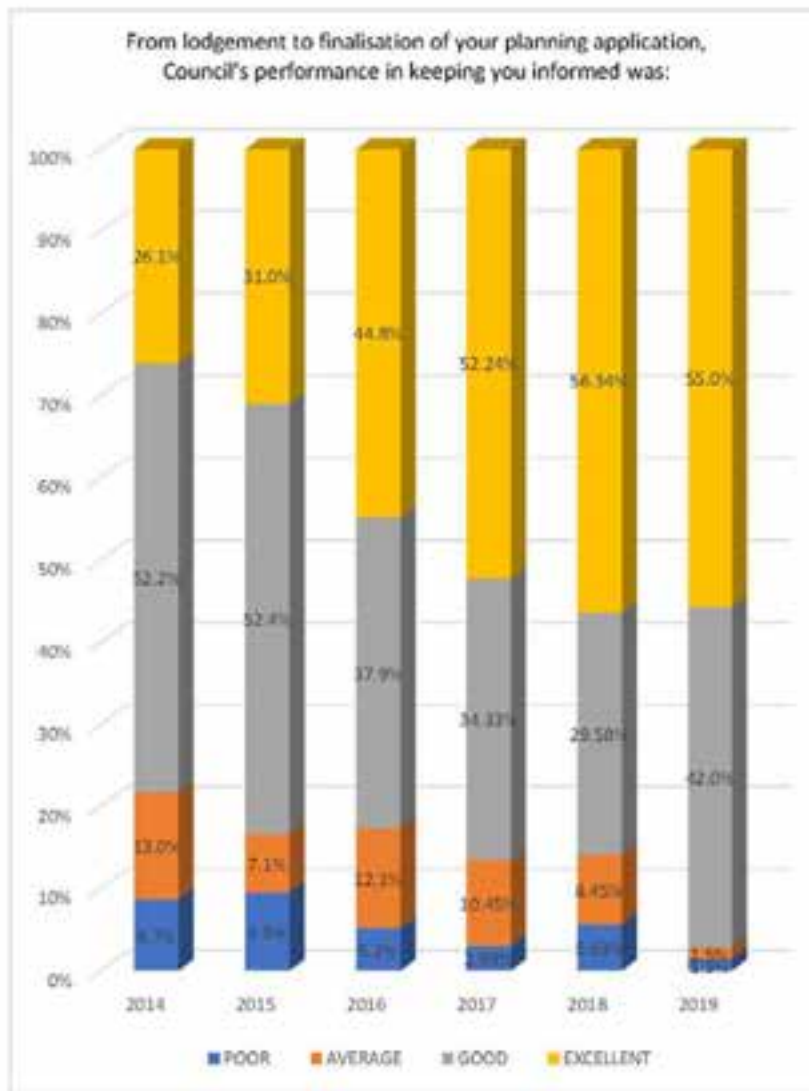
PLANNING APPLICANT SURVEY RESULTS COMPARISON

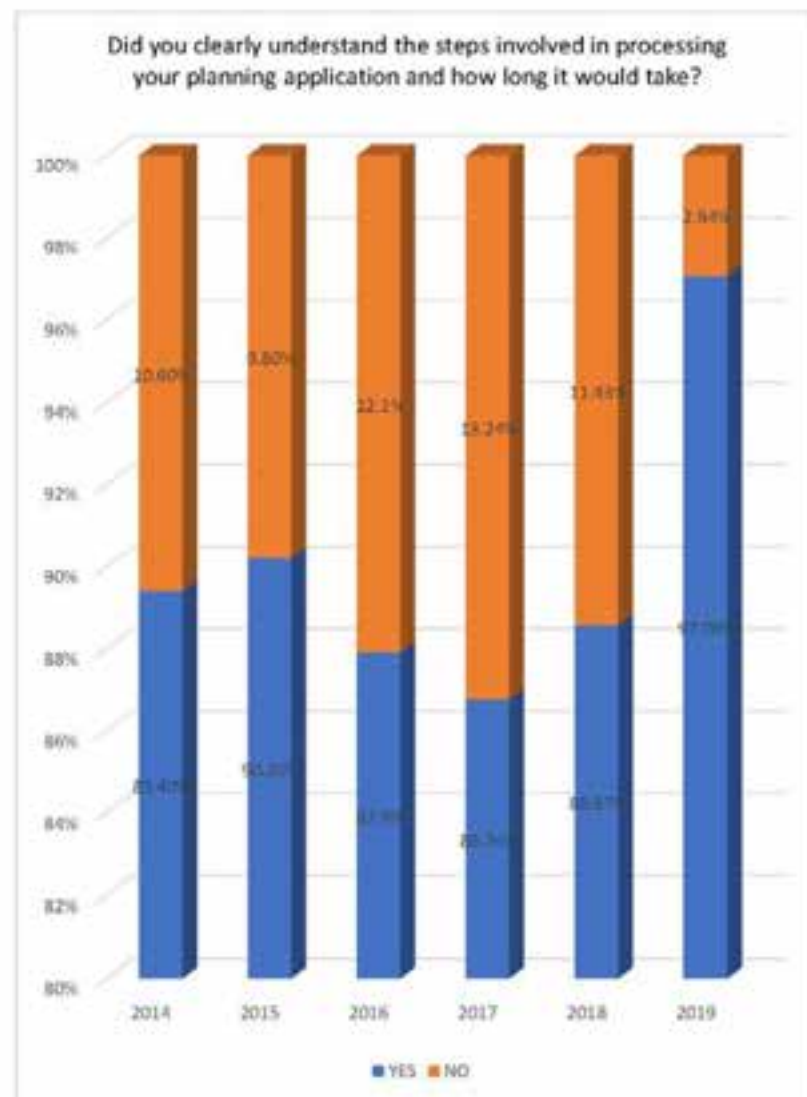
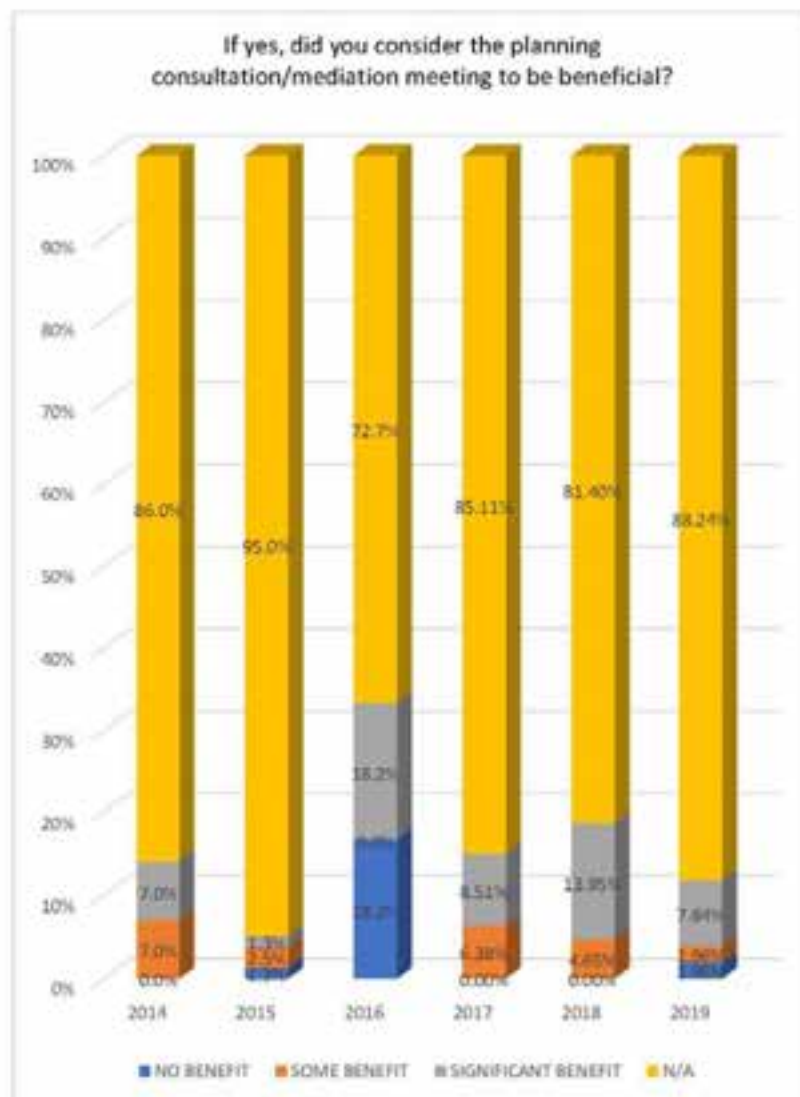


