



## **Council Meeting Agenda**

**Meeting to be held at**

**Council Chambers - Wellington Centre**

**Foster Street, Sale**

**Tuesday 18 June 2019, commencing at 6pm**

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

# ORDINARY MEETING OF COUNCIL – 18 JUNE 2019

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## Council Meeting Information

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

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

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



## **A - PROCEDURAL**



### **STATEMENT OF ACKNOWLEDGEMENT**

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



### **PRAYER**

***“Almighty God, we ask your blessing upon the Wellington  
Shire Council, its Councillors, officers, staff and their families.***

***We pray for your guidance in our decisions so that the  
true good of the Wellington Shire Council may result to  
the benefit of all residents and community groups.”***

***Amen***



## **A - PROCEDURAL**

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

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

ACTION OFFICER:

GENERAL MANAGER CORPORATE SERVICES

DATE:

18 JUNE 2019

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**OBJECTIVE**

To adopt the minutes of the Ordinary Council Meeting of 4 June 2019.

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

*That Council adopt the minutes and resolutions of the Ordinary Council Meeting of 4 June 2019.*

**CONFLICT OF INTEREST**

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



## **A - PROCEDURAL**

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



## **A - PROCEDURAL**

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



## **A - PROCEDURAL**

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



## **A - PROCEDURAL**

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

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

ACTION OFFICER

GOVERNANCE

DATE:

18 JUNE 2019

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ITEM	FROM MEETING	COMMENTS	ACTION BY
NIL			



## **A - PROCEDURAL**

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



## **A - PROCEDURAL**

### **A10 QUESTIONS ON NOTICE**



## **A - PROCEDURAL**

# **A11 MAYOR AND COUNCILLOR ACTIVITY REPORT**

**ITEM A11(1)****MAYOR AND COUNCILLOR ACTIVITY REPORT**

OFFICER:

COUNCILLOR ALAN HALL

DATE:

18 JUNE 2019

**RECOMMENDATION*****That the Mayor and Councillor Activity report be noted.***

11 May to 14 June

13 May	Gippsland Climate Change Network meeting, Traralgon	Cr McCubbin attended
	Stratford RSL Women's Auxiliary meeting, Stratford	Cr Ripper attended
	RW May Pavilion meeting, Yarram	Cr Stephens attended
14 May	Neighbourhood House Week, Heyfield	Cr Hole attended
	Port Albert Progress Association meeting, Port Albert	Cr Stephens attended
15 May	Gippsland Community Leadership Program 2019 Leadership Address, Sale.	Mayor Hall, Cr McCubbin and Chief Executive Officer, David Morcom attended
16 May	TAFE in Gippsland announcement, with The Hon Gayle Tierney MP, Morwell	Mayor Hall and Chief Executive Officer, David Morcom attended
	The Australian Small Business Improvement Groups Graduation Event, Sale	Mayor Hall attended
	Youth focused Q&A session with Gippsland candidates, Sale	Mayor Hall, Cr Ripper and Chief Executive Officer, David Morcom attended
	Meeting with Victorian Agricultural Minister's Chief of Staff: Drought, Melbourne	Cr Hole attended
17 May	MAV State Council meeting, Melbourne	Cr Hole and Cr Rossetti attended
	Gippsland Sports Academy 2019 Annual Awards, Traralgon	Cr McCubbin attended
19 May	Veronica Maybury Memorial Recreation Reserve's 25 <sup>th</sup> Year Celebration, Golden Beach	Mayor Hall attended

20 May	Seniors Biggest Morning Tea, Loch Sport	Mayor Hall attended
	Sale City Band Annual General Meeting	Cr McCubbin attended
22 May	Volunteers Week, Sale	Mayor Hall, Cr Bye and Chief Executive Officer, David Morcom attended
23 May	Volunteers Week, Heyfield	Mayor Hall and Cr Maher attended
23-24 May	2019 Future of Local Government National Summit, Melbourne	Cr Hole, Cr Ripper and Cr Rossetti attended
24 May	Volunteers Week, Yarram	Mayor Hall, Cr Stephens and Cr Maher attended
25 May	Regional Arts Victoria AGM & Member Celebration, Stratford	Mayor Hall attended
	Golden Beach Gas Project Community meeting, Golden Beach	Mayor Hall attended
26 May	Briagolong Lions Club Cancer Fundraiser, Briagolong	Cr Ripper attended
27 May	Newry Recreation Reserve Committee of Management Meeting.	Cr Hole attended
29 May	Ramahyuck District Celebration, Sale	Mayor Hall, and Cr McCubbin attended
	LGBTIQ Inclusion Leaders Breakfast and Workshop, Bairnsdale	Cr Ripper attended
	New Professionals Civic Reception, Sale	Mayor Hall, Cr Ripper, Cr Bye, Cr Rossetti and Chief Executive Officer, David Morcom attended
31 May	Gippsland Art Gallery Exhibition Opening, Sale	Mayor Hall, Cr Crossley and Cr Rossetti attended
	Municipal Association of Victoria, Emergency Management Meeting (via video conference)	Cr Hole attended
1 June	Presentation night, Seaspray Surf Lifesaving Club	Mayor Hall attended
4 June	Lions Club of Briagolong Changeover Dinner, Briagolong	Cr Ripper attended
5 June	Community Managed Facilities Strategy feedback session, Sale	Cr Crossley and Cr Bye attended

6 June	MAV Combined Metropolitan & Rural and Regional Forum, Melbourne	Mayor Hall, Cr Hole and Chief Executive Officer, David Morcom attended
7 June	Briagolong Film Festival, Briagolong	Cr Ripper attended
	Lions Club Changeover Dinner, Sale	Cr McCubbin attended
12 June	Official Opening of the Baldwin Recreation Reserve Changeroom Development, Sale	Mayor Hall, Cr Crossley, Cr McCubbin, Cr Hole and Cr Rossetti attended
14 June	Gippsland Rotary Centenary House Official Opening, Traralgon	Mayor Hall attended

**COUNCILLOR ALAN HALL**  
**MAYOR**



## **A - PROCEDURAL**

# **A12 YOUTH COUNCIL REPORT**

OFFICER: YOUTH MAYOR

DATE: 18 JUNE 2019

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**RECOMMENDATION*****That Council receive the Youth Mayor's Quarterly Report.***

Good evening Councillors

I'd like to begin by acknowledging the Traditional Owners of this land, the Gunai Kurnai people, and pay respects to their elders past and present.

We last came to Council in March and shared a packed schedule ahead for Youth Council. I'd like to highlight a couple of our activities. On 30 March we held the Colours of the World Colour Run to celebrate both cultural diversity and Youth Week. We had help from many community members including the Centre for Multicultural Youth who are based in Moe, parents, community members and our photographer who captured the smiling faces of those who braved the cold but all in all it was a huge success!

During Youth Week we also had our Skate Fest and the Speed Cubing contest which saw people from all around the region come show off their skills and many were left shocked and surprised in the best way.

At one of our more recent meetings we had the Youth Disability Advocacy Service (YDAS) take Youth Council, and Propellor, through a snippet of their workshop 'Together', to teach us about accessibility and how to advocate for more accessible events and I believe we all gained so much from this workshop and we hope to incorporate our learnings into our events as well as our daily lives from now on.

We also saw our federal candidates come back to be fronted with the questions and concerns on our young people's minds at our recent Youth Q&A. Not without some tension our candidates managed to provide some answers and we really enjoyed the opportunity to have those conversations.

Now what next? We have the 2019 Wellington Youth Awards on the evening of 27 June, at which we will celebrate young people in our local area and we will say goodbye and thank you to some current Youth Councillors, and welcome some new innovative minds to the team for the next term and we look forward to seeing what they will achieve.

Thank you once again for your ongoing support.

Bek Hector  
**Youth Mayor**

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## **B –REPORT**

# **DELEGATES**



## C1 - REPORT

# CHIEF EXECUTIVE OFFICER

**ITEM C1.1****CHIEF EXECUTIVE OFFICER'S REPORT**

OFFICER: CHIEF EXECUTIVE OFFICER

DATE: 18 JUNE 2019

**RECOMMENDATION*****That the Chief Executive Officer's Report be received.***

22 May	Participated in Volunteers Week, Sale alongside Mayor Hall and Cr Bye.
23 May	Met with Shadow Minister for Rural Roads, Ms Roma Britnell, Member for Gippsland East, Mr Tim Bull and Member for Gippsland South, Mr Danny O'Brien. Provided an update on a range of road and transport issues for Wellington and the broader region.
24 May	Attended the Gippsland Local Government Network CEO's meeting, Warragul.
29 May	Hosted a New Professionals Civic Reception, Sale. In attendance was Mayor Hall, Cr McCubbin, Cr Ripper, Cr Bye and Cr Rossetti
30 May	Attended the Rural Council's Victoria Project (Services Contributing to Liveability) meeting, Sale.
1 June	Attended an event hosted by Gippsland Real Estate in Maffra.
3 June	<p>Along with Mayor Hall, met with Member for Gippsland South, Mr. Danny O'Brien, to discuss strategic planning issues and flood overlays. In attendance was GM Development John Websdale and Manager Land Use Planning Josh Clydesdale.</p> <p>Attended a meeting focused on drought with Federal Minister for Agriculture, the Hon. Bridget McKenzie, Member for Gippsland Darren Chester, the Mayor and CEO of East Gippsland Shire Council, Member for Gippsland South, Mr. Danny O'Brien, and a number of key rural stakeholders including representatives of the Victorian Farmers Federation and the East Gippsland Catchment Management Authority. Mayor Hall and General Manager Development John Websdale were also in attendance.</p>
6 June	Attended the Municipal Association of Victoria Combined Rural & Regional Forum, Melbourne. In attendance were Mayor Hall and Cr Hole.
12 June	Attended the Gippsland Destination Management Plan briefing sessions in Traralgon.
13 June	Along with Mayor Hall, met with Upper House Member for Eastern Victoria, Melina Bath, to discuss strategic planning issues and flood overlays. In attendance was GM Development John Websdale and Manager Land Use Planning Josh Clydesdale.
14 June	Met with officers from DELWP in Bairnsdale to discuss ongoing drought response initiatives
17-19 June	Attending the National General Assembly, Canberra alongside Mayor Hall.

**ITEM C1.2****MAY 2019 PERFORMANCE REPORT**

DIVISION: CHIEF EXECUTIVE OFFICE  
ACTION OFFICER: CHIEF EXECUTIVE OFFICER  
DATE: 18 JUNE 2019

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

**OBJECTIVE**

For Council to receive and note the May 2019 Council Performance Report.

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

*That Council receive and note the May 2019 Council Performance Report as attached.*

**BACKGROUND**

The May 2019 Council Performance Report comprises key highlights towards achievement of the 2017-21 Council Plan together with an overview of Council finances including an Income Statement with commentary regarding any major variances, information on cash balances, the level of rates outstanding and a progress update on Council's Capital Works program.

**OPTIONS**

Following consideration of the attached May 2019 Performance Report, Council can resolve to either:

1. Receive and note the May 2019 Council Performance Report; or
2. Not receive and note the May 2019 Council Performance Report and seek further information for consideration at a later Council meeting.

**PROPOSAL**

That Council receive and note the attached May 2019 Council Performance Report.

**CONFLICT OF INTEREST**

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

## **FINANCIAL IMPACT**

Provision of a monthly financial report to the community facilitates accountability and transparency and ensures that Council and management are able to make informed decisions in a timely manner.

## **COMMUNICATION IMPACT**

The Council Plan communicates Council's strategic direction to the community. The Council Plan can also be used by Council to communicate its vision and direction to other tiers of government, organisations, government agencies and funding bodies.

## **LEGISLATIVE IMPACT**

There is no legislative requirement for provision of a monthly Council Performance report however, Council has determined that in the interests of accountability and transparency, this report will be provided to the community.

## **COUNCIL POLICY IMPACT**

The May 2019 Council Performance Report has been prepared in the context of existing Council policies.

## **COUNCIL PLAN IMPACT**

Strategic Objective 6.3 states that Council will:

*"Maintain a well governed, transparent, high performing, ethical and accountable organisation"*

Strategy 6.3.3 states that Council will:

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

Strategy 6.2.2 states that Council will:

*"Actively engage with both internal and external stakeholders to appropriately inform about council business"*

# MAY 2019 PERFORMANCE REPORT

## MAY 2019 COUNCIL PLAN HIGHLIGHTS

### ***Eventful month in the Gallery***

May was a month of big events and new exhibitions in the Gippsland Art Gallery. On 3 May 117 people crammed into the Wellington Room to hear a talk by Annemieke Mein and on 8 May, 70 visitors attended the fun-filled 'Clippy' workshops run by Regional Arts Victoria. On 22 May, 50 people celebrated Volunteers Week at the gallery and the ongoing Art & Elders program attracted coverage in the Gippsland Times.

### ***Creative Victoria grant***

The Gippsland Art Gallery received a grant of \$15,000 from Creative Victoria to bring the entire collection of over 2,000 artworks online and searchable through the website.

### ***Art Donations***

New displays of the permanent art collection in Galleries 1 and 2 highlight the range of recent donations, including the sleeping princess 'Allerleirauh' by Sale-based artist Klara Jones, which now greets visitors as they enter.

### ***Library book sale***

The annual library book sale held at the Sale Memorial Hall this month raised \$2,797. Council thanks volunteers from the Rotary Club of Sale for again conducting this event, which would not be possible without their support.

### ***A Job for Everyone***

On 30 May, the Port of Sale library space hosted the launch of "A Job for Everyone" program in Wellington – approximately 60 people attended the event which was for young people with disabilities to address and share experiences with employers.

### ***Highlights from The Wedge***

Throughout the month of May, The Wedge held a total of 11 shows, with Foster and Allen completely sold out and two shows, Canned Heat and Celtic Reflections, not far off a full house. We had a range of different genres this month, from country folk, to circus and family, as well as plays and music tributes. The country folk show, Michael Waugh – A Dairy Farmer's Son, saw us bringing in new audiences from around Gippsland.

A particular highlight for this month was the incredible Canned Heat performing their only regional performance, bringing patrons from all over Victoria.

### ***'A Warmer Pool for Yarram'***

Progress continued on the 'A Warmer Pool for Yarram' project with an Expression of Interest submitted to Latrobe Valley Authority for support funding. Procurement process is underway for purchase of pool blankets which were funded through the Yarram community's successful application through the Victorian Government's 'Pick My Project' program.

### ***More disabled parking at Aqua Energy***

Aqua Energy's disabled person's access and carpark provision was improved with the installation of two additional designated car bays (replacing 3 standard bays) and wheel stop installation to prevent vehicles overhanging the footpaths.

### ***Regional Aquatic Industry Conference***

Wellington Shire Council together with Mitchell Shire Council Leisure Services Managers presented at Aquatics and Recreation Victoria's 2019 Regional Aquatic Industry Conference in Bendigo. The topic was Asset Management Constraints, with the Manager Leisure Services providing a case study on the sprung timber floor for Gippsland Regional Sports Complex (GRSC).

**Higher participation rates**

Participation levels at the new Gippsland Regional Sporting Complex synthetic pitch continue to grow as hockey clubs settle into their winter programs.