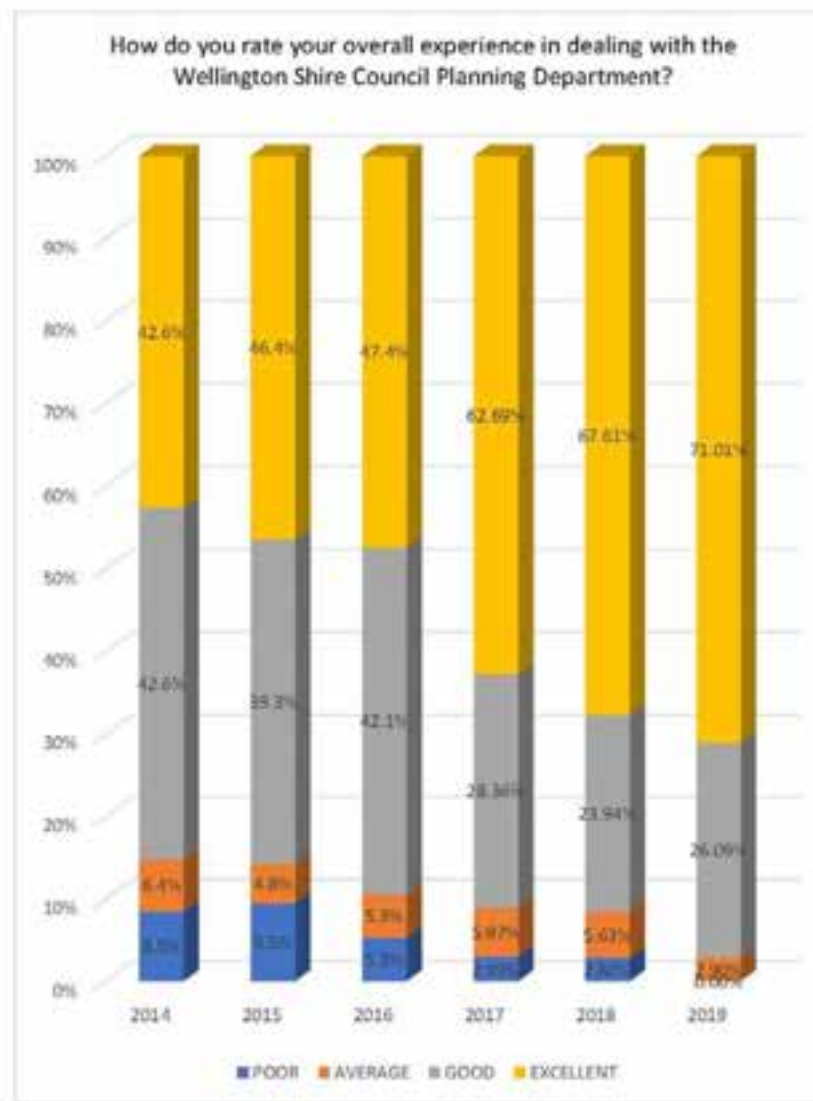
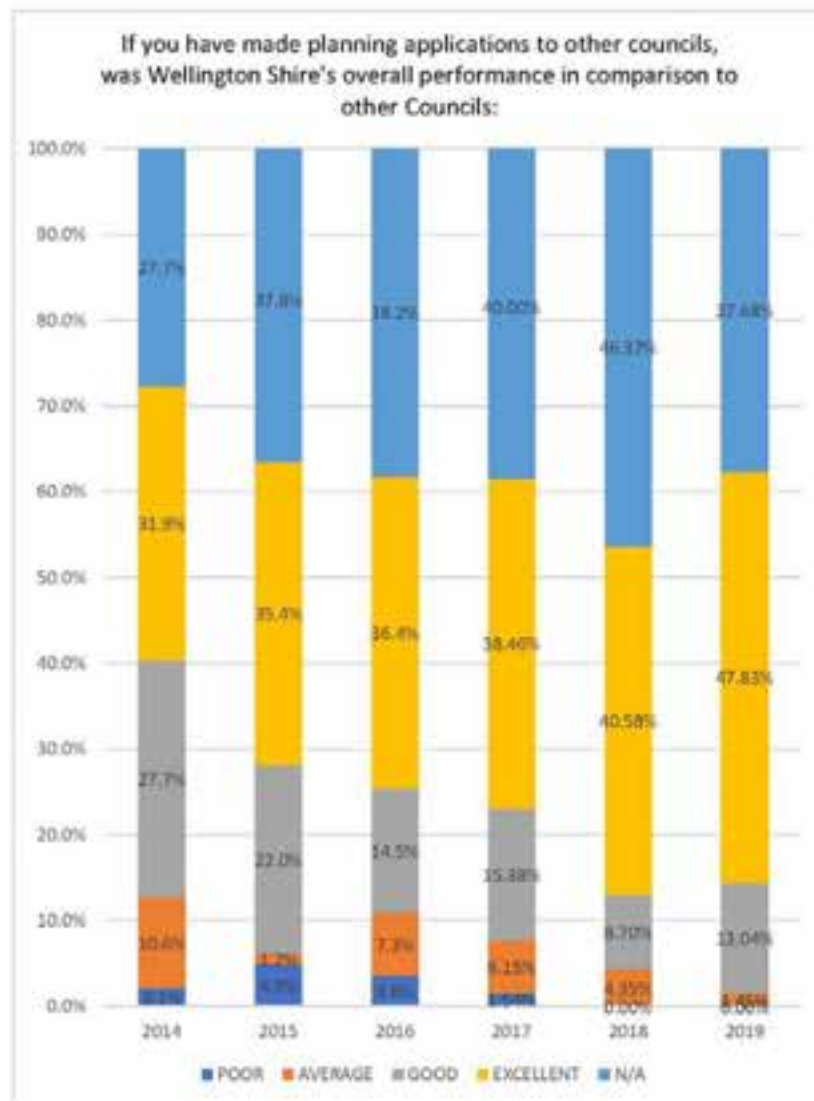




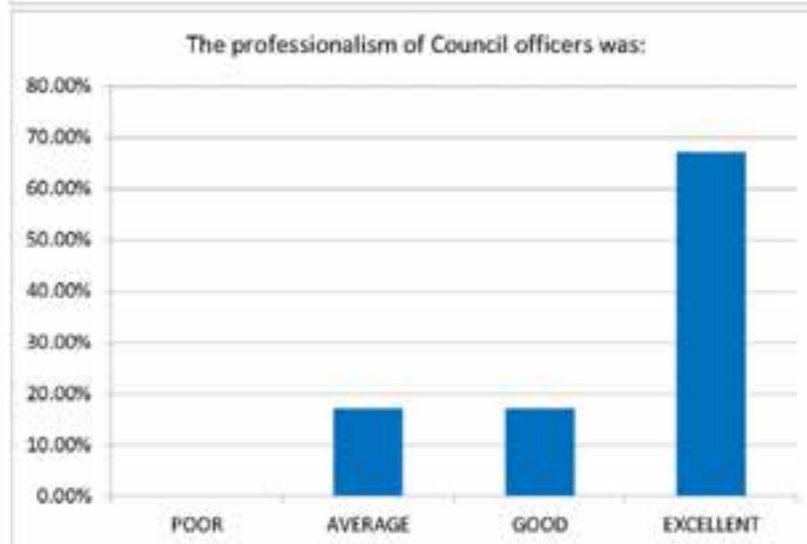
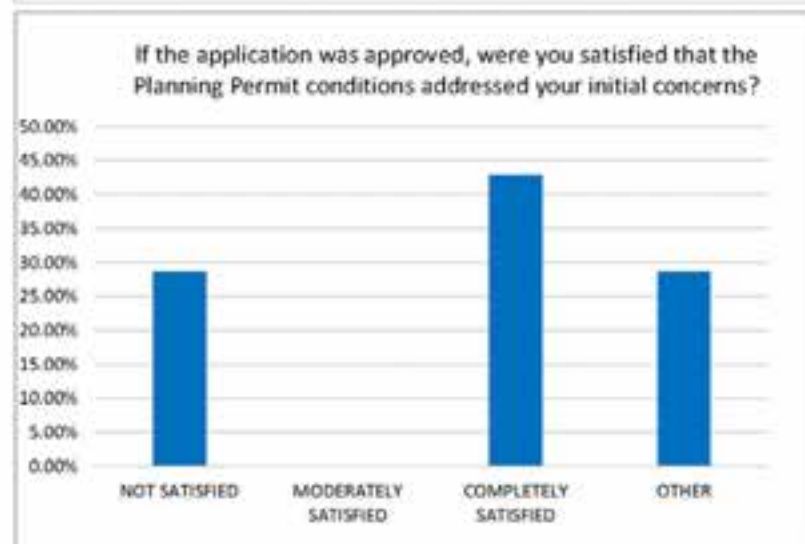
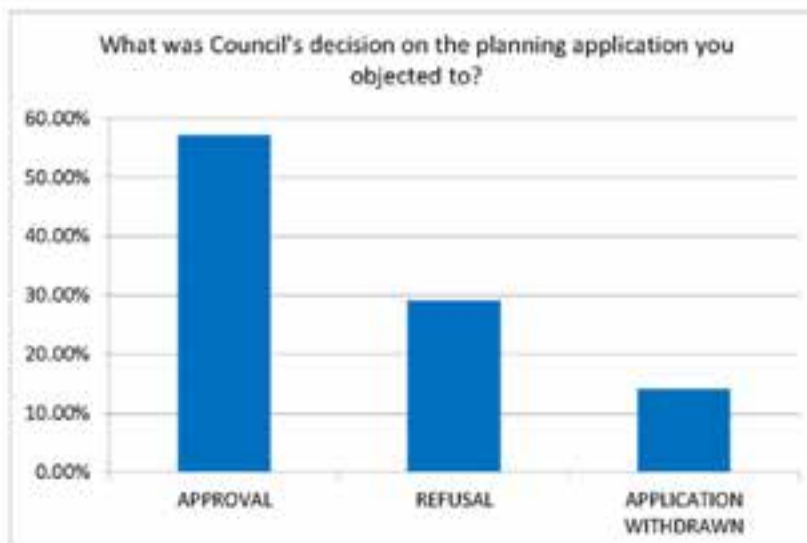
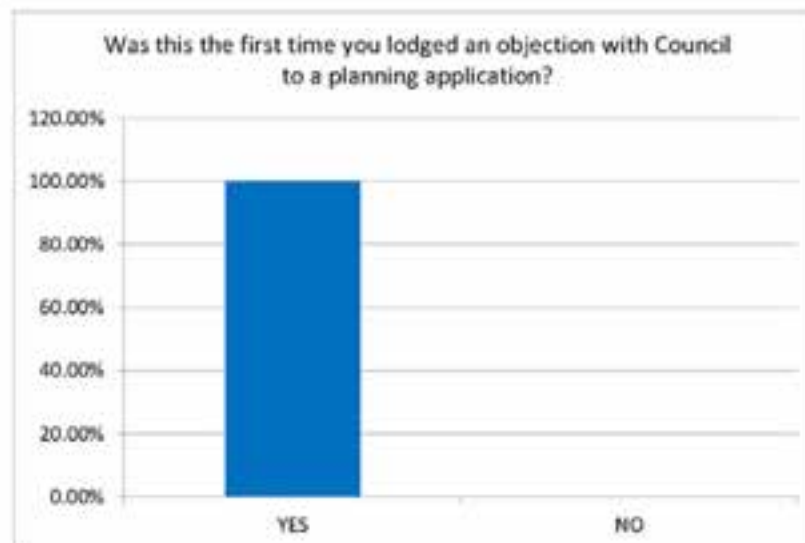


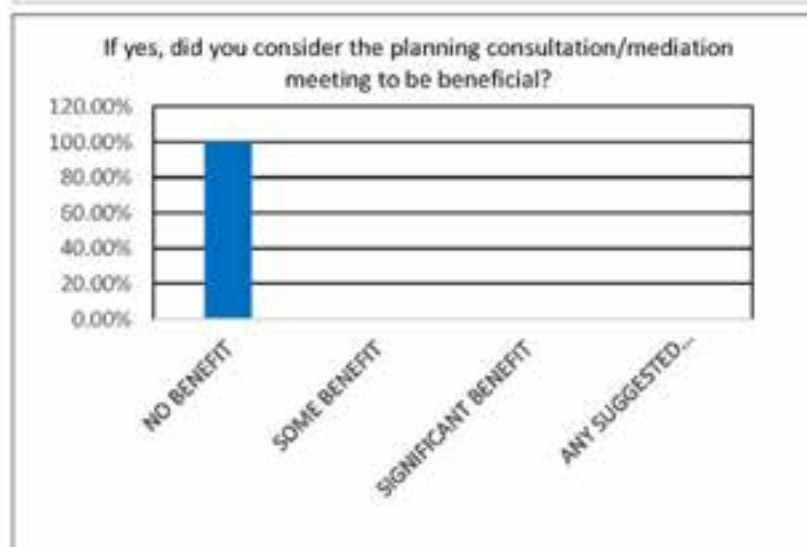
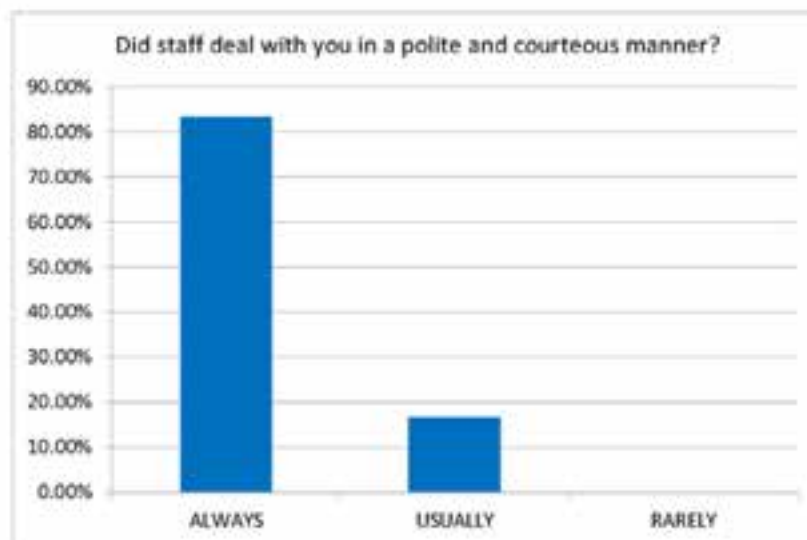
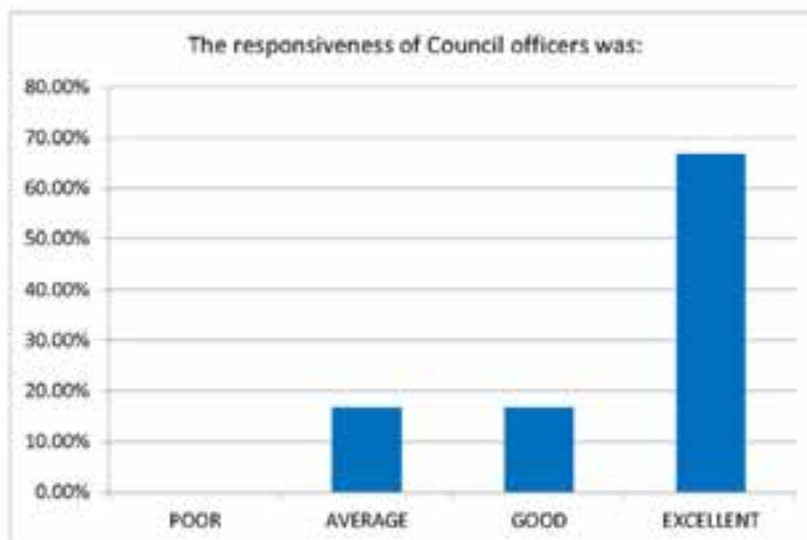




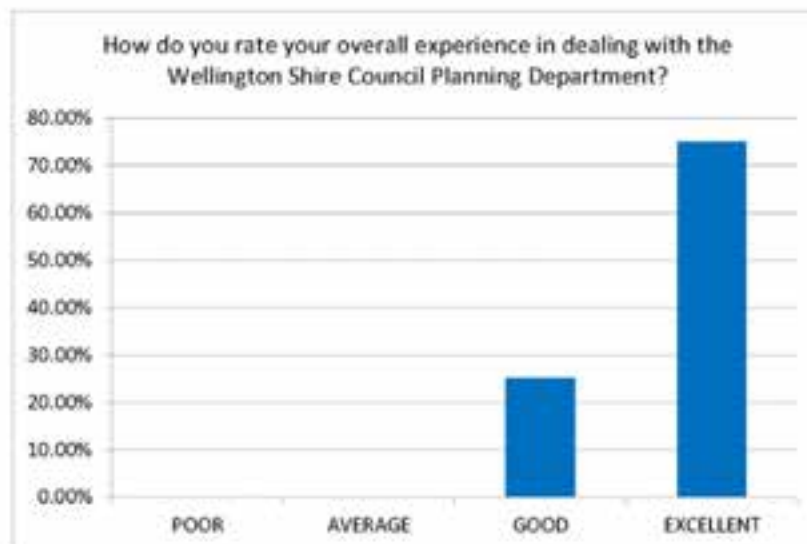
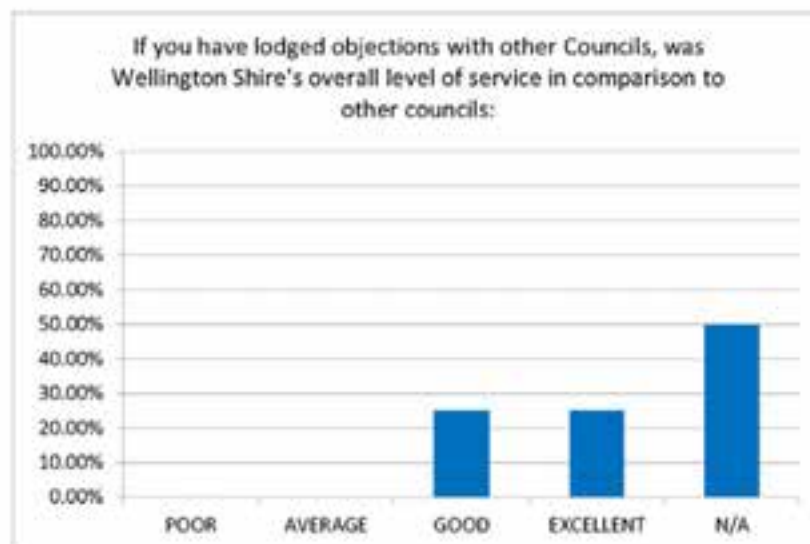


PLANNING OBJECTOR SURVEY RESULTS

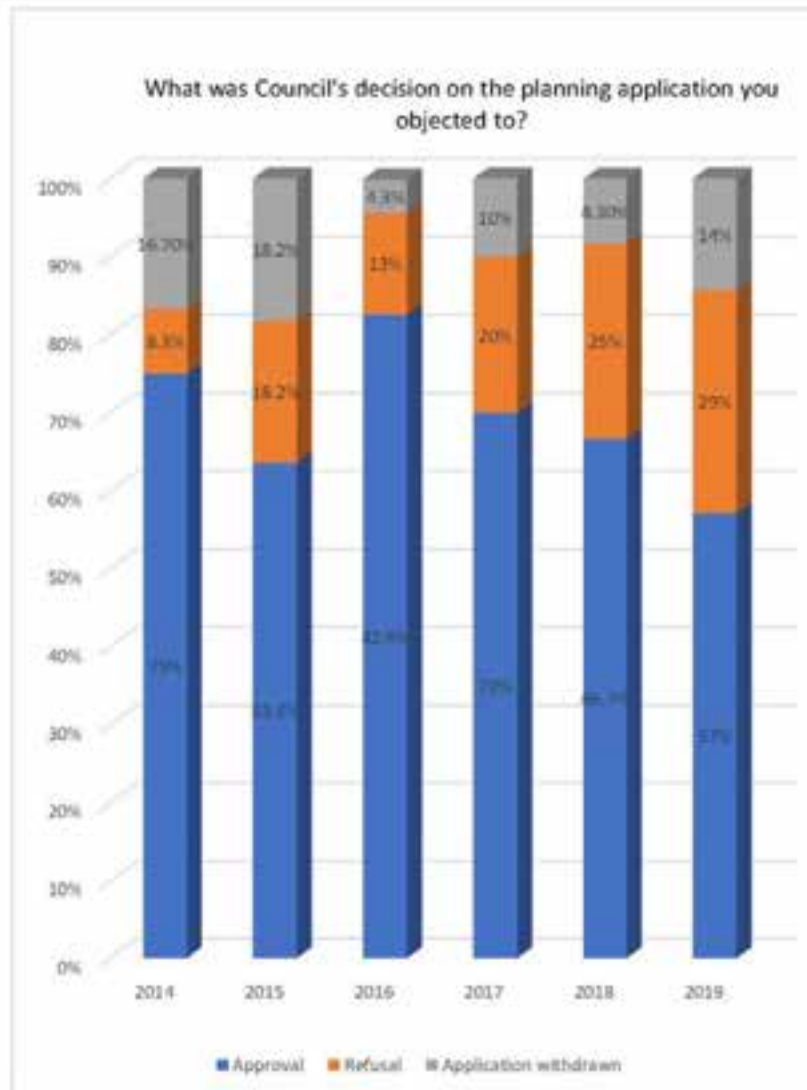
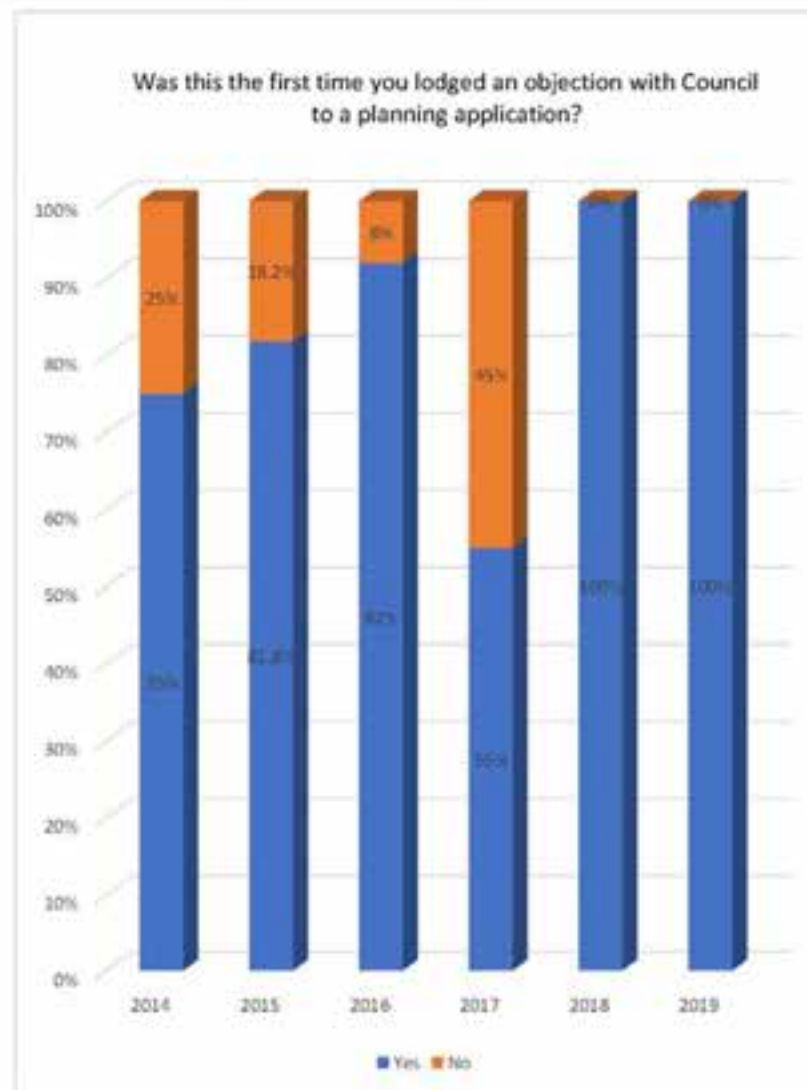