Swim School's Term 2 Safety Week was conducted this month and 'Learn to Swim' numbers remain at an all-time 'high' for May at 847, substantially higher than for the same time last year.

**Information sharing day**

Wellington Shire Council hosted a cross-organisational information sharing day with East Gippsland and Department of Environment, Land, Water and Planning regarding management of public land and support for community committees of management.

**Facilities maintenance audits complete**

Facilities maintenance audit reports have been completed and sent to Committees of Management of Council community-managed facilities. This will trigger the 2019/20 maintenance cycle as committees begin to plan works and apply to Council for co-funding where needed.

**Gordon Street Rec Reserve update**

Participants are now using the new netball courts at Gordon Street Recreation Reserve with works 95% complete. Acrylic is to be applied to the netball courts in October or November when the weather is warmer.

**Grants endorsed**

Community Assistance Grant recommendations were endorsed by Council at its meeting on 21 May to fund nine events and seven projects across the shire.

**Councillor community conversation framework**

The development of a councillor community conversation framework with a calendar of events and a system for cross organisational development and hosting was established this month.

**'Meet the Candidates' event**

A 'Meet the Candidates' event was successfully held by the Wellington Shire Youth Council with five of the candidates for the federal election engaged in challenging questions with the young people who were present. The event also used live streaming and web-based polling as engagement mechanisms and these mechanisms will be built upon for similar events in the future.

**Accessibility of Cameron Sporting Complex**

The Wellington Access & Inclusion Advisory Group reviewed the design of the Cameron Sporting Complex Redevelopment project and undertook a site inspection at the complex in Maffra from an accessibility perspective. The group was satisfied with the level of accessibility included in the design and provided input into signage.

**Workshops by YDAS**

Well attended and received workshops delivered by Youth Disability Advocacy Service (YDAS) to Wellington Youth Services Network and to Youth Council / Propellor around making programs and services more accessible.

**Transition to recovery agreements for bushfires**

Transition to recovery agreements to Council from Incident Management Teams after the summer 2019 bushfires are complete for Rosedale and Walhalla bushfires.

**Fire Risk Register Updated**

Updated data from the Victorian Fire Risk Register is now in Council's Geocortex geographic information system (GIS) so it can be used for strategic fire planning.

### ***Gippsland Arson Prevention Program***

Wellington Shire Council hosted the Gippsland Arson Prevention Program meeting this month.

### ***Councils and Emergencies project***

Local Government Victoria's Councils and Emergencies project Phase 2 has commenced being an evaluation of all emergency management activities required of Council. Workshops with staff have commenced to give a detailed baseline of Wellington's emergency management capability.

### ***Multi-Agency Debrief***

During May, the Municipal Emergency Management Planning Committee undertook a multi-agency debrief of the summer 2019 bushfires, to review collaboration and interaction among agencies and effectiveness of preparedness, response, relief and recovery operations and coordination.

### ***2019 Parks week program***

The 2019 Parks week program was a great success. The various elements of the program were very well attended, and event organisers are very pleased with the overall success of this year's program.

- Yarram Early Learning Centre had over 120 children in attendance. Jumping castle, face painting, sausage sizzle, pony rides and, highlight for the day, Wulgunggo Ngalu put on a performance which was enjoyed by all.
- Teddy Bears Picnic ran by Friends of the Botanic Gardens group had 11 members helping for the day. 137 children attended and the day went very well with children and adults participating in various activities.
- Port Albert Seaside Festival was attended by around 200 people. There were activities for the children, a sausage sizzle, afternoon tea, and displays from the Coast Guard, Police, SES.
- Baby's day out - Sale Botanical Gardens theme was superheroes. Several children came dressed up in their favourite costumes. It was a great day with lots of activities including a petting zoo, face painting, jumping castle, plaster painting, and a uniting care display. Highlight of the day was a special appearance by Superwomen, Batgirl and Batman. CWA catered with tea, coffee and lovely spread of food.

### ***Sustainability Strategy working group***

The Sustainability Strategy working group has now been formed and surveys have been released for public comment in relation to the development of the new Sustainability Strategy.

### ***Port of Sale shortlisted for architecture awards***

Wellington's Port of Sale has been shortlisted in two categories of the Victorian Architecture Awards 2019. Final winners will be announced at a presentation dinner on 28 June.

### ***Wellington Youth Awards***

Nominations were open for the inaugural Wellington Youth Awards. These awards have been established to celebrate and acknowledge the achievements of young people in Wellington across a range of areas. There are eight award categories, recognising the importance of being a carer, overcoming difficulties, employability, volunteering, arts, trade and advocacy.

### ***Councils join forces on drought advocacy***

East Gippsland and Wellington Shire Councils endorsed their Gippsland Drought Response Proposal – Looking Ahead on 24 May. The document details a joint advocacy plan between the two Councils to the Victorian and Commonwealth Governments for drought assistance and recovery into the future.

### ***West Sale Airport***

West Sale Airport Runway Extension project is now complete. This milestone represents completion of \$6M of works. Project was completed within 4.8% of budget, noting requirement for additional works to the runway being required as runway pavement was assessed to be in worse condition than originally tested.

***Amendment C103***

Amendment C103, which proposes to rezone land adjacent to the West Sale Airport for industrial purposes, has been finalised and will be presented to Council for adoption.

MAY 2019

# FINANCE SUMMARY

INCORPORATED IN PERFORMANCE REPORT

**OPERATING RESULT**  
For the period ending 31 May 2019

	YEAR TO DATE			FULL YEAR 2018-19		
	Actual	Full Year Forecast	Variance	Full Year Forecast *	Adopted Budget	Variance
	\$000's	\$000's	\$000's	\$000's	\$000's	\$000's
<b>Income</b>						
Rates and charges	61,487	61,485	2	61,485	61,411	74
Statutory fees & fines	718	792	(74)	792	811	(19)
User fees	6,450	7,362	(912)	7,362	7,525	(163)
Grants - operating	9,942	10,109	(167)	10,109	8,580	1,529
Contributions - monetary	517	494	23	494	317	177
Other income	2,761	2,736	25	2,736	2,135	601
<b>Total Income</b>	<b>81,875</b>	<b>82,978</b>	<b>(1,103)</b>	<b>82,978</b>	<b>80,779</b>	<b>2,199</b>
<b>Expenditure</b>						
Employee costs	22,933	26,425	3,492	26,425	26,927	502
Contractors, materials and services	25,662	31,464	5,802	31,464	32,297	833
Bad and doubtful debts	2	92	90	92	86	(6)
Depreciation and amortisation	19,950	23,599	3,649	23,599	24,130	531
Borrowing costs	321	391	70	391	391	-
Other expenses	1,044	1,128	84	1,128	2,453	1,325
<b>Total Expenditure</b>	<b>69,912</b>	<b>83,099</b>	<b>13,187</b>	<b>83,099</b>	<b>86,284</b>	<b>3,185</b>
<b>OPERATING RESULT</b>	<b>11,963</b>	<b>(121)</b>	<b>12,084</b>	<b>(121)</b>	<b>(5,505)</b>	<b>5,384</b>
Grants - capital recurrent	3,490	3,289	201	3,289	1,617	1,672
Grants - capital non recurrent	10,399	14,536	(4,137)	14,536	12,219	2,317
Contributions - monetary - capital	1,003	1,648	(645)	1,648	1,229	419
Contributions - non monetary	294	284	10	284	-	284
Recognition of assets	601	237	364	237	-	237
Assets written off	(387)	(381)	(6)	(381)	-	(381)
Derecognition of assets	(426)	(206)	(220)	(206)	-	(206)
Net gain/loss on disposal of property, infrastructure, plant & equipment	(585)	(840)	255	(840)	151	(991)
Other Income - capital	535	628	(93)	628	153	475
<b>Surplus/(Deficit)</b>	<b>26,887</b>	<b>19,074</b>	<b>7,813</b>	<b>19,074</b>	<b>9,864</b>	<b>9,210</b>

*The forecast figures reflect any known changes that have arisen since the adoption of the original budget. Including these changes in an forecast budget sense enables Council to more accurately monitor financial performance during the year and predict the end of year position.*

### YTD Results vs Full year Forecast

The result at the end of May 2019 reflects a surplus of \$26.9 million against a full year forecast surplus of \$19.1million. This increase of \$7.8 million is a combination of an operating result of \$12.1M and the impact of capital income of (\$4.3M) yet to be received through to June 2019.

**A summary of major operating variances that have occurred to date include:**

**Operating Income**

- **•(\$0.91 million)** The bulk of the user fees relates to two months of commercial tipping fees of \$391k for waste management services outstanding. Other major forecast income includes; one months of leisure centre fees of \$174k, Saleyard fees of \$118k and registration/permits of \$40k to be received for the remainder of the year.
- **•(\$0.17 million)** Operating grants expected to be received by 30 June includes funding for Stratford Recreation Reserve Netball Changerooms, Gormandale Lighting upgrade, drought resilience, immunisation and arbovirus programs.

**Operating Expenditure**

- **\$3.50 million** The majority of the remaining employee expenses relates to salaries to be incurred the final month of June 2019 including a year end accrual. It is anticipated that there will be some minor savings due to vacancies and timing of leave taken by staff but part of these underspends will be offset by the use of agency staff to backfill vital customer focus operations.
- **\$5.80 million** Contractors, materials and services variance includes:
  - a. **\$1,769k** - The bulk of the remaining contractor and material expenses will be spent on ongoing community projects and programs and drought community initiatives. Other expenditure associated with IT software maintenance and leisure and operating facilities will be utilised by 30 June 2019.
  - b. **\$1,236k** - Expenditure associated with road infrastructure and park maintenance that will be incurred by 30 June.
  - c. **\$666k** - Waste management expenses to be incurred for the remainder of the year including monthly kerb collection charges, landfill/transfer station operations, recycling processing charges and outstanding landfill levy payments.
  - d. **\$530k** - Utility bills payable across the organisation for operational and community facilities and street lighting for the remainder of the year.
  - e. **\$375k** - Contributions and operating subsidies towards drought resilience initiatives, health services, community programs and events yet to be incurred.
  - f. **\$367k** - Building and facility maintenance costs expected to be spent for the rest of the year.
- **\$3.71 million** Depreciation charges (non cash) for June 2019 are yet to be processed with the final calculation to be determined at the year end.

**A summary of major capital variances that have occurred to date include:**

**Capital Income**

- **•(\$3.94 million)** The bulk of the major capital grants yet to be received/raised include Cameron Sporting Complex Stadium Redevelopment \$1.25 million, West Sale Airport Runway Extension \$1.0 million, Sale Tennis Club upgrade \$0.6 million and Rosedale Revitalisation project \$0.5 million.
- **•(\$0.55 million)** Capital contributions are expected to be received for Sale Tennis Club Upgrades and Sale Toongabbie Roads to Market Program initiative by the year end.
- **\$0.36 million** Newly recognised assets mainly new roads during the year.
- **•(\$0.22 million)** Derecognised assets (non cash adjustments) within various asset categories throughout the year.

**Full Year Forecast to Adopted Budget**

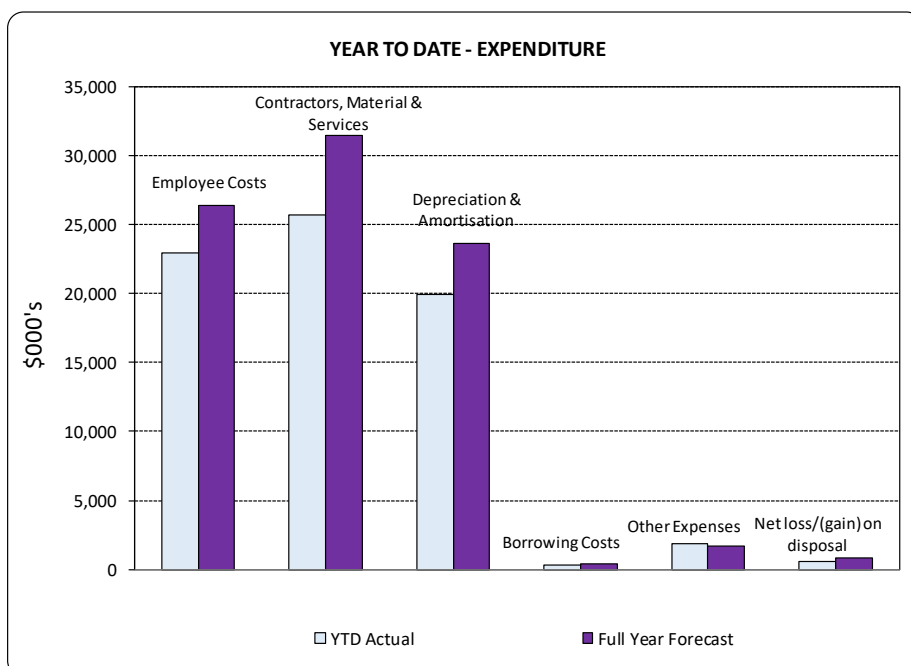
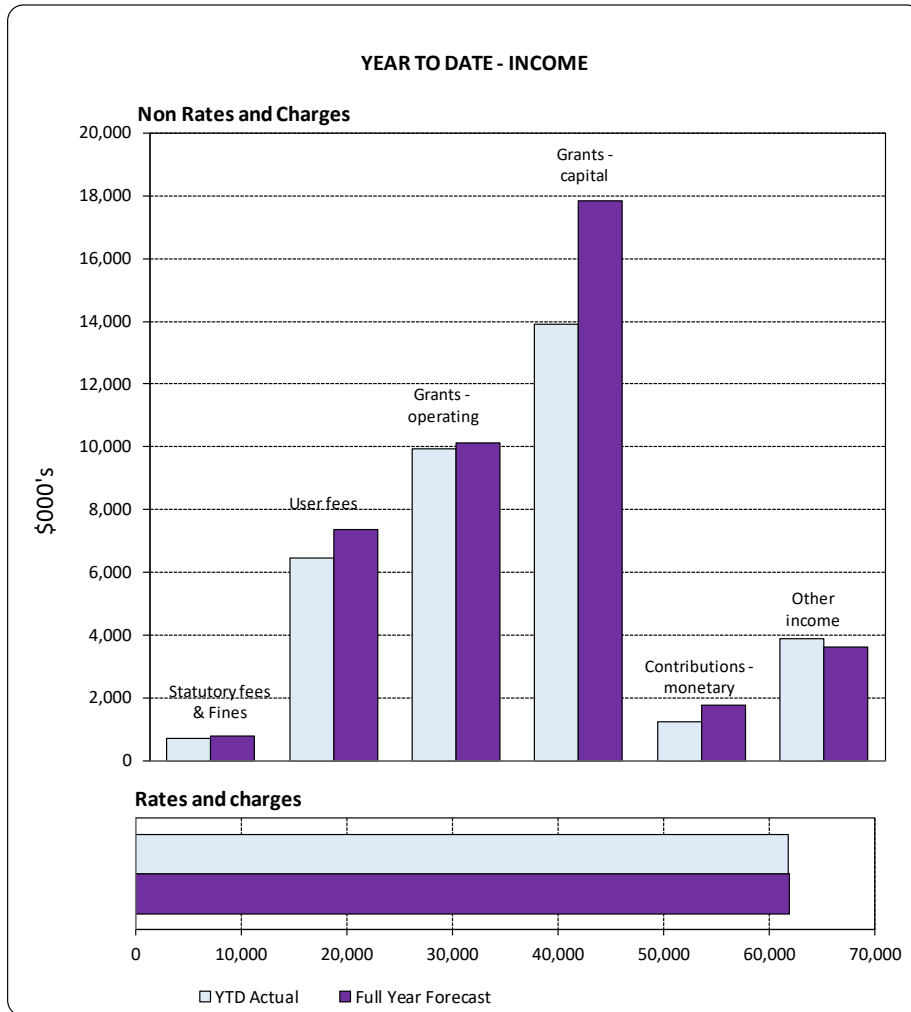
The full year forecast surplus is 9.2 million better than the adopted budget. Made up of:

The operations result of \$5.4 million being better than the loss budgeted and almost breakeven at (\$121k).