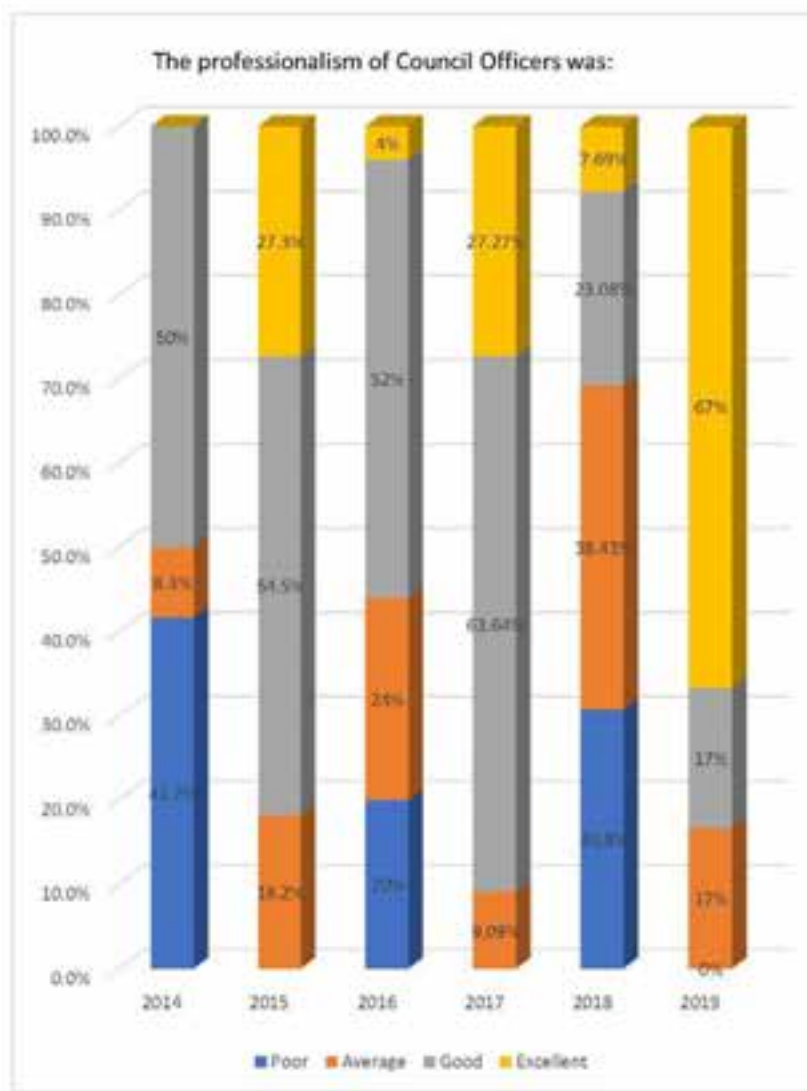
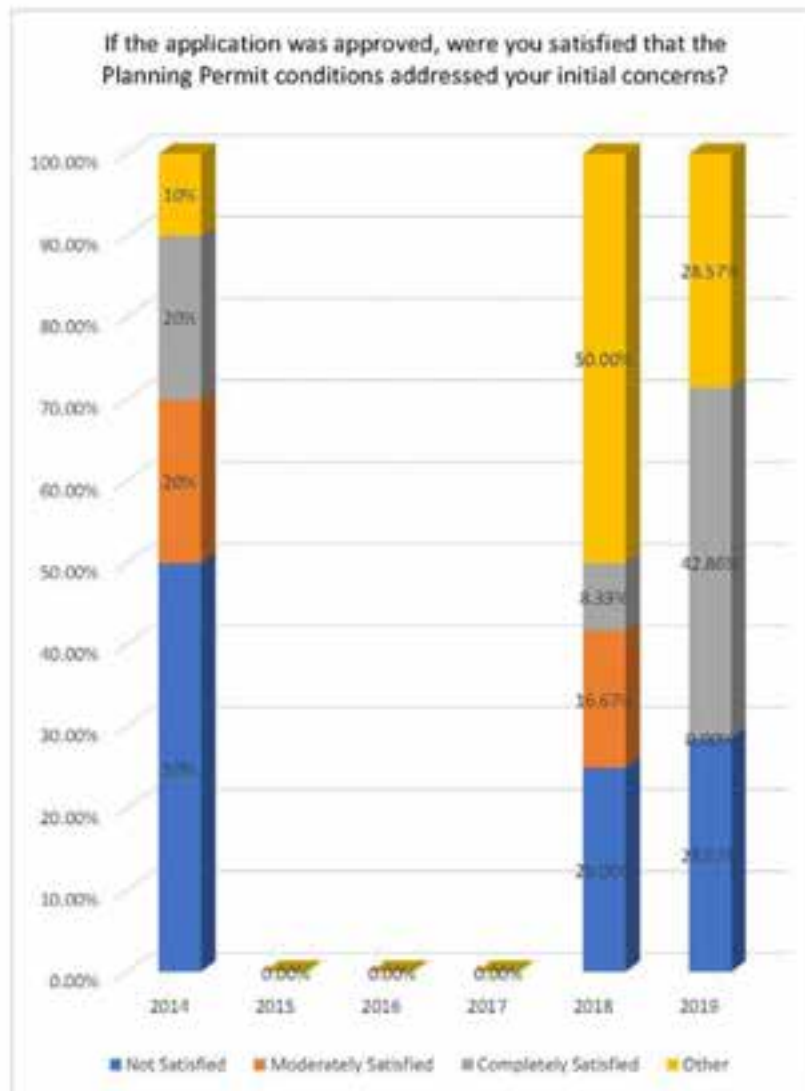


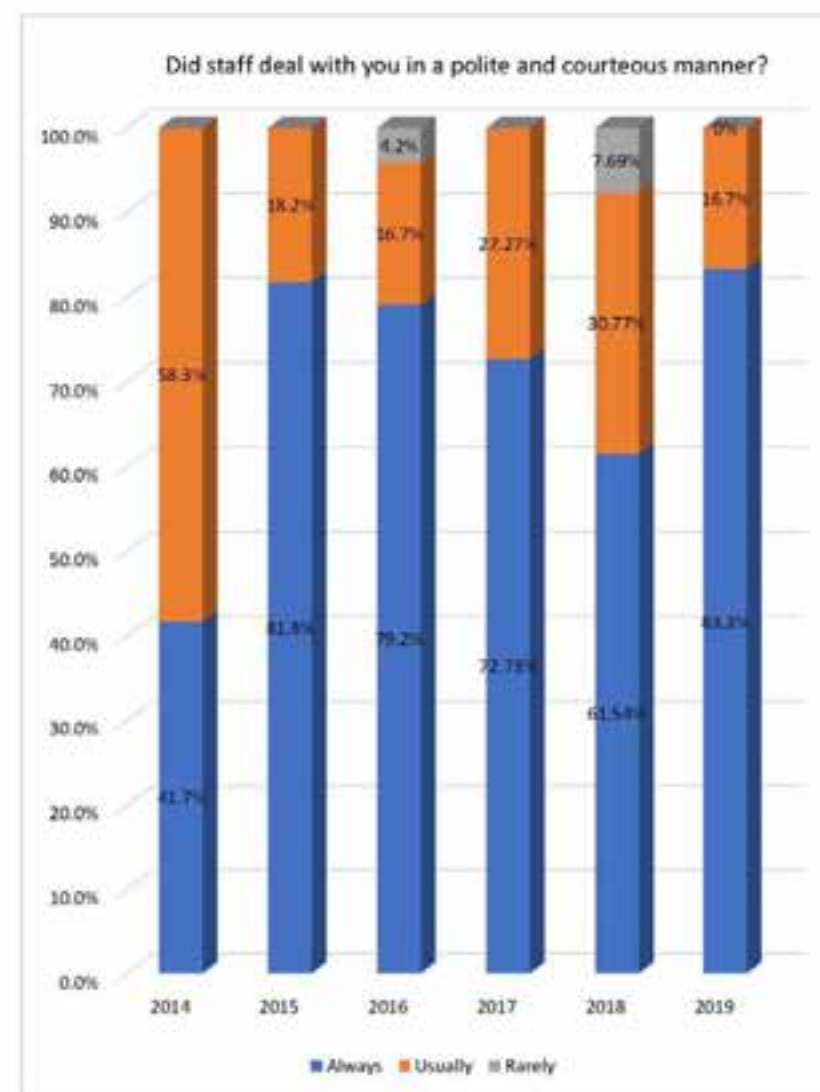
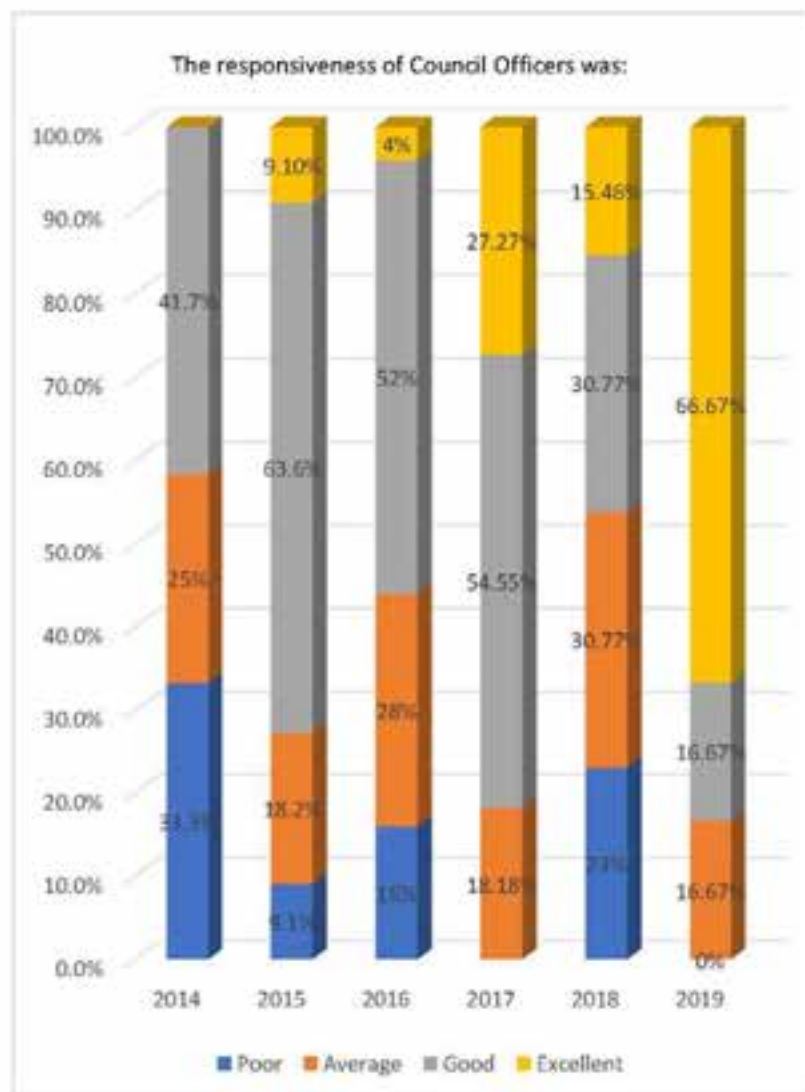
Note: above question based on 1 response only

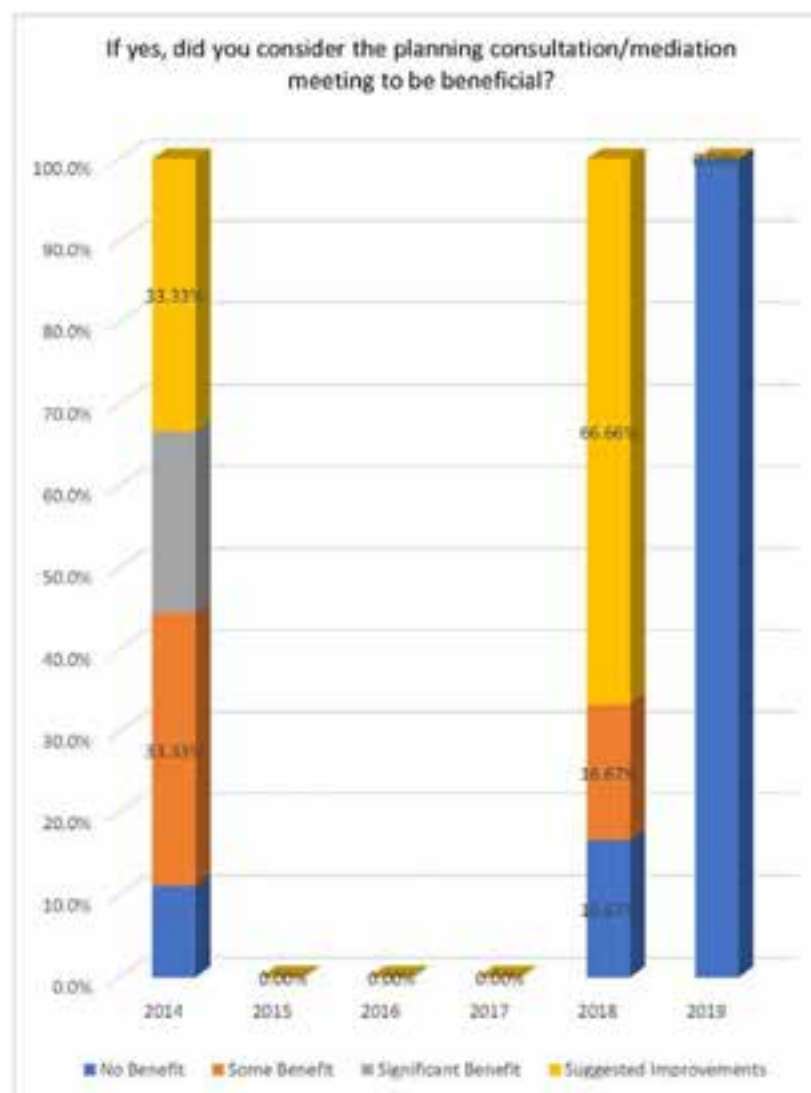
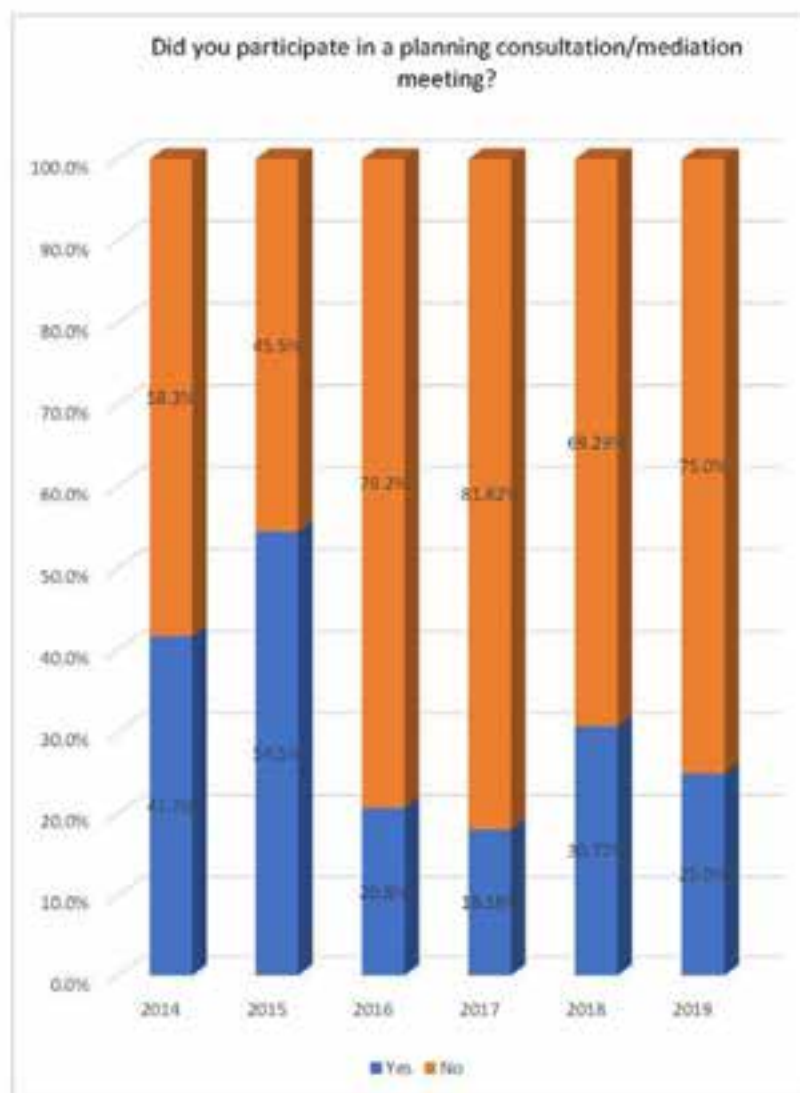