The year end capital forecast result is \$3.8 million higher than budgeted mainly due to \$2.2 million of final funding reported in 2018/19 for Port of Sale Cultural Hub, \$500k new funding for E-Waste facilities and additional \$1.7 million of Roads to Recovery funding allocations. In operations \$1.4 million for landfill rehabilitation provision is not required this financial year and higher Victorian Grant Commission allocations of \$768k, drought support and resilience of \$632k and various other operating grants of \$200k. Other operating income (mainly interest) is favourable, and other expense savings will be made by 30 June 2019.

# MAY 2019

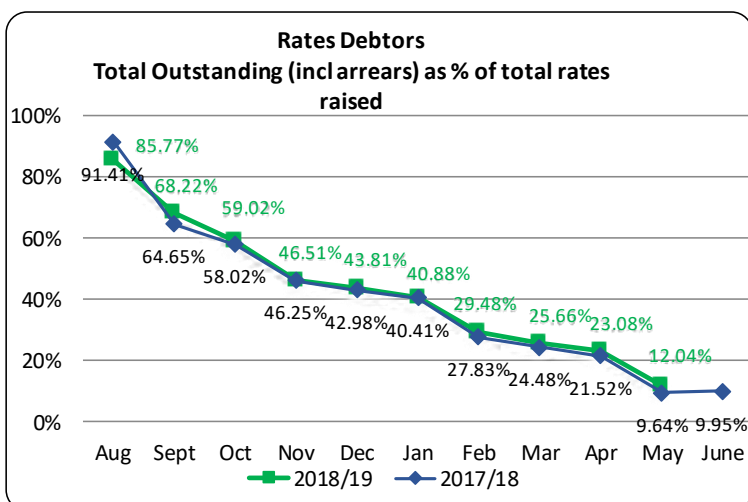
## COMPONENTS AT A GLANCE



# BALANCE SHEET

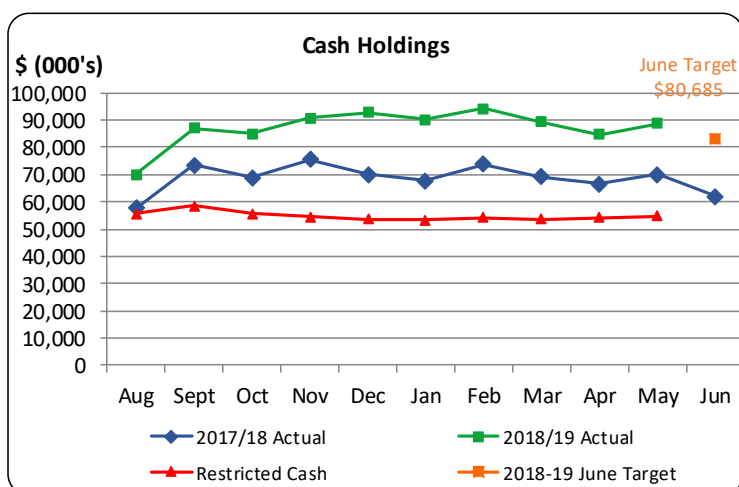
As at 31 May 2019

Actual		Actual	Forecast	Adopted Budget
May 18		May 19	June 19	June 19
\$000's		\$000's	\$000's	\$000's
<b>Assets</b>				
75,943	Total Current Assets	95,641	88,119	71,698
865,643	Total Non Current Assets	904,655	908,454	893,201
<b>941,586</b>	<b>Total Assets</b>	<b>1,000,296</b>	<b>996,573</b>	<b>964,899</b>
<b>Liabilities</b>				
10,064	Total Current Liabilities	16,258	20,839	24,019
13,877	Total Non Current Liabilities	18,647	18,347	11,869
<b>23,941</b>	<b>Total Liabilities</b>	<b>34,905</b>	<b>39,186</b>	<b>35,888</b>
<b>917,645</b>	<b>Net Assets</b>	<b>965,391</b>	<b>957,387</b>	<b>929,011</b>



The rate debtors outstanding at the end of May 2019 were \$8.2 million (12.0%) compared to May 2018 of \$6.4 million (9.6%).

The final rate instalment for the year 2018/19 was due on 31 May 2019.



Council cash holdings at the end of May 2019 are \$88.6 million and higher than May 2018 of \$69.9 million due to advance funds and lower than expected expenditure.

The current cash holdings includes restricted funds of \$9.1 million to reserves, \$23.3 million to cover provisions and trusts, and \$18.0 million associated with the operating and capital carried forwards.

The balance is generally working capital for ongoing operations coming into a heavy payments period prior to 30 June 2019.

*Restricted cash is money that is reserved for specific purposes and therefore not available for general business use.*

# CAPITAL EXPENDITURE PROGRAM

For the period ending 31 May 2019

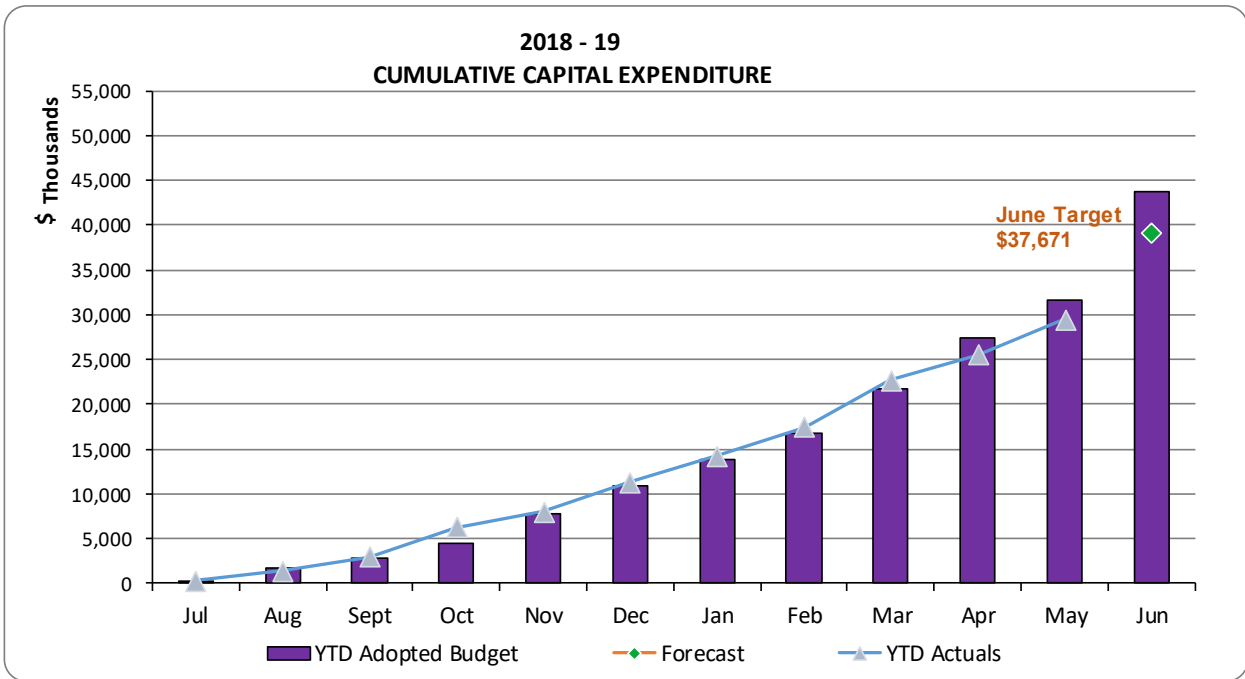
	YEAR TO DATE 2018-19			FULL YEAR 2018-19	
	Actual	Forecast	Variance	Forecast	Adopted Budget
	\$000's	\$000's	\$000's	\$000's	\$000's
Property	4,249	4,681	(432)	4,681	6,907
Infrastructure	23,444	29,794	(6,350)	29,794	33,284
Plant and Equipment	1,722	3,114	(1,392)	3,114	2,821
Intangibles	13	82	(69)	82	664
<b>Grand Total</b>	<b>29,428</b>	<b>37,671</b>	<b>(8,243)</b>	<b>37,671</b>	<b>43,676</b>

	YEAR TO DATE 2018-19			FULL YEAR 2018-19	
	Actual	Forecast	Variance	Forecast	Adopted Budget
	\$000's	\$000's	\$000's	\$000's	\$000's
Renewal	17,169	23,775	(6,606)	23,775	26,341
Upgrade	7,658	8,567	(909)	8,567	13,175
Expansion	2,232	2,603	(371)	2,603	3,825
New Assets	2,369	2,726	(357)	2,726	335
<b>Grand Total</b>	<b>29,428</b>	<b>37,671</b>	<b>(8,243)</b>	<b>37,671</b>	<b>43,676</b>

- \* There is a forecast of \$6.01 million underspend compared to the 2018/19 adopted budget. Commencement of a number of projects have been deferred to 2019/20 awaiting approvals from other government authorities, or resourcing of alternative funding. Efforts to complete projects carried into the year and to meet the anticipated pattern of expenditure has been a continual focus.

## Capital works summary for the period ending 31 May 2019

- Overall 95 projects are at practical completion, 35 more projects are underway and 2 project have had contracts awarded but not yet commenced. 10 projects are in PRE-PLANNING (development of the concept design, the detail design, community consultation and seeking quotes or tenders).
- West Sale Runway - Project complete with the runway opened prior to Easter and runway grooving works were completed in May 2019.
- Baldwin Reserve Change Room Development has been completed.
- Gordon St Heyfield Netball Courts are essentially complete and were used in the first weekend in May 2019. Due to the current cold temperatures the acrylic surface will be completed in October 2019.
- McMillan Crescent Yarram and Riverview Road Wurruk Special Charge Schemes were completed.





## **C2 - REPORT**

# **GENERAL MANAGER CORPORATE SERVICES**

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

DIVISION: CORPORATE SERVICES

ACTION OFFICER: GENERAL MANAGER CORPORATE SERVICES

DATE: 18 JUNE 2019

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

**OBJECTIVE**

To report on all assembly of Councillor records received for the period 29 May 2019 to 12 June 2019.

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

***That Council note and receive the attached Assembly of Councillor records for the period 29 May 2019 to 12 June 2019.***

**BACKGROUND**

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

Below is a summary of all assembly of Councillor records received for the period 29 May 2019 to 12 June 2019.

<b>Assembly of Councillors summary of reports received for the period 29 May 2019 to 12 June 2019.</b>		
<b>Date</b>	<b>Matters considered</b>	<b>Councillors and officers in attendance</b>
4 June 2019	IT / Diary Meeting	Councillor Bye, Councillor Crossley, Councillor Hall, Councillor Hole, Councillor McCubbin, Councillor Maher, Councillor Ripper, Councillor Rossetti, Councillor Stephens David Morcom, Chief Executive Officer Julie Baker, Acting Executive Assistant CEO Unit Damian Norkus, ICT Operation Officer
4 June 2019	Destination Gippsland (Verbal) Drought Relief Fund (Verbal) Central Gippsland Tourism Annual Report AUSTimber 2020 Flynn Update 2019/20 Budget Initiatives Stratford Courthouse Theatre (Verbal) New Branding Guidelines	Councillor Bye, Councillor Crossley, Councillor Hall, Councillor Hole, Councillor McCubbin, Councillor Maher, Councillor Ripper, Councillor Rossetti, Councillor Stephens David Morcom, Chief Executive Officer Arthur Skipitaris, General Manager Corporate Services John Websdale, General Manager Development Sharon Houlihan, General Manager Community & Culture Chris Hastie, General Manager Built & Natural Environment Paul Johnson, Manager Business Development (Item 3 & 4) Ashley Smirl, Visitor Economy & Events Coordinator (Item 3) Mark Coleman, Economic Development Officer (Item 4) Wendy Reeves, Coordinator Media and Public Relations (Item 7) Craig Brideson, Graphic Design & Web Officer (Item 7)

## **OPTIONS**

Council has the following options:

1. Note and receive the attached assembly of Councillors records; or
2. Not receive the attached assembly of Councillors records.

## **PROPOSAL**

That Council note and receive the attached assembly of Councillors records during the period 29 May 2019 to 12 June 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 reporting of written records of assemblies of Councillors to the Council in the prescribed format complies with Section 80A of the *Local Government Act 1989*.

## **COUNCIL PLAN IMPACT**

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

### Strategic Objective 6.3

*"Maintain a well governed, transparent, high performing, ethical and accountable organisation."*

### Strategy 6.3.3

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

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

## ASSEMBLY OF COUNCILLORS

1. **DATE OF MEETING:** 4 June 2019

2. **ATTENDEES**

**Councillors:**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Bye	✓		Cr Maher	✓	
Cr Crossley	✓		Cr Ripper	✓	
Cr Hall	✓		Cr Rossetti	✓	
Cr Hole	✓		Cr Stephens	✓	
Cr McCubbin		✓			

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

Others in attendance: (list names and item in attendance for)	Item No.
Julie Baker, Damian Norkus	1

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

- IT / Diary Meeting

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

Nil

## ASSEMBLY OF COUNCILLORS

**1. DATE OF MEETING:** 4 June 2019

### 2. ATTENDEES

**Councillors:**

Name	In attendance (tick)		Name	In attendance (tick)	
	Yes	No		Yes	No
Cr Bye	✓		Cr Maher	✓	
Cr Crossley	✓		Cr Ripper	✓	
Cr Hall	✓		Cr Rossetti	✓	
Cr Hole	✓		Cr Stephens	✓	
Cr McCubbin ( <i>items 5-7</i> )	✓				

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

Others in attendance: (list names and item in attendance for)	Item No.
John Websdale, <i>External Presenter Terry Robinson Chief Executive Officer Destination Gippsland</i>	1
John Websdale	2
Paul Johnson, Ashley Smirl, <i>External Presenter Nathan Smith President Central Gippsland Tourism</i>	3
Paul Johnson, Mark Coleman, <i>External Presenter Dionne Olson Event Coordinator</i>	4
David Morcom, Arthur Skipitaris, John Websdale, Chris Hastie, Sharon Houlihan	5
Sharon Houlihan	6
Wendy Reeves, Craig Brideson	7

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

1. Destination Gippsland (Verbal)
2. Drought Relief Fund (Verbal)
3. Central Gippsland Tourism Annual Report
4. AUSTimber 2020 Flynn Update
5. 2019/20 Budget Initiatives
6. Stratford Courthouse Theatre (Verbal)
7. New Branding Guidelines

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

Nil



## **C3 - REPORT**

# **GENERAL MANAGER DEVELOPMENT**

**ITEM C3.1****MONTHLY PLANNING DECISIONS - APRIL**

DIVISION: DEVELOPMENT  
ACTION OFFICER: MANAGER LAND USE PLANNING  
DATE: 18 JUNE 2019

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

**OBJECTIVE**

To provide a report to Council on recent planning permit trends and planning decisions made under delegation by Statutory Planners during the month of April 2019.