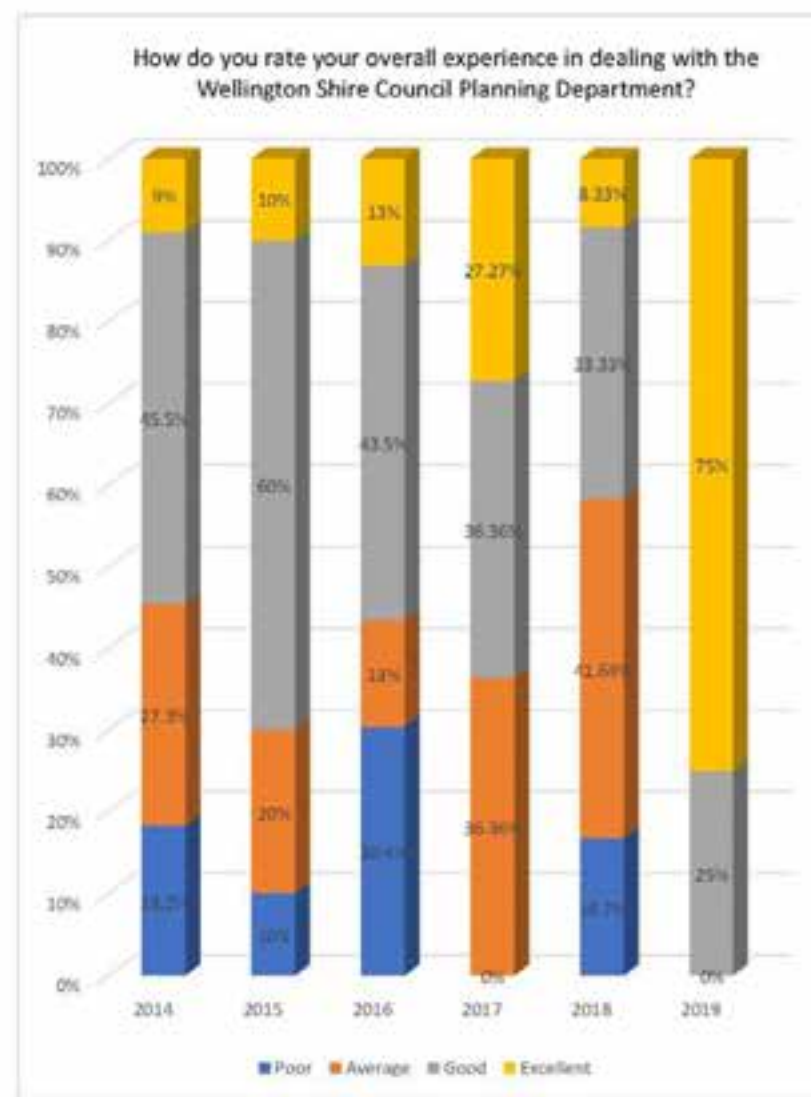
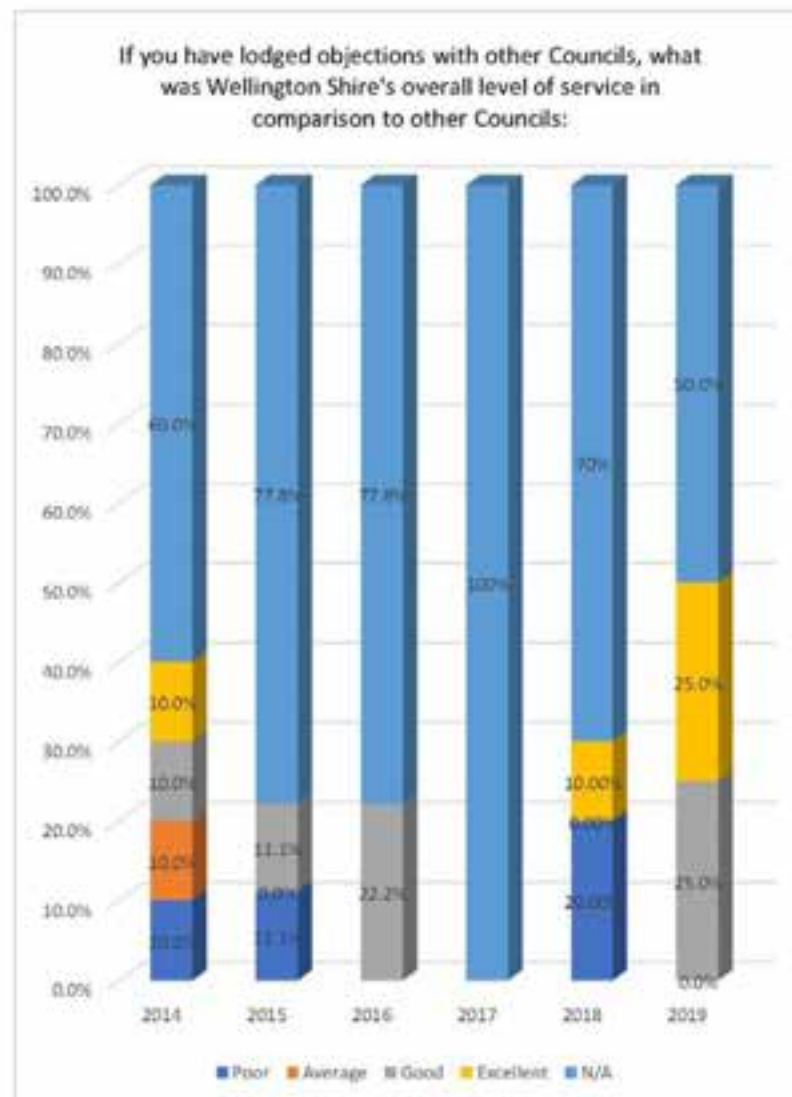
PLANNING OBJECTOR SURVEY RESULTS COMPARISON













C4 - REPORT

GENERAL MANAGER BUILT AND NATURAL ENVIRONMENT

ITEM C3.3**PLACE NAMES COMMITTEE - MINUTES**

DIVISION: BUILT AND NATURAL ENVIRONMENT
ACTION OFFICER: MANAGER ASSETS AND PROJECTS
DATE: 2 JUNE 2020

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

OBJECTIVE

The purpose of this report is for Council to receive the minutes from the Place Names Committee meeting held on 12 May 2020.

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

That:

- 1. Council receive and note the minutes of the Place Names Committee meeting held on 12 May 2020; and***
- 2. The name DAVIDSON ROAD be approved for Stage 2 of the subdivision at 73-75 Hobson Street, Stratford (P46/2019).***

BACKGROUND

The Place Names Committee is an advisory committee that meets quarterly to make recommendations to Council on geographical place name issues.

OPTIONS

Council has the following options available:

1. To receive the minutes of the Place Names Committee and consider each of the recommendations; or
2. Seek further information and consider at a future meeting.

PROPOSAL

That:

1. Council receive and note the minutes of the Place Names Committee meeting held on 12 May 2020; and
2. The name DAVIDSON ROAD be approved for Stage 2 of the subdivision at 73-75 Hobson Street, Stratford (P46/2019).

CONFLICT OF INTEREST

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

LEGISLATIVE IMPACT

The *Local Government Act 1989* provides Council the power to approve, assign or change the name of a road. Council in exercising this power must act in accordance with the guidelines provided for under the *Geographical Place Names Act 1998*.

COUNCIL PLAN IMPACT

The Council Plan 2017-21 Theme 1 Communities states the following strategic objective and related strategy:

Strategic Objective 1.3: *"Strengthen community identity by promoting our heritage and history and appreciation for small town rural living."*

Strategy 1.3.1: *"Recognise, celebrate and promote the diverse shared heritage and history of Wellington Shire."*

The Council Plan 2017-21 Theme 6 Organisational states the following strategic objective and related strategy:

Strategic Objective 6.2: *"Community engagement and customer service excellence is central to Council's decision making process."*

Strategy 6.2.3: *"Ensure sound processes are in place to facilitate input into Council deliberations and decision making."*

This report supports the above Council Plan strategic objectives and strategies.



PLACE NAMES COMMITTEE MEETING
12 MAY 2020 AT 2.00 PM
VIA SKYPE
MINUTES

ATTENDEES: Councillor Gayle Maher
Councillor Scott Rossetti
Dean Morahan (Manager Assets & Projects)
Sandra Rech (Coordinator Asset Management)
James Blythe (GIS Officer)

APOLOGIES: Councillor Darren McCubbin (Chair)

MEETING OPENED: 2:00pm

CONFLICT OF INTEREST: Nil

1.0 CONFIRMATION OF MINUTES FROM PREVIOUS MEETING

It was moved:
Cr Rossetti/Cr Maher

That the minutes of the previous Place Names Committee meeting on 11 February 2020 be accepted.

CARRIED

2.0 CURRENT ISSUES

2.1 Street addressing issues, Earl Street, Woodside

There are several issues regarding Earl Street, Woodside (see attached). The street numbering is not consistent and the constructed road segments are not contiguous.

It was moved at the May 2016 Place Names Committee meeting that a letter be sent to the Yarram Historical Society, Woodside Cemetery Trust and Woodside Primary School asking for road name submissions with a connection to the Woodside area and that Councillors arrange a road trip to visit the area.

Suggested names:

- Brennan – large property owner in Woodside
- Collins – large property owner in Woodside and local hotelier
- Buntine – prominent settler in the district. His wife gave birth to the first white child born in Gippsland.

It was moved at 8 August 2017 Place Names Committee meeting that the proposed names BRENNAN, COLLINS and BUNTINE be considered, along with the name LEAR from the ANZAC Commemorative Project; and

That the Committee visit the Woodside area to view the roads.

It was moved at 14 November 2017 Place Names Committee meeting that the section of Earl Street east of High Street and ending at Queen Street, remain named as EARL STREET; and

That the trafficable section of Earl Street west of High Street, Woodside, be renamed BUNTINE ROAD after a prominent settler in the district; and

That the section of Earl Street north of Victoria Street be renamed LEAR LANE after Eric Nightingale Lear, who died in France during the First World War and is commemorated on the Won Wron State School honour roll; and

That all properties accessing these sections of road be advised of this proposal and that it be advertised and that if no negative response is received within 30 days then apply to the Registrar of Geographic Names to formalise these names.

Letters were sent to the affected residents and one letter of objection has been received. See attachment.

It was moved at 27 February 2018 Place Names Committee meeting that

- (i) Apply to the Registrar of Geographic Names for the trafficable section of Earl Street west of High Street to be renamed Buntine Road; and
- (ii) The section of Earl Street north of Victoria Street be renamed Lear Lane; and
- (iii) Letters be sent to affected property owners outlining the history behind the names selected.

On 20 March 2018, Council endorsed the above and the names were submitted to the Office of Geographic Names and are awaiting approval.

It was moved at 8 May 2018 Place Names Committee meeting that a letter be sent to the objector advising of the appeals process of Geographic Names Victoria as outlined in the Naming Rules for Places in Victoria and that this item remains open.

A letter was sent to the objector advising of the appeals process. Geographic Names Victoria has received a letter of appeal and no further advice has been received.

It was moved at 14 August 2018 Place Names Committee meeting that this item remains open.

Correspondence was received from Geographic Names Victoria and in response at the November 2018 Place Names Committee meeting it was decided that Councillor McCubbin and Councillor Maher make contact with local historians for further information and at the February 2019 Place Names Committee meeting that this item remains open.

Following historical information received from several local historians that Agnes Buntine was worthy of recognition, it was moved at the 25 May 2019 Place Names Committee

meeting that a letter be written to Geographic Names Victoria to reaffirm the decision to rename the trafficable section of Earl Street west of High Street, Woodside, BUNTINE ROAD. No further correspondence has been received.

It was moved at the 3 December 2019 Place Names Committee meeting that this item remains open.

Geographic Names Victoria has noted that there is a similar sounding name 'Bunting Track' in Blackwarry, 25km away from the proposed Buntine Lane, which under the duplicate name rule may be considered a potential risk to public safety.

It was moved at the 11 February 2020 Place Names Committee meeting that Councillor McCubbin contact the Woodside Primary School and request that the school children or school council propose road name suggestions to add to the Council Approved Road Names Register for use on roads in the Woodside area.

Due the coronavirus pandemic and the forced closure of schools, the above action has been put on hold.

It was moved:
Cr Maher/Cr Rossetti
That this item remains open.

CARRIED

2.2 Government Road off Dalmore Road, Dargo

There is a road that is being formally created as part of the Dalmore Road, Dargo road exchange and part of this road is incorrectly shown on plans as Government Road which will not be accepted by the Titles Office.



Plan showing name that was not approved by Titles Office

It was moved at the 25 May 2019 Place Names Committee meeting that a letter be sent to GLAWAC to seek an appropriate cultural name to the Dargo area before the next meeting.

A letter was sent to GLAWAC and has been raised with GLAWAC officers although no correspondence or response has been received to date.

It was moved at the 3 December 2019 and 11 February 2020 Place Names Committee meeting that this item remains open.

No response has yet been received from GLAWAC.

It was moved:
Cr Rossetti/Cr Maher

That this item remains open.

CARRIED

2.3 Proposed naming of Government road off Swans Road, Munro

A request has been received to name a government road off Swans Road in Munro, Schmidt Road. As the name Schmidt sounds similar to Smith Street, Briagolong, it does not meet the duplicate name rule hence the proponent was requested to suggest another name, either from the Approved Road Name Register or a new name.

The proponent has proposed 'Gum Tree Road' as there is a gum tree along the road. Other names suggested are 'Great Northern Road' and 'Northern Road'.

There are 8 properties adjacent to this government road, 4 of which are addressed to Munro-Stockdale Road and 4 of which are addressed to Swans Road.

It was moved at the 11 February 2020 Place Names Committee meeting that a letter be sent to adjoining property owners of the unnamed road off Swans Road, Munro, recommending that the unnamed road be named GUM TREE GROVE, and if no objections are received within 30 days, then the name will be registered with Geographic Names Victoria.

Letters were sent to adjoining property owners and no objections were received. Gum Tree Grove was registered with Geographic Names Victoria, to be gazetted on 7 May 2020.

The gazettal date was postponed to 14 May 2020.

It was moved:
Cr Maher/Cr Rossetti

That this item remains open until Gum Tree Grove is gazetted.

CARRIED

3.0 GENERAL BUSINESS

3.1 Proposed naming of a private road at 260 Maffra-Newry Road, Maffra

A request was received to name a private road in a subdivision 'Helen Way' after the developer's late wife.

My wife Helen passed away in October 2014 from MND and my 4 daughters and myself wanted her treasured place (home) in Maffra to be remembered.

I am completing the second stage of a subdivision on our property at 262 Maffra-Newry Road Maffra and a common property road is required to be constructed for the one acre lots at the side and rear of the property, which includes the home property.

Helen was a CRE teacher and Coordinator for parts of the Wellington Shire at Maffra, Bundalagwah, Heyfield and Boisdale for nearly 25 years.

I could speak at length regarding her contributions to the community but will not do so as this is not to you is not about that but about but about designating a name to a place that she loved so dearly, a place she called home and wherein she was able to help so many people.

The developer has acknowledged that Under Principle H of the *Naming rules for places in Victoria*, a commemorative name applied to a road should only use the surname of the person, not first or given names.



It was moved:
Cr Maher/Cr Rossetti

That:

- In-principle support be sought from Geographic Names Victoria for the private road at 260 Maffra-Newry Road, Maffra, to be named HELEN WAY; and
- Subject to approval being given by Geographic Names Victoria, that the private road HELEN WAY be registered with Geographic Names Victoria, otherwise contact the developer to provide another suitable name.

CARRIED

3.2 Proposed naming of a subdivisional road at 73-75 Hobson Street, Stratford (P46/2019)

A developer has put forward the following names, in order of priority, from the Council Approved Road Names Register to name a road as part of Stage 2 of the development at 73-75 Hobson Street, Stratford.

- Davidson Road
- Barton Road (already reserved for another subdivision)
- Hazlett Road
- Aspinall Road

It was moved:
Cr Rossetti/Cr Maher

That the name DAVIDSON ROAD be approved for Stage 2 of the subdivision at 73-75 Hobson Street, Stratford (P46/2019) and that this item be closed.

CARRIED

4.0 NEXT MEETING

11 August 2020

5.0 CLOSE

Meeting closed at 2:10pm.

Attachment for Item 2.1

Earl Street, Woodside

History:

- A submission was made to NES on 10th December 2014 to add to VicMap Transport the extra segments of Earl Street to the South-East of High Street.
- DELWP requested further information for Emergency Services and navigation purposes and noted that there are some addresses assigned are on both sides of South Gippsland Hwy.
- The current addressing/naming scenario does not conform to standards.

Options:

- Do nothing, the potential risk to residents and emergency services will remain.
- Rename the segment to the North-West of High Street and designate as Earl Street one of the two identified segments to the South-East of High Street. The other segment would need to be given a different name.
- Rename the two segments to the South-East of High Street and retain the existing Earl Street in VicMap Transport. This option would appear to be minimise confusion resulting from the change. While four properties will require new addresses, the other options would have required five properties to be readdressed.



19th January 2018

Leah Hepworth
Asset Management Systems Officer
Wellington Shire Council
PO BOX 506,
Sale
VIC 3850

placenames@wellington.vic.gov.au

Dear Leah,

Re: Assessment 262501 – 21 Earl Street, Woodside – renaming of the street.

I am vehemently opposed to the renaming of the section of Earl Street to the North West of High Street.

The street addressing is an issue mainly because the sections east of High street and north of Victoria Street are not visible on any map. They are not in any Melways, in UBD Gregory's, Google maps, or try finding it on 'Whereis' on line. The section to the northwest of High Street is the only section visible on any of these maps, causing all deliveries or, as you state in your letter of the 8th December 2017, emergency vehicles, to head to the northwest of High Street. If the other sections of Earl Street were to be identified on maps, with street numbers, the locating of addresses would be simplified. Was this solution investigated?

It is also contentious that you have decided that a majority of residents will be required to have a changed address. On the map that you sent with the letter previously mentioned, there are 4 residences in the section northwest of High Street. What was the rationale in deciding to change the street name of that section? There are only two residences that, according to your letter, will retain the Earl Street name.

The new name is another point with which I disagree. There is, and was in the original planning, a theme for naming the streets in the immediate vicinity of Woodside. Buntine does not fit the theme and is connected more with Rosedale and Walhalla than Woodside. It is through Rosedale and to Walhalla that Agnes Buntine drove the bullocks and to quote the Latrobe Valley Express 19/1/18, "she's now a proud fixture in Rosedale's identity". There is not much written about her husband who ran the 'Bush Inn' and minded the 11 children.

There is also the personal attack in the letter of the 8th December 2018. The 3rd paragraph begins "As your property is on the northwest side of High Street it is proposed to rename this section... Buntine Road. This reads as if it is my fault that the Street is to be renamed.

I hope that Council will reconsider the renaming of Earl Street and perhaps look to the original town planning documents during the reconsiderations.

Yours sincerely,



Department of Environment,
Land, Water and Planning

Office of Surveyor-General Victoria

Level 11, 2 Little Collins Street
Melbourne, Victoria 3000
Telephone: (03) 9194 0282
DX 250639
www.delwp.vic.gov.au

Ref: LA/12/009

Mr Dean Morahan
Manager Assets & Projects
Wellington Shire Council
Sent via email and VES CR 107091

Dear Mr Morahan

RE-NAMING PROPOSAL – EARL STREET, WOODSIDE

I refer to the above-mentioned naming proposal lodged with my office by your Council under Change request number 107091 and an appeal my office has received against the proposal.

I have several concerns. Currently, I am seeking the following information:

1. Origins of the name – Burline is named after a prominent settler in the area.
 - a. We require a copy of the information that Council received from the Historical Society, for this name also for the alternate names being Brennan and Collins provided by the historical society.
 - b. On what basis did Council decide on the name Burline?
 - c. The appellant alleges that Mr Burline was involved with the Warragul Creek Massacre, a member of the Highland Brigade and is mentioned in the carving of the bones in a documentary of the massacre. I'm requesting this be researched to establish whether there is any such connection.
2. Road Extent – Extent: road course, start and end points.
 - a. Please explain why the road bisects properties or land and not is contained within the established road reserves? Clearly the street addressing is not aligned, accordingly.

Should you have any queries or wish to discuss the above, please telephone (03) 919 40282 or via email at geo.names@delwp.vic.gov.au.

Yours sincerely

Craig Sandy
Registrar of Geographic Names

71/11/2018

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the Privacy and Data Protection Act 2014. It will not be used or disclosed to any other government, statutory authority or departmental staff in support of the purpose for which it was provided, unless required or authorised by law. Complaints about access to information about your health by the Department should be directed to the Privacy Coordinator, Department of Environment, Land, Water and Planning, PO Box 900, East Melbourne, Victoria 3002.



Reply Reply All Forward TM

Tue 27/11/2018 6:00 PM



Darren McCubbin

RE: Place Names Committee Meeting 27 November 2018 Agenda

To: Leah Hepworth, Scott Razzetti, Gayle Maher

Cc: Dean Morshay, Sandra Reddy, James Elythe

Hi all,

Weird that I have chased this up reasonably quickly...

First [REDACTED] (and messenger is a wonderful thing) "If you mean Agnes, there is one story around in *Blood on the Wattle* (not a highly regarded book academically) that she horsewhipped Indigenous people into the sea. It may come from Dunderdale, which is not a true history, rather "faction" That one needs a lot more work. I am not sure I have seen Hugh Buntine linked to massacres - I think he was a little lazy."

Then I messaged [REDACTED] and asked him how I can check. "Sorry Darren. I'm not aware of anywhere you can check but he was in the area fairly soon afterwards as he established his inn near Woodside. Try a few local (ie Seaspray / Darrihan / Woodside) historians. I met a historian from down there recently with Libby Balderstone of Warrigal Creek Station"

The historical record regarding the Buntine name is pretty extensive with a note in the ANU database see <http://adb.anu.edu.au/biography/buntine-agnes-12828> and another one with citations <http://www.oddhistoric.com.au/gippsland/the-colourful-life-of-mother-buntine/> It mentions she (Agnes) had a run on the Bruthen creek and was a significant local settler and of course a woman which deserves attention. There is nothing I can find which suggests she was part of any massacres and none of these records mentions her involvement.

Frankly I would be happy to send these citations through to the Office of Geographic place names along with the insistence we have checked with local historians and there is no evidence to suggest that she was connected to the massacres.