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

***That Council note the report on recent Planning Permit trends and Planning Application determinations between 1 April and 30 April 2019.***

**BACKGROUND**

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

A copy of planning permit decisions made between 1 April and 30 April 2019 is included in Attachment 1.

Attachment 2 provides an overview of recent planning permit trends including decisions made, efficiency of decision making and the estimated value of approved development (derived from monthly planning permit activity reporting data).

**OPTIONS**

Council may choose to note this report, alternatively, Council may choose to seek further information and refer this report to another meeting.

## **PROPOSAL**

That Council note the report of recent planning permit trends and planning application determinations between 1 April and 30 April 2019.

## **CONFLICT OF INTEREST**

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

## **COMMUNICATION IMPACT**

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

## **LEGISLATIVE IMPACT**

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

## **COUNCIL POLICY IMPACT**

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

## **COUNCIL PLAN**

The Council Plan 2017–2021 Theme 2: Services and Infrastructure states the following strategic objective and related strategy:

### Strategic Objective 2.3

*'Wellington Shire is well planned, considering long term growth and sustainability.'*

### Strategy 2.3.3

*'Recognise and advocate for best practice land development which considers energy efficiency and sustainability for housing.'*

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

## **ENVIRONMENTAL IMPACT**

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

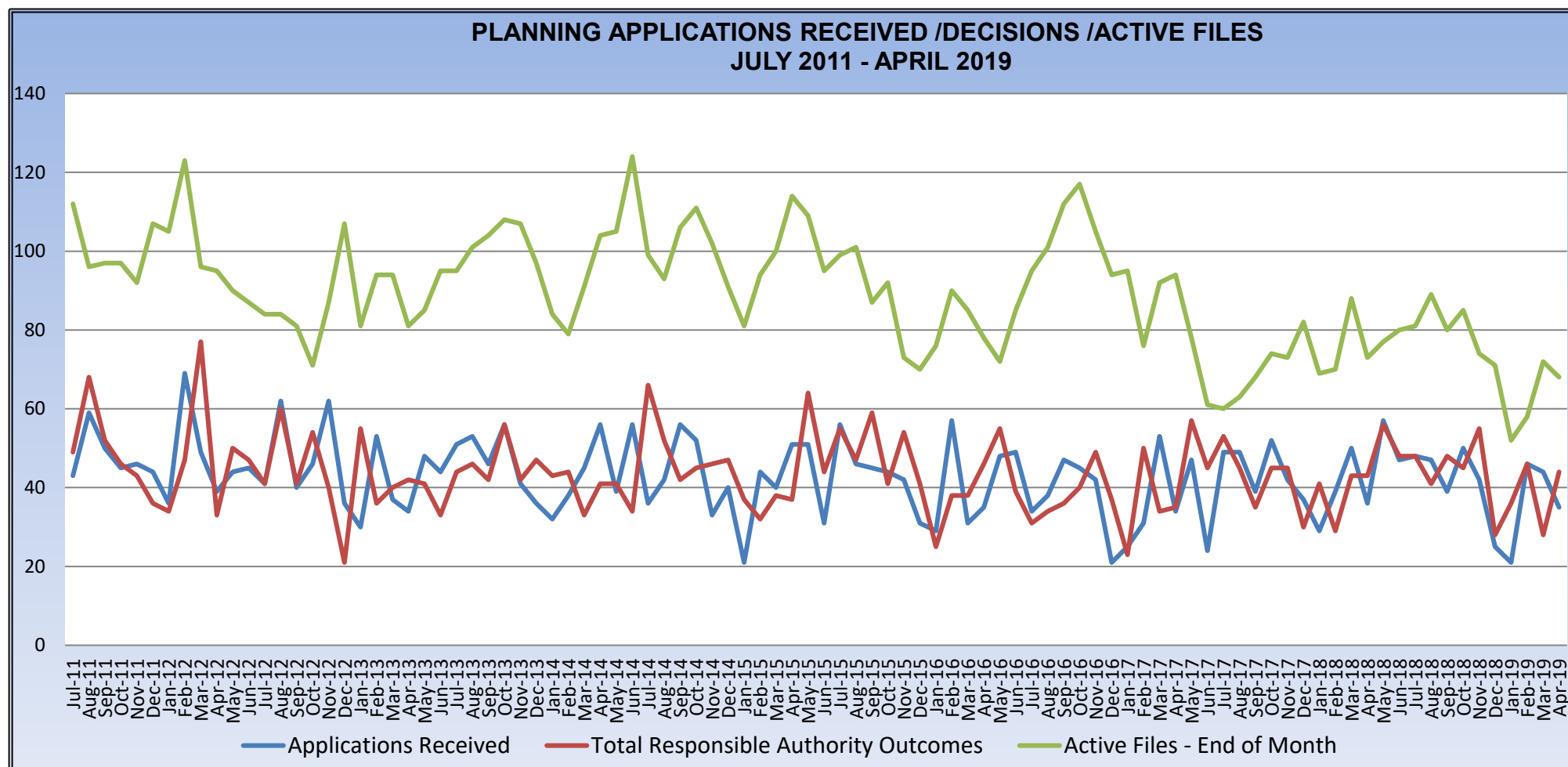
**PLANNING APPLICATION DETERMINATIONS  
BETWEEN 1/04/2019 AND 30/04/2019**

<b>Application No/Year</b>	<b>Date Received</b>	<b>Property Title &amp; Address</b>	<b>Proposal</b>	<b>Status</b>
357-3/2011	19/12/2018	Assessment No. 10157 LOT: 4 PS: 27844 110 PEARSON ST SALE	Amendment to permit for revised location of building envelope.	NOD issued by Delegate of Resp/Auth  8/04/2019
234-2/2017	22/01/2019	Assessment No. 12245 PC: 156311 488 RAYMOND ST SALE	Subdivision of the land into 2 lots.	Permit Issued by Delegate of Resp/Auth  17/04/2019
333-2/2017	4/04/2019	Assessment No. 45674 PC: 166390 29-41 PEARSON ST SALE	Buildings and works associated with alterations to school building.	Permit Issued by Delegate of Resp/Auth  26/04/2019
9-2/2018	26/03/2019	Assessment No. 440776 LOT: 1 PS: 804065P 124 MACALISTER ST SALE	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  1/04/2019
66-2/2018	22/02/2019	Assessment No. 110361 LOT: 3 PS: 300238 635 CAIRNBROOK RD GLENGARRY	Use and development of an indoor recreation facility (horse arena).	NOD issued by Delegate of Resp/Auth  23/04/2019
229-2/2018	4/04/2019	Assessment No. 245514 LOT: 1120 LP: 54791 39 VICTORIA ST LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  10/04/2019
306-1/2018	29/08/2018	Assessment No. 279034 LOT: 1 TP: 822803 33 WHARF ST PORT ALBERT	Building & works/5 dwellings/shop/reduction in car parking.	Permit Issued by Delegate of Resp/Auth  29/04/2019
323-2/2018	8/04/2019	Assessment No. 108274 CA: 16 SEC: D 142 TYLERS RD PEARSONDALE	Buildings & works / construction of a replacement dwelling.	Permit Issued by Delegate of Resp/Auth  11/04/2019
337-2/2018	22/03/2019	Assessment No. 80028 LOT: 4 PS: 220706V 21 PRINCES HWY STRAIFORD	Use of the land for restricted recreation facility (gymnasium).	Permit Issued by Delegate of Resp/Auth  24/04/2019
390-1/2018	5/11/2018	Assessment No. 47308 LOT: 2 LP: 40955 199 RAYMOND ST SALE	Use and development/place of assembly/reduction in car parking.	Permit Issued by Delegate of Resp/Auth  2/04/2019
430-1/2018	6/12/2018	Assessment No. 215350 LOT: 450 LP: 52647 59 FAIRWAY AVE GOLDEN BEACH	Buildings and works for the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  1/04/2019

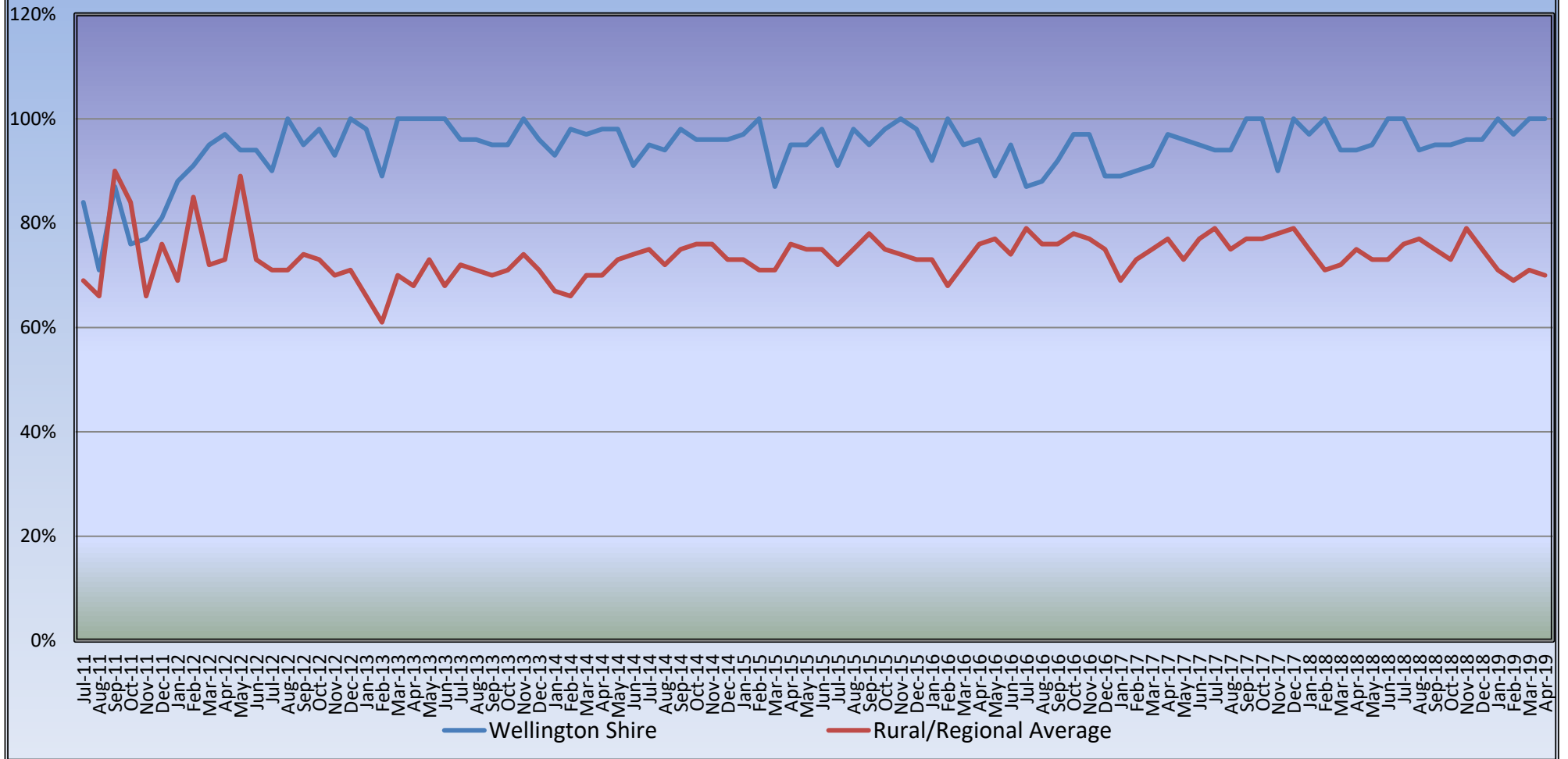
Application No/Year	Date Received	Property Title & Address	Proposal	Status
439-2/2018	18/02/2019	Assessment No. 200774 LOT: 1 TP: 869325K 2,045 WILLUNG	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  11/04/2019
1-1/2019	2/01/2019	Assessment No. 86231 LOT: 1 PS: 319914 128 SOMERTON PARK RD SALE	Buildings and works associated with extensions to existing shed.	Permit Issued by Delegate of Resp/Auth  8/04/2019
8-1/2019	24/01/2019	Assessment No. 272591 PC: 376165F STRINGY BARK LANE WOODSIDE	Two lot subdivision to excise a dwelling.	Permit Issued by Delegate of Resp/Auth  4/04/2019
9-1/2019	24/01/2019	Assessment No. 324236 LOT: 1 TP: 434470C 5 LICOLA-JAMIESON RD LICOLA	Use of the land for an annual event.	Permit Issued by Delegate of Resp/Auth  24/04/2019
21-1/2019	1/02/2019	Assessment No. 295204 LOT: 16 LP: 14225 58 FAIRVIEW AVE YARRAM	Use and development of a dwelling.	Permit Issued by Delegate of Resp/Auth  23/04/2019
32-1/2019	8/02/2019	Assessment No. 256511 PC: 352549 77 FIFTH AVE PARADISE BEACH	Buildings and works with construction of a garage.	Permit Issued by Delegate of Resp/Auth  4/04/2019
40-1/2019	12/02/2019	Assessment No. 261578 LOT: 3 PS: 300837U 7 PROGRESS RD LOCH SPORT	Buildings and works associated with construction of a warehouse.	Permit Issued by Delegate of Resp/Auth  17/04/2019
49-1/2019	21/02/2019	Assessment No. 11213 LOT: 1 LP: 127290 135-143 RAGLAN ST SALE	Use of the land for Industry (Window Manufacture).	NOD issued by Delegate of Respon/Auth  18/04/2019
53-1/2019	25/02/2019	Assessment No. 2089 LOT: B PS: 342640D 97-103 CUNNINGHAME ST SALE	Remove a heritage listed tree.	Permit Issued by Delegate of Resp/Auth  29/04/2019
55-1/2019	26/02/2019	Assessment No. 273094 LOT: 1 TP: 170561S 2,568 SOUTH GIPPSLAND WOODSIDE	Use and development of the land for a research and development centre.	Withdrawn  5/04/2019
56-1/2019	26/02/2019	Assessment No. 321281 PTP: 2 TP: 231092Q 67 MAFFRA RD HEYFIELD	Use the land for manufacturing sales and alter access to a road zone.	Permit Issued by Delegate of Resp/Auth  2/04/2019
58-1/2019	28/02/2019	Assessment No. 442707 LOT: 2 PS: 736786C 10-12 WELLINGTON PARK SALE	Use and development of the land for an office and a warehouse.	Permit Issued by Delegate of Resp/Auth  15/04/2019

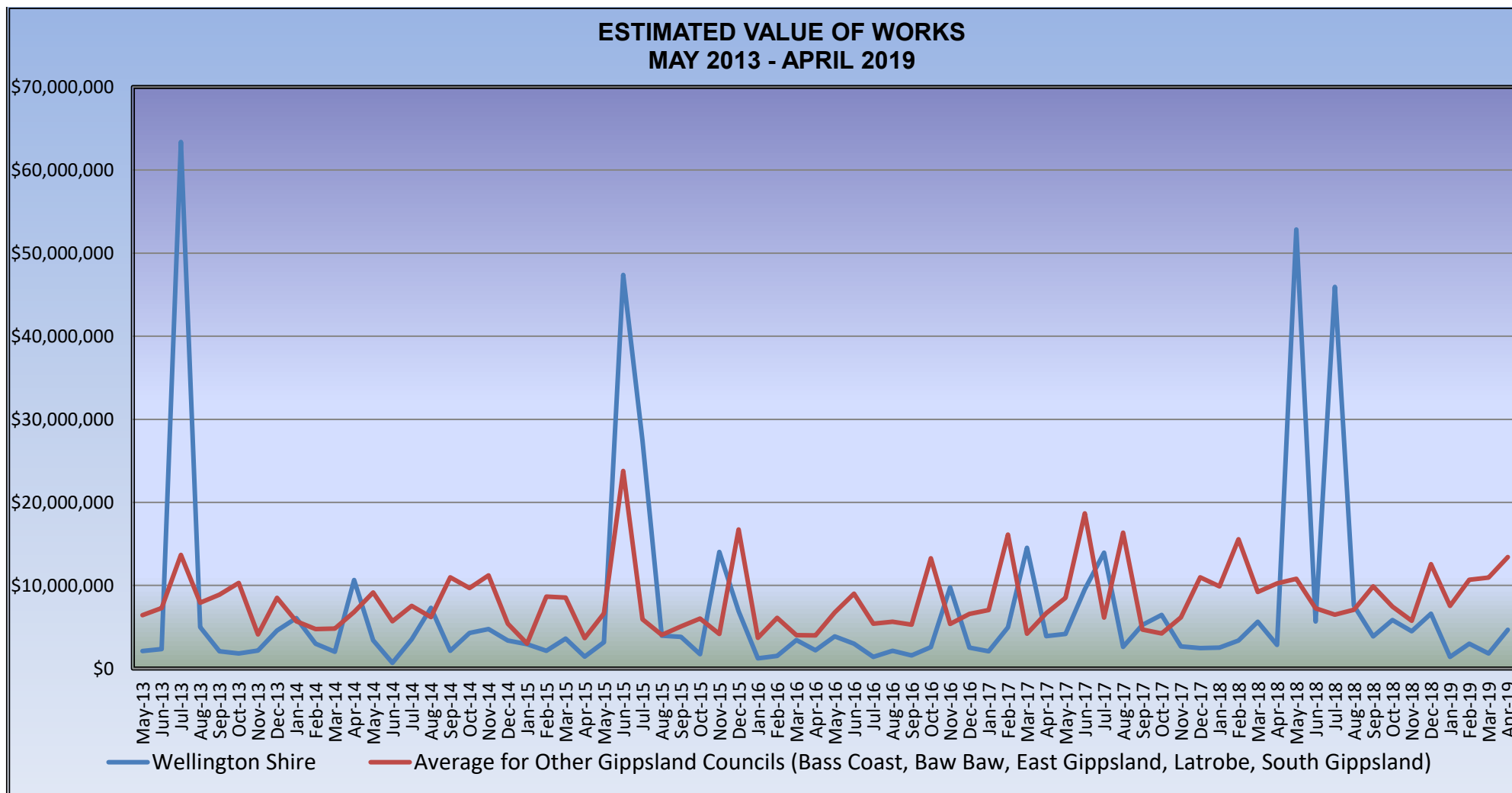
Application No/Year	Date Received	Property Title & Address	Proposal	Status
67-1/2019	8/03/2019	Assessment No. 189860 LOT: 1 LP: 64760 23 DUKE ST ROSEDALE	Buildings and works associated with construction of a garage.	Permit Issued by Delegate of Resp/Auth  4/04/2019
71-1/2019	13/03/2019	Assessment No. 414300 LOT: 2 PS: 631493D 259 REDBANK RD STRAITFORD	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  23/04/2019
74-1/2019	15/03/2019	Assessment No. 101048 CA: 10 SEC: C 3 FRESHWATERS RD KILMANY	Buildings and works associated with a crossover.	Permit Issued by Delegate of Resp/Auth  23/04/2019
76-1/2019	18/03/2019	Assessment No. 291203 LOT: 1 TP: 544071 COMMERCIAL RD YARRAM	Buildings and works associated with construction of a storage shed.	Permit Issued by Delegate of Resp/Auth  4/04/2019
86-1/2019	21/03/2019	Assessment No. 443903 LOT: 2 PS: 747771E 55 SALE-COWWARR RD FULHAM	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  1/04/2019
90-1/2019	25/03/2019	Assessment No. 283457 TP: 5298G 8,543 SOUTH GIPPSLAND ALBERTON	Works associated with filling a disused claypit.	Permit Issued by Delegate of Resp/Auth  9/04/2019
91-1/2019	26/03/2019	Assessment No. 264879 CA: 10A SEC: A 319 ROBERTS RD MACKS CREEK	Buildings and works / extension to an existing dwelling.	Permit Issued by Delegate of Resp/Auth  1/04/2019
92-1/2019	26/03/2019	Assessment No. 55681 CA: 11 SEC: E1 97-111 STEPHENSON ST SALE	Buildings and works associated with construction of a carport.	Permit Issued by Delegate of Resp/Auth  1/04/2019
93-1/2019	27/03/2019	Assessment No. 349928 PC: 376156 255 WOMBAT RD VALENCIA CREEK	Buildings and works associated with construction of a farm shed.	Permit Issued by Delegate of Resp/Auth  9/04/2019
94-1/2019	28/03/2019	Assessment No. 243824 LOT: 2004 LP: 70938 106 TOORAK AVE LOCH SPORT	Buildings and works associated with the construction of an outbuilding	Permit Issued by Delegate of Resp/Auth  3/04/2019
96-1/2019	28/03/2019	Assessment No. 358895 LOT: 1 PS: 525736V 113 CORNWELLS RD RIVERSLEA	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  10/04/2019
97-1/2019	29/03/2019	Assessment No. 247247 LOT: 1562 LP: 58872 62 WATTLE GVE LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  2/04/2019

Application No/Year	Date Received	Property Title & Address	Proposal	Status
99-1/2019	29/03/2019	Assessment No. 243618 PC: 352615K 62-64 TOORAK AVE LOCH SPORT	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  10/04/2019
106-1/2019	3/04/2019	Assessment No. 102731 LOT: 1 PS: 646222D 361 KILLEENS RD NAMBROK	Buildings and works associated with construction of a farm shed	Permit Issued by Delegate of Resp/Auth  8/04/2019
107-1/2019	4/04/2019	Assessment No. 208215 LOT: 1 LP: 209942W 170 TIP RD SEASPRAY	Buildings & works associated with the construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  9/04/2019
108-1/2019	4/04/2019	Assessment No. 277939 LOT: 1 PS: 209286F 13 SOUTH ST PORT ALBERT	Buildings and works associated with construction of a dwelling.	Permit Issued by Delegate of Resp/Auth  17/04/2019
109-1/2019	5/04/2019	Assessment No. 273094 LOT: 1 TP: 170561S 2,568 SOUTH GIPPSLAND WOODSIDE	Use of the land for a research and development centre.	Permit Issued by Delegate of Resp/Auth  16/04/2019
111-1/2019	9/04/2019	Assessment No. 433607 LOT: 2 PS: 724773E 1,108 DENISON RD DENISON	Buildings and works associated with the construction of a farm shed.	Permit Issued by Delegate of Resp/Auth  12/04/2019
112-1/2019	10/04/2019	Assessment No. 425793 LOT: 2 PS: 703121U 61B MOLPHY CRT HEYFIELD	Buildings and works associated with construction of an outbuilding.	Permit Issued by Delegate of Resp/Auth  15/04/2019
113-1/2019	10/04/2019	Assessment No. 42622 LOT: 1 TP: 405125 174 MACALISTER ST SALE	Buildings and Works associated with the installation of solar panels.	Permit Issued by Delegate of Resp/Auth  15/04/2019
125-1/2019	17/04/2019	Assessment No. 329094 LOT: 2 PS: 542970Q 447 RIVERVIEW RD HEYFIELD	Buildings and works associated with extensions to existing dwelling.	Permit Issued by Delegate of Resp/Auth  18/04/2019
<b>Total No of Decisions Made: 44</b>				



# **DECISIONS ISSUED WITHIN 60 DAYS** **JULY 2011 - APRIL 2019**





**ITEM C3.2****PLANNING SCHEME AMENDMENT C99 – FLOOD MAPPING AND FLOOD POLICY UPDATE**

DIVISION: DEVELOPMENT  
 ACTION OFFICER: MANAGER LAND USE PLANNING  
 DATE: 18 JUNE 2019

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

**OBJECTIVE**

To seek a Council resolution requesting the Minister for Planning to Authorise Council as the Planning Authority to prepare Amendment C99 to the Wellington Planning Scheme.

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

*That;*

- 1. Council resolve to request the Minister for Planning to Authorise Council as the Planning Authority to prepare Amendment C99 to the Wellington Planning Scheme (refer to Attachment 1); and***
- 2. Council seek the advice of the relevant Catchment Management Authority for any planning permit applications received (from 18 June 2019) on newly mapped flood areas affected by Amendment C99.***

**BACKGROUND**

Wellington Shire Council has a statutory duty to ensure flood risk and community safety in flood prone areas is appropriately and effectively managed.

It is a requirement of both State Government Planning Policy and the Victorian Floodplain Management Strategy to ensure that flood-prone land is mapped in the Wellington Planning Scheme, including land predicted to be inundated by future sea level rise, using the most up-to-date data available.

Amendment C99 to the Wellington Planning Scheme proposes to replace the existing overlay controls – the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) - throughout the municipality, with a revised FO and LSIO to reflect new flood information held by the East and West Gippsland Catchment Management Authorities, including introduction of the LSIO to land identified as being subject to coastal inundation in the year 2100 (as required by the Victorian Floodplain Management Strategy).

Amendment C99 proposes to:

- Update flood mapping across the whole Shire to accurately identify land assessed as being flood prone. This includes land affected by riverine and coastal inundation (including land predicted to be inundated by future sea level rise).

- Introduce an exemption from the need for a planning permit for a single dwelling on residentially zoned land – subject to specified criteria including that the finished floor level is above the level specified by the relevant Catchment Management Authority (and in the case of rural land where the Catchment Management Authority consents in writing).
- Introduce additional exemptions from the need for a planning permit for a range of minor buildings and works (e.g. small sheds).
- Introduce new application information requirements to help ensure that the appropriate information is available to guide decision making for planning permit applications.
- Introduce a new Floodplain Management Policy to provide clarity and guidance regarding flood issues in Wellington Shire and to help guide future decision making.

A copy of Amendment C99 is included in **Attachment 1**.

## OPTIONS

1. To request the Minister for Planning to Authorise Council, as the Planning Authority, to prepare Amendment C99 – Flood Mapping Update, pursuant to Section 8A of the *Planning and Environment Act 1987*; or
2. To not request the Minister for Planning to Authorise Council, as the Planning Authority, to prepare Amendment C99 – Flood Mapping Update; or
3. To seek additional information prior to considering a further report at a future Council Meeting.

## PROPOSAL

That Council resolve to request the Minister for Planning to Authorise Council as the Planning Authority to prepare Amendment C99 to the Wellington Planning Scheme (**Attachment 1**).

## CONFLICT OF INTEREST

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

## FINANCIAL IMPACT

The financial cost of the Planning Scheme Amendment process has been accommodated in the Strategic Planning budget for 2019/2020, inclusive of grant funds received from the Floodplain Management Unit of the Department of Environment, Land, Water and Planning (DELWP). Council is required to pay the relevant statutory fees to the Minister for Planning for this Amendment.

## COMMUNICATION IMPACT

The Amendment will affect areas of land across the Shire that are currently subject to riverine and coastal inundation as well as some townships where flood controls currently don't exist and will be introduced - including Dargo and Port Albert.

On this basis, the Amendment is expected to generate significant community interest. To ensure that opportunities exist for all affected landowners to provide feedback about what is being proposed, an engagement strategy has been prepared, the details of which can be found in the 'Engagement Impact' section of this Report.

## LEGISLATIVE IMPACT

Amendment C99 has been prepared having regard to the *Planning and Environment Act 1987* and the provisions of the Wellington Planning Scheme - including the relevant state and local planning policies.

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

Wellington Shire Council is committed to upholding the Human Rights principles as outlined in the *Charter of Human Rights and Responsibilities Act 2006 (Vic)* and referred to in Council's Human Rights Policy. The Human Rights Checklist has been completed and the proposed Amendment is in accordance with Council's policy commitment to uphold human rights principles.

## COUNCIL POLICY IMPACT

While Amendment C99 is being progressed, it is recommended that any planning permit applications received (from 18 June 2019) on newly mapped Flood Overlay (FO) or Land Subject to Inundation Overlay (LSIO) areas be sent to the relevant Catchment Management Authority for advice and in doing so, ensure that Council's existing Policy 3.1.2 '*Assessment of Development in Relation to Potential Sea Level Rise*', continues to be applied.

The provisions of Amendment C99 will, however, seek to update and ultimately replace Policy 3.1.2 by introducing new planning policy into the Wellington Planning Scheme. Most significantly, should Amendment C99 ultimately be adopted by Council and subsequently approved by the Minister for Planning, Council policy will require development to be assessed and constructed at 2100 flood levels (in areas affected by sea level rise), although Amendment C99 proposes to exempt (subject to specified requirements) new single dwellings on residentially zoned land from requiring a planning permit (and in the case of rural land where the Catchment Management Authority consents in writing).

## COUNCIL PLAN IMPACT

The Council Plan 2017–21 contains the following relevant strategic objectives and related strategies:

### Strategic Objective 1.1

*Maintain friendly, safe communities providing opportunities for residents to lead healthy and active lifestyles*

#### Strategy 1.1.2

*Work in partnership to provide leadership and strategic direction on issues relating to community safety.*

### Strategic Objective 1.4

*Enhance resilience in our towns and our communities*

#### Strategy 1.4.2

*Mitigate the potential effects of natural disasters on our communities by supporting appropriate development in accordance with responsible land use planning practices.*

### Strategic Objective 2.3

*Wellington Shire is well planned, considering long term growth and sustainability.*

#### Strategy 2.3.1

*Continue to provide strategic planning to encourage long term growth and sustainability in Wellington Shire.*

### Strategic Objective 3.3

*Build resilience in our communities and landscapes to mitigate risks from a changing climate.*

#### Strategy 3.3.2

*Consider climate risk impact in planning decisions. Ensure planning schemes use the most up to date, relevant data regarding climate change impacts.*

Amendment C99 to the Wellington Planning Scheme supports the above Council Plan strategic objectives and strategies.