Cheers



WELLINGTON

Darren McCubbin

Councillor

M: 0458 006 486

W: www.wellington.vic.gov.au

18 Desailly St, PO Box 506, Sale, Victoria, 3850

Attachment for item 3.1

From: [REDACTED]
Sent: Tuesday, 5 May 2020 4:17 PM
To: Dean Morahan <deanm@wellington.vic.gov.au>; [REDACTED]
Subject: Re: Road Name for Private Subdivision .. "Helens Way"

Thanks for the follow up in this matter Dean,

My wife Helen passed away in October 2014 from MND and my 4 daughters and myself wanted her treasured place (home) in Maffra to be remembered.

I am completing the second stage of a subdivision on our property at 262 Maffra-Newry Road Maffra and a common property road is required to be constructed for the one acre lots at the side and rear of the property, which includes the home property.

The last thing my wife would have thought of was naming something after her.

However we do and many of her friends would welcome and encourage this to be done.

Helen was a CRE teacher and Coordinader for parts of the Wellington Shire at Maffra, Bundulaguah, Heyfield and Boisdale for nearly 25 years.

I could speak at length regarding her contributions to the community but will not do so as this is note to you is not about that but about but about designating a name to a place that she loved so dearly, a place she called home and wherein she was able to help so many people.

I have lived here for over 30 years and was employed by the Shire of Maffra as its CEO/Shire Secretary prior to amalgamations.

Please give this request your endorsement, although it may not strictly adhere to the guidelines provided, your discretion would really be appreciated by my family and myself.

Thanking you in anticipation.

[REDACTED]

----- Forwarded message -----

From: Dean Morahan <deanm@wellington.vic.gov.au>
Date: Mon, 4 May 2020 at 4:24 pm
Subject: Re: Road Name for Private Subdivision
To: [REDACTED]
[REDACTED]

Here is the section in the Guidelines that I was talking about. Have a read of it and if you would like to put a couple of paragraphs together then I will make sure that the Place Names Committee gets to see it at their meeting of 12 May.

The whole document is at:

<https://www.propertyandlandtitles.vic.gov.au/naming-places-features-and-roads/naming-rules-for-places-in-victoria>

Naming rules for places in Victoria - Property and land titles

The Naming rules for places in Victoria, Statutory requirements for naming roads, features and localities – 2016 (the naming rules) includes step-by-step information on naming, renaming or changing the boundaries of roads, features and localities in Victoria. The naming rules uphold the guidelines provided for in the Geographic Place Names Act 1998.

www.propertyandlandtitles.vic.gov.au

Regards

Dean

Principle (H) Using commemorative names

Naming often commemorates an event, person or place. Examples include recognising Aboriginal people or cultural events, or following a theme such as Australian war contributions (refer to [Section 2.3 Anzac commemorative naming project](#)). When considering a commemorative name, the following points must be considered.

- If named after a person, that person should be or have been held in strong regard by the community, with preference given to unofficial names used by the local community. When deciding on the assignment of a commemorative name, naming authorities should consider the person's achievements, relevant history and association to the area, and the significance of the family/person to the area/land. For example, a family that has been associated with an area for at least 50 years.
- The names of people who are still alive must be avoided because community attitudes and opinions can change over time.
- A commemorative name applied to a locality or road should use only the surname of a person, not first or given names.
- A commemorative name applied to a feature can use the first name and surname of a person; although, it is preferred that only the surname be used.
- The initials of a given name are not to be used in any instance.

Note: if a name is duplicated you may consider using a first or middle name or a locally used name; however, the naming authority should contact the OGN for further advice.

This approach ensures that emergency and postal services are not delayed because of inconsistent application of a name. For example, *Smith Park* is a clearer name than *John Edward Smith Park* because it's possible John Park, Edward Park, John Smith Park, J. E. Smith Park or J. E. S. Park might be used by the public.

Naming authorities should make every effort to gain consent from family members of the person being commemorated. Supporting evidence that shows a naming authority's attempts to consult family members should be provided to OGN when lodging the proposal.

Supporting evidence is required, including copies of letters sent to the family, copies of newspaper advertisements calling for consent or contact details of the family and any response from the family. When a naming authority is unable to locate existing family members, the naming authority may use the newspaper notice advertising the proposed name to also call for consent from the family and/or request family contact details from the community. Refer to [Section 7.2.4](#) The consultation process, Notices. Any response from the family should be included in the proposal sent to the Registrar.

If a naming authority has exhausted avenues to contact families and the proposal is the name of a person who passed away at least 70 years ago, the Registrar will consider the naming proposal.

In exceptional circumstances, if the naming authority wishes to name a road, feature or locality after a living person, it must apply in writing to the Registrar to seek an exemption from this principle. Consent from the person should be sought prior to any exemption request being submitted to OGN. The naming authority must outline the reasons for proposing a living person's name, including but not limited to evidence about the person's achievements, relevant history and association to the area. This exemption request must be sought prior to commencing any public consultation or reaching a decision on the final naming proposal.

Dean Morahan

Manager Assets and Projects

M: 0427 089 507

P: 035142 3120

W: www.wellington.vic.gov.au

[18 Dessilly St](#) PO Box 506, Sale, Victoria, 3850

Consider the environment. Do you really need to print this email?

Council acknowledges the GunaiKurnai People as the Traditional Owners of the land that is now Wellington Shire.

This email is intended for the named recipient only. The information it contains may be confidential or commercially sensitive. If you are not the intended recipient you must not reproduce or distribute any part of this email, disclose its contents to any other party, or take any action in reliance on it. If you have received this email in error, please contact the sender immediately and delete the message from your computer.

From: [REDACTED]
Sent: Wednesday, 18 March 2020 8:46 PM
To: Dean Morahan <deanm@wellington.vic.gov.au>
Subject: Re: Road Name for Private Subdivision

Hi Dean

Could not get in touch with you today via phone .. but left a message.

Please give me a call asap to discuss matters raised in our emails.

Thanks

[REDACTED]

On Thu, 27 Feb 2020 at 1:00 pm, [REDACTED] wrote:

I am glad you said generally as Helen Cres Sale was named in 2004 .. my daughter lives there.
My wife, Helen, who has now passed away, lived here for nearly 30 years and this is why my 4 girls and I want her remembered in this small way.

[REDACTED]

On Thu, 27 Feb 2020 at 12:50 pm, Dean Morahan <deanm@wellington.vic.gov.au> wrote:

[REDACTED] generally first names are not accepted, although there are a lot of historical names about that no longer comply with the rules.

Regards
Dean

Dean Morahan

Manager Assets and Projects

M: 0427 089 507

P: 035142 3120

W: www.wellington.vic.gov.au

[18 Desailly St](#) PO Box 506, Sale, Victoria, 3850

Consider the environment. Do you really need to print this email?

Council acknowledges the GunaiKurnai People as the Traditional Owners of the land that is now Wellington Shire.

This email is intended for the named recipient only. The information it contains may be confidential or commercially sensitive. If you are not the intended recipient you must not reproduce or distribute any part of this email, disclose its contents to any other party, or take any action in reliance on it. If you have received this email in error, please contact the sender immediately and delete the message from your computer.

From: [REDACTED]
Sent: Thursday, 27 February 2020 12:47 PM
To: Dean Morahan <deanm@wellington.vic.gov.au>
Subject: Re: Road Name for Private Subdivision

Thanks Dean

How would "Helens Way" go .. there is a "road" called that in Langwarren.

[REDACTED]

From: Dean Morahan <deanm@wellington.vic.gov.au>
Sent: Thursday, 27 February 2020 12:02 PM
To: [REDACTED]
Cc: PlaceNames <placenames@wellington.vic.gov.au>
Subject: Road Name for Private Subdivision

[REDACTED]

There is a document "Naming Rules for Places in Victoria" on the Victorian Government's Dept of Land Water and Planning website at:

<https://www.propertyandlandtitles.vic.gov.au/naming-places-features-and-roads/naming-rules-for-places-in-victoria>

This document details naming rules and conventions and if you want to name your common property roadway then you will need to comply (p34).

Section 2 (p15) of the document discusses the principles around names. Generally first names are not accepted for road names.

There is also a list of Council Approved Road Names Register that is available at:

<https://www.wellington.vic.gov.au/pages/roads>

If you would like to officially submit the name "Helen Way" then I will put it to the Place Names Committee, however I would expect that it would not be accepted. If you would like to discuss this further then please call or email.

Regards
Dean



Dean Morahan

Manager Assets and Projects

M: 0427 089 507

P: 035142 3120

W: www.wellington.vic.gov.au

18 Desailly St, PO Box 506, Sale, Victoria, 3850



Attachment for item 3.1



Our Ref: GK/2018_237

29 April, 2020

Sandra Rech
Wellington Shire Council
P.O. Box 506
SALE VIC 3850

Subject: Street Name for Internal Road, 73-75 Hobson St Stratford, Lot S2 PS: 637845Q.

Dear Sandra,

A planning permit has been issued for the development of a two staged subdivision on the corner of Hobson and Killeen Streets in Stratford as outlined on the attached plans, P45/2019.

Stage two of the subdivision will require an internal road to be named as per the attached proposed plan of subdivision.

The development group have reviewed the list of available names for Stratford in Councils approved road names register and have nominated the following names in priority order.

Davidson Road
Barton Road
Hazlett Road
Aspinall Road

We look forward to receiving Councils advice regarding the preferred name for the internal road in stage two.

If you should require any additional information, please give me a call on mobile [REDACTED]

Yours faithfully





C5 - REPORT

GENERAL MANAGER COMMUNITY AND CULTURE



D. URGENT BUSINESS



E. FURTHER GALLERY AND CHAT ROOM 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.

CHAT ROOM –

GALLERY COMMENTS –

Meeting declared closed at: pm

The live streaming of this Council meeting will now come to a close.



F. CONFIDENTIAL ATTACHMENT/S

**F. CONFIDENTIAL
ATTACHMENT/S**

G. IN CLOSED SESSION

COUNCILLOR

That the meeting be closed to the public pursuant to Section 89(2) of the Local Government Act 1989 to consider:

- a) personnel matters*
- b) the personal hardship of any resident or ratepayer*
- c) industrial matters*
- d) contractual matters*
- e) proposed developments*
- f) legal advice*
- g) matters affecting the security of Council property*
- h) any other matter which the Council or special committee considers would prejudice the Council or any person*

IN CLOSED SESSION

COUNCILLOR

That Council move into open session and ratify the decision made in closed session.