## **PLANNING POLICY IMPACT**

Planning Scheme Amendment C99 has been prepared having regard to relevant State Planning Policy. In particular, *Clause 13.01-2S – ‘Coastal Inundation and Erosion’* and *Clause 13.03-1S ‘Floodplain Management’*. As referred to above, Amendment C99 also proposes to introduce updated flood and sea level rise policy into the Wellington Planning Scheme.

## **COMMUNITY IMPACT**

Amendment C99 will enhance resilience within the Shire’s towns and communities and assist in the protection of life, property and community infrastructure from flood hazard by applying appropriate planning controls to areas identified as being at risk of flooding. This ensures that the most up-to-date flood information is available so that informed decisions can be made in assessing development proposals within flood-prone areas.

While many community members are likely to react negatively to Amendment C99, it is a statutory duty for Council to ensure its Planning Scheme reflects the best available information and to comply with State planning policy.

Amendment C99 seeks to strike an appropriate balance between regulation and managing future flood risk, for example, by exempting single dwellings in township areas from requiring a planning permit when specified requirements are met, but ensuring that any proposals which seek to intensify development in a flood prone locality (e.g. a multi dwelling development on a single lot) is more stringently assessed by the Catchment Management Authority through the planning permit process.

## **ENVIRONMENTAL IMPACT**

Amendment C99 will assist in the protection of the natural flood carrying capacity and storage function of floodplains and waterways, as well as floodplain areas of environmental significance and importance to river health.

## ENGAGEMENT IMPACT

Following Ministerial Authorisation being received, the Amendment process will include an extensive engagement and consultation program to ensure that all affected landowners, occupiers, statutory authorities and other key stakeholders are not only informed of the detail of the proposed Amendment, but also have ample opportunity to provide feedback. This will include:

- Notice of preparation of the Amendment in the Victorian Government Gazette, Yarram Standard, Gippsland Times and Latrobe Valley Express.
- Standard notification letters - as required by the *Planning and Environment Act 1987*, to all affected landowners and authorities. A detailed Frequently Asked Question sheet (FAQ) will be enclosed with the Notice.
- A formal public exhibition of the Amendment over a two (2) month period (expected to be between August and September 2019).
- Media releases at key stages of the Amendment process.
- A dedicated 'Amendment C99' page on Council's website, including an online mapping portal to view the proposed flood mapping extents. The website will be available for viewing from 19 June 2019 and will contain relevant background information and supporting information to assist the community in understanding the Amendment.
- Updates on Council's website and letters to submitters at each stage of the Amendment process.
- One-on-one Session: During the first month of the formal public exhibition period (expected to be August 2019), officers from both Council and the Catchment Management Authorities will be available to meet with landowners on a 'one-on-one' basis (as flood impacts will be different from one lot to another). The sessions will provide the opportunity for individuals to book a dedicated time slot for a meeting to ask questions, discuss concerns and provide feedback.

Sessions will be held in Sale, Port Albert, Dargo, Loch Sport, Golden Beach, Heyfield, Stratford, Maffra, Rosedale and Yarram. Full details of all sessions - including dates and times, will be included in the FAQ sheet sent to affected landowners and will also be posted on the Amendment C99 page on Council's website.

- All Amendment material will be available to view in hard copy at Council Service Centres and libraries for public viewing.

Landowners wanting to discuss Amendment C99 prior to the commencement of the formal public exhibition period will have an opportunity to book a timeslot with Council and Catchment Management Authority officers at one of the following two sessions:

Monday 1 July 2019 Sale Service Centre 18 Desailly Street, Sale 10.00am - 4.00pm	Tuesday 2 July 2019 Yarram Service Centre 156 Grant Street, Yarram 10.00am – 2.00pm
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## **RISK MANAGEMENT**

From a risk and community safety perspective, it is critical that Council ensures its Planning Scheme reflects the best available information. It is also considered that the level of risk and any potential future liability is lessened by Council planning for 2100 flood levels in areas affected by future sea level rise.

## **WELLINGTON PLANNING SCHEME**

### **AMENDMENT C99**

#### **EXPLANATORY REPORT**

##### **Who is the planning authority?**

This amendment has been prepared by the Wellington Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of Wellington Shire Council

##### **Land affected by the Amendment**

The Amendment applies to:

- All land currently in the Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO)
- Inland waterways and floodplains identified as being flood prone in a 1% Annual Exceedance Probability (AEP) flood event
- Coastal land currently susceptible to storm surge inundation, as well as land anticipated to be impacted by coastal inundation (including storm surge inundation) in the year 2100.

##### **What the Amendment does**

The Amendment replaces the existing Floodway Overlay (FO) and Land Subject to Inundation Overlay (LSIO) across the municipality with a revised FO and LSIO to reflect new flood extents established by the East and West Gippsland Catchment Management Authorities including introduction of the LSIO to land identified as subject to coastal inundation in the year 2100; amends the schedules to Clause 44.03 and 44.04 to introduce application requirements and additional planning permit exemptions; strengthens Clause 21.14 to provide clarity and guidance regarding flood issues in Wellington Shire and on the exercising of discretion for development in floodplains, including coastal areas and; introduces two new reference documents at Clause 21.20.

The Amendment proposes to:

- Delete existing LSIO and FO mapping
- Insert new LSIO and FO mapping to:
  - Improve the mapping accuracy of existing LSIO and FO controls
  - Introduce the LSIO and FO to waterways and land that are not currently affected by inundation planning controls to implement recent flood studies undertaken by the West Gippsland CMA and East Gippsland CMA
  - Apply the LSIO to coastal areas not currently affected by inundation planning controls. The coastal LSIO includes mapping of anticipated sea level rise and storm surge impacts at the year 2100
- Amend Clause 21.04 to update sections relating to Climate Change and coastal inundation
- Amend Clause 21.14 to introduce additional contextual information, objectives and strategies in relation to flooding issues in Wellington Shire
- Amend Clause 21.20 to introduce two new reference documents:
  - West Gippsland Catchment Management Authority Flood Guidelines: Guidelines for development in flood prone areas February 2013 (or any superseding document)
  - Guidelines for Coastal Catchment Management Authorities: Assessing development in relation to sea level rise, June 2012 (or any superseding document)
- Amend the Schedule to Clause 44.03 to introduce additional planning permit exemptions
- Amend Clause 44.04 to introduce application requirements and additional planning permit exemptions

#### **Why is the Amendment required?**

The Amendment is required to implement new data arising from a number of flood studies that have been completed in recent years (outlined below). This information will be implemented into the Wellington Scheme through the application of the LSIO and FO to land that these studies have identified as being either:

- flood prone in a 1%AEP flood event or
- subject to coastal inundation due to storm surge and sea level rise (up to the year 2100).

The FO will be applied to High Hazard locations. The criterion for delineating the Flood Overlay considers both vehicle and people safety, and are as follows:

- Depth > 0.3 m
- Velocity > 1.5 m/s
- Depth x velocity > 0.3 m<sup>2</sup>/s.

If any of the above criteria is exceeded, the area is considered to be High Hazard and the FO is proposed for these locations.

The LSIO will be applied to Low Hazard areas. Low Hazard areas are locations within the flood extent, but do not exceed any of the above criteria.

The Amendment is also required to strengthen flood management and risk at Clause 21.14-1 and 21.14-3 to provide clarity and guidance regarding flood issues in Wellington Shire and on the exercising of discretion for development in floodplains, including coastal areas.

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

The Amendment implements the objectives of planning in Victoria, specifically:

- To provide for the fair, orderly, economic and sustainable use, and development of land (s.4(1)(a))
- To provide for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity (s.4(1)(b));
- To secure a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria (s.4(1)(c));
- To balance the present and future interests of all Victorians (s.4(1)(g)).

The Amendment implements these objectives by identifying flood prone land to ensure that development within identified areas is appropriately designed and located and doesn't impact the natural flood carrying capacity or flood storage function of rivers, streams, floodplains and floodways.

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

##### **Social and Economic Effects**

Flooding carries the potential to severely disrupt communities and, in extreme cases, cause extensive damage to public and private property, agricultural losses, personal hardship and loss of life. By more effectively identifying areas prone to flooding and accordingly applying the FO and LSIO, the proposed amendment will help manage new development and earthworks, such that future flood impacts to properties and persons are minimised. The amendment therefore has significant social and economic merit.

##### **Environmental Effects**

It is accepted that flooding is a naturally occurring event, and is an integral part of the environment and the environment's continued health. Floodplains are natural water storage areas, provide valuable flora and fauna habitat and are a rich agricultural asset. Inappropriate development and works on the floodplains threatens these environmental

services and puts other land and assets at risk.

The amendment will have a positive effect on the environment by ensuring that areas prone to flooding are properly identified by relevant planning controls which in most circumstances will trigger the need for a planning permit in these areas. This allows Council to assess any development proposals to ensure that development in floodplains does not detract from the ability to store and convey floodwaters, minimising resultant impact on flora and fauna communities, animal habitats, and quality of waterways.

#### **Does the Amendment address relevant bushfire risk?**

It is acknowledged that many areas within the Wellington Shire are within designated bushfire prone areas (BPA) and/or subject to the Bushfire Management Overlay (BMO).

This proposed amendment notes that there are no direct bushfire implications resulting from the improvements to flood risk mapping.

Indirectly, it is noted that there is potential for development to be pushed away from flood prone areas into areas that are not at risk of flooding. This can potentially increase population densities in surrounding townships and localities affected by BPA or BMO; however, this is not proposed to be controlled or assessed through this amendment. These impacts will be assessed on a case-by-case basis through the planning permit process in consultation with the CFA as needed.

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

The amendment was prepared having regard to the following Ministerial Directions:

- Ministerial Direction – The Form and Content of Planning Schemes
- Minister's Direction No. 11 – Strategic Assessment of Amendments.
- Ministerial Direction 13 - Managing Coastal hazards and the coastal impacts of climate change.
- Ministerial Direction 15 – the planning scheme amendment process

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

##### 12.02 – Coastal Areas

###### 12.02-1S – Protection of coastal areas

The objective of this clause is to recognise the value of coastal areas to the community, conserve and enhance coastal areas and ensure sustainable use of natural coastal resources. Amendment C99 achieves this objective by ensuring development is appropriately located outside of flood prone areas so that it doesn't impact natural drainage patterns within and adjacent to coastal estuaries, wetlands and waterways.

##### 13.01 – Climate Change Impacts

###### 13.01-1S – Natural hazards and climate change and 13.01-2S Coastal Inundation and Erosion

The objectives of these clauses are:

- To minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.
- to plan for and manage the potential coastal impacts of climate change.

Amendment C99 implements these objectives by planning for possible sea level rise of 0.8 metres by 2100 and identifies areas, via the LSIO, that will be affected by this predicted increase.

The LSIO ensures the consideration of the risks associated with rising sea levels is undertaken in planning and management decision-making processes, where the need for a permit is triggered.

### 13.03 - Floodplains

#### 13.03-1S – Floodplain Management

The objective of this clause is to assist the protection of:

- Life, property and community infrastructure from flood hazard.
- The natural flood carrying capacity of rivers, streams and floodways.
- The flood storage function of floodplains and waterways.
- Floodplain areas of environmental significance or of importance to river health.

The Amendment implements this objective through the identification of land affected by flooding thereby ensuring that development occurs in appropriate locations and responds to the identified hazard.

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

#### 21.04 – Settlement and Housing

Clause 21.04-3 – Settlement Strategies includes the following relevant strategies:

##### Urban and Rural Townships

- Restrict the development of towns and settlements where such development is subject to flooding (including the effects of tidal flooding), or subsidence (particularly around the Gippsland Lakes).
- Restrict urban development in areas subject to flooding and fire hazard.

##### Infrastructure

- Minimise development (including the construction of roads) within prominent areas such as hillsides, promontories, ridge-lines and headlands, and in fragile, unstable and flood prone areas to lessen their impacts.

The amendment supports these strategies by identifying flood prone land using relevant planning controls which will seek to discourage intensification of land use in the flood plain.

#### 21.08 Heyfield Strategic Framework

Clause 21.08-2 – Diversity of housing choice, aims to facilitate housing choice that is strategically located, well designed, sustainable, inclusive and affordable. One of strategies specified to achieve this objective is to discourage development in flood prone areas.

21.08-11 – Implementation seeks to implement the above strategy by requiring consideration of current flood data available from West Gippsland Catchment Management Authority and through the application of Clause 44.03 FO and Clause 44.04 LSIO on land identified by West Gippsland Catchment Management Authority as being flood prone to ensure that development maintains the free passage and temporary storage of floodwaters.

The Amendment implements the objective of Clause 21.08-2 as it will result in current flood data being reflected in the Wellington Planning Scheme, and therefore able to be considered, through the application of the LSIO and FO to areas in and around Heyfield that have been identified as flood prone.

#### 21.10 – Rosedale Strategic Framework

The objective of Clause 21.10-7 – Diversity of Housing Choice is to improve housing choice and diversity and ensure a sufficient land supply. A relevant strategy in the context of the proposed

amendment is to facilitate future growth while minimising encroachment of development into floodplains and protecting communities from flooding. Clause 21.10-11 specifies that this strategy will be implemented by:

- Considering current Flood Data available from West Gippsland Catchment Management Authority
- Applying Clause 44.03 Floodway Overlay and Clause 44.04 Land Subject to Inundation Overlay on land identified by West Gippsland Catchment Management Authority as being flood prone to ensure that development maintains the free passage and temporary storage of floodwaters
- Implementing the outcome of the Rosedale Flood Study by updating the Land Subject to Inundation Overlay, Flood Overlay and determine which areas are appropriate for residential and industrial development.

The Amendment proposes to implement the outcomes of the Rosedale Flood Study through the application of the LSO and FO to areas identified in the study as flood prone, thereby allowing consideration of the most up to date flood data available. In doing so, the Amendment directly supports the above objective.

#### 21.14 – Environmental Risk

Clause 21.14-1 – Climate Change Impacts acknowledges the potential impacts of climate change on land use and development within Wellington Shire, including sea level rise and seeks to manage these impacts.

Through the identification of land subject to inundation in the year 2100, the Amendment will ensure land use and development planning and proposals are cognisant of and respond appropriately to possible sea level rise.

Clause 21.14-3 – Flooding recognises flooding as a risk in the municipality and it is an objective of this clause to protect the community from the natural hazard of flooding.

The Amendment is consistent with this objective and implements both strategies specified in the Clause being:

- Restrict development on flood plains and land liable to inundation, and
- Discourage residential development and associated uses in areas that are subject to flooding.

The introduction of additional objectives and strategies at Clause 21.14-1 and 21.14-3 builds on the existing strategies at these clauses and in doing so provides a greater level of guidance on the exercising of discretion for development in floodplains, including coastal areas.

#### 21.15 – Natural Resource Management

Clause 21.15-2 - Sustainable Land Management includes the objective to protect, improve and sustainably manage the Shire's natural environment and diverse landscapes and aims to do this by discouraging residential development and associated uses in areas which have high agricultural value, environmental and/or scenic significance, are near main landfill sites or are in areas that are subject to high fire or flood risk.

The Amendment supports the objective of 21.15-2 by implementing controls to identify land that is flood prone and providing guidance, via additional objectives and strategies at Clause 21.14-1 and 21.14-3, on how development in these locations should be managed.

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

The amendment makes proper use of the Victoria Planning Provisions (VPP), and especially demonstrates consistency with Planning Practice Note 12: 'Applying the flood provisions in Planning Schemes – A guide for Councils' by:

- Applying the FO to areas of mainstream flooding that convey active flood flows and/or store floodwater.

- Applying the LSIO to areas of mainstream flooding that have a lower risk of flooding than areas in the FO.
- Amending the FO and LSIO schedules to include additional exemptions.

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

The Amendment has been prepared in consultation with the East and West Gippsland Catchment Management Authorities.

Other relevant agencies will be consulted during the exhibition period.

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

The amendment is not likely to have an adverse impact on the transport system as defined by the *Transport Integration Act 2010*.

#### **Resource and administrative costs**

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

The new provisions introduced by the Amendment will have minimal impact on the resources and administrative costs of the responsible authority.

#### **Where you may inspect this Amendment**

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

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

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

Stratford Library  
70 Tyers Street  
Stratford VIC 3862

Maffra Library  
150 Johnson Street  
Maffra VIC 3860

Heyfield Library  
Heyfield Hub Complex  
42 Macfarlane Street  
Heyfield VIC 3858

Rosedale Library  
Rosedale Community Centre  
Cansick Street  
Rosedale VIC 3847

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

#### **Submissions**

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by 30 September 2019.

A submission must be sent to:

Strategic Planning

Wellington Shire Council  
PO Box 506  
SALE VIC 3850

**Panel hearing dates**

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: [insert directions hearing date]
- panel hearing: [insert panel hearing date] ]

**21.04 SETTLEMENT & HOUSING**

01/05/2014

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**21.04-1 Overview**

01/05/2014

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**Urban townships**

Sale is the main employment, education, medical and commercial centre of the Shire. It also fills a service role for its rural hinterland and the smaller towns and settlements. The Shire's other main towns (with populations greater than 1,000) are Maffra, Yarram and Heyfield. These towns act primarily as service centres for surrounding rural communities as well as providing community services, employment and recreation facilities. They are experiencing either low population growth or decline. Most have reticulated sewerage and water supply, and drainage services, and have had urban growth areas identified. The towns of Stratford and Rosedale (populations also greater than 1000) are located on the Princes Highway and have developing specialist functions, such as tourism based retailing and as stopping points for highway travellers.

**Rural townships**

There are a number of smaller inland townships (populations less than 1,000) throughout the Shire which are typically minor rural service centres providing a limited range of commercial, community and recreational facilities to the local population. They generally do not have reticulated sewerage or drainage. Dargo and Licola are recognised access points to the High Plains and Alpine National Park and attract large numbers of visitors, including four wheel drive enthusiasts, horse riders, bushwalkers and fishing enthusiasts.

**Rural Areas**

The Shire contains sparsely populated areas used for broad hectare agriculture. These areas feature a lack of reticulated services and are often far removed from townships. Development within these areas should be associated with agricultural purposes.

**Rural lifestyle**

There are numerous low density residential and rural living areas in the Shire. They are predominantly located in attractive rural or natural settings accessible to township services but beyond the urban fringe and away from urban growth corridors. Key characteristics of these areas include a clustering of lots between 4,000 square metres and 8 hectares, a lack of reticulated services and limited drainage. Longford is well positioned to cater for a significant proportion of the demand for rural living in the Sale area, in accordance with the Sale, Warrak and Longford Structure Plan, 2010.

**Infrastructure**

Physical infrastructure includes drainage, water, waste and energy services, open space and recreation facilities, roads, pedestrian and cycle paths, railways and airfields. Most larger settlements are connected to reticulated services except for low density residential properties that operate on-site effluent disposal systems. Some rural towns, including Maffra and Yarram, have significant drainage issues and limited infrastructure.

The extent to which residents and visitors to the Shire can access human services is also important. Human services include all of those services and facilities which satisfy the basic needs of the Shire's population and include child care, aged care, hospitals, youth services, public transport, crisis accommodation etc.

### Coastal areas

There are a number of coastal settlements along the Ninety Mile Beach, the largest being the townships of Loch Sport and Port Albert.

Loch Sport's population has declined in recent years; however its earlier growth occurred in a largely unregulated manner. It has no reticulated water infrastructure and only limited drainage facilities. The town has limited commercial and community facilities, with no recognised 'town centre'.

There are significant environmental issues facing development of the existing township area. The soil in the town is excessively porous and little or no purification of waste effluent is achieved prior to the discharge of waste into adjacent coastal waters. Investigations have revealed evidence of groundwater contamination at Loch Sport. This is a major impediment to the growth of the town.

Port Albert is a place of special heritage significance in Gippsland.

Where the other coastal townships have no suitable system for effluent disposal the resultant environmental impacts of inappropriate development are of concern. Any further expansion of urban boundaries should be subject to investigation into the impacts of such growth on the environment, the need for provision of infrastructure, and the development of necessary commercial and community facilities. The development of inappropriate subdivisions in the Coastal areas needs to be restricted and environmental constraints taken into account.

There are over 11,000 subdivided lots along the Ninety Mile Beach between Paradise Beach and the Honeysuckles, east of Seaspray. These lots occur both on the sand dunes of the Ninety Mile Beach and on the adjacent sandy soils. None of the lots are connected to reticulated water or sewerage systems.

The "Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach", February 2007, provides a preferred settlement structure for the Wellington Coast between Paradise Beach and The Honeysuckles, as a way to encourage development that responds appropriately to environmental values and community needs, and prohibits unplanned development outside the defined settlement boundaries shown in Clause 22.08 'Ninety Mile Beach Policy'. Due to existing constraints and acknowledged coastal hazard risks (erosion and inundation) development is prohibited in the area outside the defined settlement nodes apart from some limited exceptions at Glomar Beach.

Seaspray is located on the sandy soils behind the primary sand dunes of the Ninety Mile Beach. The township has considerable ground water quality problems as a result of using septic systems in the past. Tourism is an important part of the town's economy, however, the impacts of summer tourist activity on the town's effluent management is likely to be a significant problem.

The issue of climate change, in particular potential sea level rise, is an important consideration for coastal communities in this region. New development in areas identified as being vulnerable to inundation from storm surge and sea level rise impacts up to the year 2100 needs to recognise and respond to this hazard through appropriate built form and other measures that provide effective mitigation, and is currently under investigation in other related coastal studies. The outcomes from these studies need to be considered in detail in relation to the future planning and development of coastal communities. In the interim, Council will exercise its discretion through the planning permit process to require a climate change response plan for new development in areas identified as being vulnerable to sea level rise and inundation.

The Gippsland Coastal Board and State government and the Marine and Coastal Council should continue its work in assessing climate change impacts on the coast in Gippsland together with Wellington Shire Council, other government agencies and the Gippsland coastal communities.

**21.04-2 Settlement Objectives**01/06/2014  
CNS(Part 1)

- To accommodate future population growth over the next fifteen years in those settlements that can accommodate change and are expected to grow.
- To provide adequate infrastructure to existing urban settlements and to identified urban growth areas.
- To ensure that urban design and development provides for greater connectivity and amenity that encourages use of public transport services and physical activity (including walking and cycling) throughout the Shire.
- To ensure all development in coastal areas has the necessary infrastructure to protect environmental values, particularly water quality of the Gippsland Lakes.
- To provide rural lifestyle opportunities in appropriate locations.
- To discourage major development outside existing centres other than when a genuine need has been demonstrated and there will be minimal adverse impact on the natural environment.
- To promote improved sewerage infrastructure especially to coastal towns around the Gippsland Lakes and rural townships.
- To provide and improve stormwater systems so that high nutrient and sediment concentrations are prevented from entering waterways and wetlands.
- To protect coal related land and other assets such as airports from inappropriate encroachment by urban settlement.
- To protect agricultural land from inappropriate encroachment by urban settlement.
- To ensure that the aged and other members of the Wellington community with special needs (housing, medical facilities, transportation etc.) are adequately catered for.
- To support and reinforce the regional role of Sale.
- To avoid residential development in farming areas unless it is required for the agricultural use of the land.

**21.04-3 Settlement Strategies**01/06/2014  
CNS(Part 1)**Urban and rural townships**

- Ensure that development occurs in accordance with the town strategy plans and other relevant plans included in Clauses 21.05 – 21.12.
- Ensure that rezonings to residential zones only occur when it is demonstrated as necessary to satisfy housing needs within 10 – 15 years or to provide a choice of residential locations.
- Encourage urban development to be consolidated within existing town boundaries and in identified urban growth areas.
- Promote compact urban forms which fully utilise existing residential areas and infrastructure.
- Promote the consolidation of retail, community, civic, education and other important services at key destination points that can be served by public transport and easily 'walkable' for the local community.
- Promote urban design that encourages physical activity and promotes accessibility to public open spaces as part of a broader network of walking and cycling opportunities.

WELLINGTON PLANNING SCHEME

- Ensure that the future development of land identified for urban growth is not compromised by inappropriate rural residential development.
- Ensure future growth directions on the periphery of towns do not detrimentally affect high quality agricultural land or environmental features.
- Ensure that future urban development in rural and coastal townships without adequate effluent disposal systems is contained within the perimeter of such towns.
- Encourage increased housing densities and choice throughout the main townships of the Shire in areas that are close to their town centres.
- Encourage infill medium density housing close to the town centres to provide greater housing choices for the town's ageing population.
- Restrict the development of towns and settlements where such development threatens water quality and ecosystem values of the Gippsland Lakes and coastline.
- Restrict the development of towns and settlements where such development is subject to flooding (including the effects of tidal flooding), or subsidence (particularly around the Gippsland Lakes).
- Restrict the development of towns and settlements where such development minimises the availability of high quality agricultural land.
- Require that development is sympathetic to the existing character and heritage of townships throughout the Shire.
- Require that the scale, height and building materials of development are in keeping with the landscape and heritage character of the townships and their surrounds.
- Encourage planning for land use and development to minimise potential conflicts between industrial and residential land uses.
- Restrict population growth and urban development in environmentally sensitive parts of the Shire, such as coastal areas.
- Restrict urban development in areas subject to flooding and fire hazard.
- Ensure that development adjacent to highways and other main traffic routes throughout the Shire is of a standard, style and overall form which reflects the importance of the area and improves the impression that development in such locations can create.
- Ensure that access to and use of highways and other main traffic routes throughout the Shire reflects the importance of these corridors to all road users, including vehicles, cyclists, pedestrians and the mobility impaired.
- Encourage the incorporation of appropriate streetscape and landscape treatments in the development of industrial areas, particularly where such sites are highly visible to the town centre and town entries.
- Provide suitable land for the development of future noxious or offensive industries such as food and animal processing industries, together with appropriate value adding industries.
- Encourage physical activity and social interaction in new residential areas through development which provides community facilities, open space, recreational activities, pedestrian and cycle paths and spaces.
- Integrate local walking and cycling paths with tourist attractions, natural destinations and other existing infrastructure where appropriate (e.g. drainage channels) to encourage low impact access that links key destinations or creates opportunities for physical activity.
- Restrict development on rural township sites incapable of treating and managing waste disposal until reticulated sewerage is installed.

### **Rural lifestyle**

- Locate rural living areas in close proximity to developed settlements, to utilise existing social, cultural, and infrastructure facilities.
- Encourage rural living proposals to have regard to environmental features and constraints, in particular wastewater and effluent disposal.
- Ensure rural living activities do not reduce or adversely impact on the productive capacity of high quality agricultural land.
- Discourage dwellings in agricultural areas except where there is a clear connection between the use of the dwelling and a legitimate rural activity on the land (eg. farming, mining, timber production, caretakers dwelling, etc.).

### **Rural areas**

- Discourage subdivision and dwellings unless they are directly related to the agricultural use of the land.
- Encourage the consolidation of small lots.
- Maintain the right of existing farms to continue their operations without being adversely affected or constrained by residential concerns.

### **Infrastructure**

- Ensure adequate effluent and stormwater discharge systems are provided in order to lessen existing and future environmental impacts from townships.
- Maintain and further develop existing open space networks and recreation systems throughout the Shire within the framework of Council's Recreation Plan.
- Prevent high concentrations of nutrients and sediments entering waterways, wetlands and groundwater through stormwater systems.
- Discourage the discharge of wastes (particularly to areas of high conservation significance) unless it can be demonstrated that the wastes can be assimilated without detrimental effect to the receiving environment.
- Minimise development (including the construction of roads) within prominent areas such as hillsides, promontories, ridge-lines and headlands, and in fragile, unstable and flood prone areas to lessen their impacts.
- Require that tourist developments provide adequate infrastructure to treat effluent and stormwater run-off, and minimise erosion and loss of vegetation.
- Ensure that new residential developments in outlying areas provide for access to community services and facilities including taking into consideration the needs of an ageing population.
- Ensure that development provides an appropriate effluent treatment system within the boundaries of the lot.
- Ensure that cost effective infrastructure is provided for the present and future development of the Shire's towns.
- Require that development plans achieve efficient utilisation of existing urban infrastructure.
- Require that development plans provide for re-subdivision of low density areas where they are supported with full services, including sewerage.

### Coastal areas

- Discourage development that generates and disposes of wastewater on-site within the setback distances of waterways and/or wetlands as prescribed by the Environment Protection Authority.
- Concentrate development in existing coastal settlements with established physical, social, and economic infrastructure through infill development within existing town or settlement boundaries and restricting development distant from these settlements.
- Consider proposed major developments outside existing coastal centres only when a genuine need has been demonstrated and environmental capability adequately assessed to ensure minimal adverse impact.
- Maintain coastal settlements with little or no existing infrastructure at their present development density and confine development within zone boundaries.
- Maintain the natural condition of the coastline between settlements.
- Consolidate residential development within coastal settlement boundaries before developing new areas for residential purposes.
- Prevent unplanned development outside defined settlement boundaries in accordance with the Wellington Coast Subdivision Strategy, Clause 22.08: Ninety Mile Beach Policy.
- Ensure any further expansion of urban boundaries is subject to investigation into the impacts of such growth on the environment, the need for provision of infrastructure, and the development of necessary commercial and community facilities.
- Require all new coastal residential development or use to provide utility services.
- Encourage all new coastal residential subdivision to have lot sizes of at least 0.4 ha if reticulated sewerage cannot be provided.
- Protect sensitive or dynamic areas such as primary or secondary sand dunes, or the Lake Reeve islands by strongly discouraging new residential subdivision or development.
- Facilitate the restructuring of old and inappropriate coastal subdivisions where restructure is an appropriate strategic response and where the development of such lots will not result in significant environmental impacts.
- Ensure that use or development does not adversely impact on adjacent coastal parks.
- Ensure new buildings in coastal areas are designed to complement the identified or valued character of coastal settlements.
- Ensure development and works within a wetland are associated with the ongoing use of the land as a wetland.
- Promote coastal tourism in areas with attractive natural attributes and appropriate access and infrastructure.
- Encourage the concentration of coastal tourist and commercial recreation development in established centres.
- Consider major developments on freehold land outside existing settlements where they will not have adverse environmental and social impacts.
- Ensure tourist developments along the coastline and lakes foreshore locate on environmentally suitable sites.
- Encourage major tourism uses or developments which are not dependent on a coastal location to develop inside the main existing townships of Loch Sport and Port Albert.
- Encourage commercial facilities in coastal areas to develop within existing town boundaries, and preferably close to the 'town centre' where one exists.

WELLINGTON PLANNING SCHEME

- Encourage a diversity of commercial activity in coastal areas, particularly where it is related to environmentally sustainable tourism.
- Promote low density agricultural uses such as extensive animal husbandry in coastal areas, provided they are not detrimental to the surrounding natural environment.
- Encourage the integration of conservation and agricultural production in coastal areas.
- Promote the conservation of the locality's natural resources through the considerations of potential impacts from proposals including farm size, productive capacity of land to sustain the rural enterprise and whether the use, development or subdivision will have an adverse impact on traditional land uses.
- Promote urban design in coastal towns that encourages physical activity and promotes accessibility to public open spaces as part of a broader network of walking and cycling opportunities.

**21.14 ENVIRONMENTAL RISK**

22/06/2017

[Clause 13.02-04](#)

This Clause provides a local context to Clause 13 Environmental Risks of the State Planning Policy Framework.

**Overview**

There are a number of environmental risks facing Wellington Shire Council which may impact on land use and development decisions. The key environmental risks are detailed in this clause and include:

- Climate change
- Fire
- Flooding
- Salinity and land degradation

**21.14- Climate Change Impacts****1**19/12/2013  
C79

Climate change has the potential to significantly impact land use and development within the Shire of Wellington, in particular the coastal areas. Wellington's coastal settlements may be the subject of coastal vulnerability from changes to the climate including the possibility of sea level rise. Climate change presents several significant challenges including loss of biodiversity (particularly in coastal, alpine and fragmented landscapes), increased salinisation of wetlands (particularly the Gippsland Lakes), shoreline recession, storm surge, increased fire risk, increased frequency of drought and high temperatures.

**Objective**

To manage the potential impacts of climate change on the environment including in areas of coastal vulnerability.

**Strategies**

- Ensure land use and development planning and proposals are cognisant of possible sea level rise and its potential impacts on the Shire's coastal settlements.
- Discourage development in areas of significant coastal vulnerability.

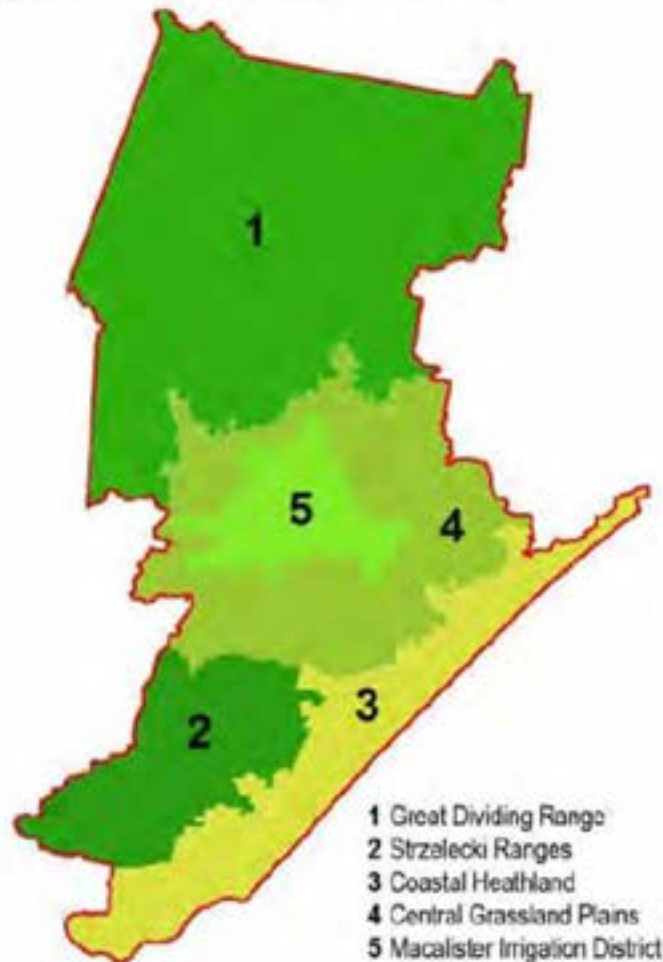
\* Assess the viability of development proposals on land affected by sea level rise against the 2100 1% AEP flood level

**21.14-****2**11/02/2016  
C82**Fire**

A Municipal Fire Prevention Plan has been prepared for the municipality with the objective of creating a safer community. In addition to specifying works and responsibilities, the Plan identifies actions the community can undertake to minimise the risk and to help prepare for fire.

Additionally the municipality has identified five different fire landscapes, which are identified on the following plan.

Figure 1 – Fire landscape types in Wellington Shire



#### Fire Landscape Type 1: Great Dividing Range

The mountainous terrain to the north of the Shire, has been described as the Great Dividing Range (GDR) as per figure 1 above. Several vegetation types exist throughout the GDR landscape including dry sclerophyll mixed forest, wet sclerophyll forests, rainforest, alpine forests and alpine plains. The general rainfall throughout the mid to lower slopes of the GDR is around 600-800mm per annum, which leads to forest types dominated by dry sclerophyll forests. There are two townships in Wellington's portion of the GDR, Licola and Dargo. Several other Wellington townships exist in the southern foothills of the GDR that including Seaton, Glenmaggie, Coongulla and Briagolong.

Much of the GDR was burnt at some intensity in the 2002/03, 2005/06 and 2013 fires. This area is subject to the Department of Environment and Primary Industry (DEPI) Fire Operations Plan. The GDR fire landscape area has a rich fire history, and it is likely that it will be subject to fire in the future.

The dominant forest type throughout the GDR has evolved around fire, and typically has a natural fire frequency of around 5-40 year intervals. Fires in the GDR area are generally of minor to

moderate intensity due to the volume of fuel available for combustion; however fires of higher intensity are not uncommon.

#### **Fire Landscape Type 2: Strzelecki Ranges**

The Strzelecki Ranges are mountainous and comprise a mosaic of native vegetation, timber plantations and agricultural land use. The Strzelecki's contain a large proportion of wet sclerophyll forests due to the higher average annual rainfall of around 1,000mm per year. Plantations throughout the area are eucalypt and pine. There are a number of settlements throughout the Strzelecki's including; Gormandale, Carrajung, Won Wron and Devon North. Settlements around the foothills of the Strzelecki's include Yarram, Rosedale, Woodside and Longford.

The southern Strzelecki Ranges were impacted by the 2009 Black Saturday fires north of Yarram and east of Callignee. The fire burnt through pine plantation, eucalypt plantation, native forest, agricultural land as well as the Devon North, Won Wron and Carrajung townships.

The Strzelecki Ranges are generally heavily forested (either native forest or plantation) with relatively high fuel loads. These fuel loads, combined with mountainous terrain, favourable climate history and weather conditions creates the potential for extremely intense fires. The wet sclerophyll native forest in the Strzeleckis has a much wider window of fire frequency than dry sclerophyll forests. Data suggests that a major fire will pass through this landscape every 20 - 400 years, and the local ecology has adapted to this scenario. The fire intensity that could be expected in these areas is very high to extreme.

#### **Fire Landscape Type 3: Coastal Heathland**

The coastal heathland of Wellington Shire exists in one form or another from Dog Island in the west through to Rotomah Island in the east. The area is dominated by the Ninety Mile Beach and three main landscapes including dry land agriculture, wetlands, tall and short heathlands. Banksia, tea tree and eucalypt dominate the area. Rainfall averages across this landscape are between 600 – 800 mm per year. Settlements in the coastal heathland are predominately a mixture of permanently occupied houses and houses owned by absentee owners in the towns of Port Albert, Robertsons Beach, Manns Beach, McLoughlins Beach, Woodside Beach, Seaspray, The Honeyuckles, Glomar Beach, Flamingo Beach, Golden/Paradise Beach, Seacombe and Loch Sport.

The coastal heathlands has a mixed fire history. There has been a mosaic of relatively small fires throughout this landscape over time, whilst some areas have not seen any fire for some time. Fires have been recorded since the early 1980s of varying intensities. The area is also managed as part of the Department of Environment and Primary Industry Fire Operations Plan area.

The coastal heathlands are extremely prone to fire and have typically evolved around a fire frequency of around 15 – 40 years. Significant fuel loads can accumulate without the presence of fire in this landscape. A continuous fuel ladder from the ground surface through to the tree canopy is not uncommon and can lead to extreme fire behaviour and intensity that may generate a severe threat to people and property within this landscape.

#### **Fire Landscape Type 4: Central Grassland Plains**

The central grassland plains and open woodland describes the relatively flat landscape that lie south of GDR; north of the Strzelecki's in the west and the coastal heathland in the east. An irrigation island known as the Macalister Irrigation District covers a substantial area in and around the Thompson River and Macalister River catchments. Natural rainfall is approximately 600 – 800mm per annum through the Central Grassland Plains. The area is dominated by dry land agriculture with remnant patches of native grasslands and woodlands. The grassland plains is predominantly covered by improved pastures, with very limited native grasslands remaining.

Small scale grassland plain fires are a regular occurrence throughout the landscape. Larger grassland fires are generally uncommon throughout this landscape, however in 2006/07 some significant areas were burnt around the Cowwarr district. Grasslands typically recover quickly, either through seed storage in the soil or re-sowing of paddocks. Native grasslands recover in a short period also through existing root stock, seed storage and seed dispersal.

Grasslands can present various risks to settlements and dwellings either through fires transitioning from the forest into forest/grassland interface or a grassland fire becoming established independently. Grassland fires spread relatively quickly and can vary in intensity depending on fuel load throughout the landscape. Grassland fires only pose a significant threat to the perimeter, of around 100 metres, of any town or settlement. Settlements and towns in this fire landscape area include Yarram, Heyfield, Sale, Maffra, Briagolong, Boisdale, Rosedale, Stratford, Longford, Woodside, Alberton and Tarraville.

#### Fire Landscape Type 5: Macalister Irrigation District

Significant areas of floodplain in and around the Thomson River and the Macalister River are known as the 'Macalister Irrigation District.' These areas access irrigation water from Lake Glenmaggie and Cowwarr Weir and the area is gazetted as a declared water catchment by Southern Rural Water.

There has been very little fire through the Macalister Irrigation District over time, with only some small scale fires in existing reserves and roadsides. Some 'stubble' fires have been deliberately lit as a part of on farm management and have required the assistance of the fire services, however, they have been relatively easy to contain.

The majority of the towns and settlements within the Macalister Irrigation District interface with non irrigated grasslands, therefore these localities are represented two landscape fire types. Towns such as Briagolong, Boisdale, Maffra, Heyfield and Sale all interface both the Macalister Irrigation District and non-irrigated grasslands. The perimeters of those towns, to a depth of around 100 metres, are likely to be subject to grassland fire threat. The interior of these towns would have little exposure to grass fires.

#### Objective

To protect the community from natural hazards such as fire.

#### Strategies

- Ensure that new land use or development, particularly within the identified fire landscapes does not increase the level of fire risk and includes adequate fire protection measures.
- Ensure appropriate buffers are applied between new urban settlement and bushland to mitigate the risk of fire.
- Require dwellings in rural areas to be sited to minimise fire risk and minimise the need for removal of native vegetation.
- Discourage residential development and associated uses in areas which are in areas that are subject to high fire risk.
- Recognise the five fire landscapes and their implication on land use and development and the risk of fire.

#### 21.14-3

19/12/2019C78

#### Flooding

~~Flooding is another recognised environmental risk. Detailed flood mapping has been carried out by the catchment management authority identifying land subject to flooding.~~

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Riverine flooding occurs frequently within Wellington Shire, affecting a number of the Shire's townships and resulting in large areas of rural land being inundated.

In the Gippsland Lakes system, flooding can result from high inflows from the incoming river systems as well as high tides and storm conditions off the coast. Floodwaters in the lakes can take a week or more to recede, with properties isolated for up to two weeks.

The coastline in Wellington Shire is subject to coastal inundation as a result of storm surge. Flooding in coastal areas will occur more frequently and at higher levels as sea levels rise into the future due to climate change.

The following locations are subject to significant flood risk:

- \* Parts of the urban areas of Loch Sport, Seaspray, Rosedale, Sale, McLoughlins Beach, Tinamba, Boisdale, Newry and Port Albert
- \* The rural areas along the:
  - \* Dargo River at Dargo
  - \* Avon River from Valencia Creek to Lake Wellington
  - \* Tarra River downstream to Tarraville
  - \* Thomson River and Rainbow Creek from the Cowwarr Weir to the confluence with the Macalister River
  - \* Macalister River from the Glenmaggie Weir to the Thomson River confluence
  - \* Thomson River from the Macalister River confluence to the confluence with the Latrobe River south of Sale
  - \* Lower Latrobe River from Flynn to Lake Wellington
  - \* Boggy Creek around Tinamba and Riverslea
  - \* Albert and Jack Rivers
- \* Rural areas adjacent to the Ninety Mile Beach from Seaspray to Loch Sport

### Objective

- \* To minimise flood risk to life, property and community infrastructure and to promote sustainable use and development of the floodplain.
- \* To ensure that development in the floodplain:
  - \* Maintains the free passage and temporary storage of floodwaters;
  - \* Minimises flood damage;
  - \* Will not cause any significant rise in flood level or flow velocity;
  - \* Will not cause any adverse impact on neighbouring properties
- \* To recognise the natural flood carrying capacity of rivers, streams and wetlands and the flood storage function of floodplains.
- \* To protect surface and ground water quality and preserve important wetlands and areas of environmental significance.
- \* To minimise risk associated with overland flow of storm water.

**To protect the community from the natural hazard of flooding:**

### Strategies

- \* **Restrict development on flood plains and land liable to inundation:**
- \* **Discourage residential development and associated uses in areas that are subject to flooding.** Assess the viability of all development against the relevant Floodplain Management Authority's policies including "Guidelines for development in flood prone areas" (WGCMA, 2013) or any superseding document.

- \* Discourage the import of fill to land within the 1% AEP flood extent.
- \* Discourage the construction of levees in areas regarded by the floodplain management authority as important for flood storage and/or environmental values.
- \* Discourage earthworks that obstruct natural flow paths or drainage lines.
- \* Ensure buildings and works are appropriately designed and sited to avoid impacts on waterways and floodplain wetlands.

#### 21.14-4

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#### Salinity and Land Degradation

Salinity and land degradation can create issues for the viability of agriculture as well as reduce the quality of the environment.

##### Objective 1

To protect groundwater quality and aquifer recharge areas, particularly from the impacts of urban run-off.

##### Strategy

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

##### Objective 2

To achieve integrated catchment management that addresses salinity, erosion, sedimentation, water quality, biodiversity and native vegetation retention.

##### Strategy

- Locate and design activities such as abattoirs and intensive animal husbandry to minimise environmental damage and loss of amenity to surrounding areas taking into account matters such as effluent control, odour, noise, soil compaction, erosion and protection of water quality.

##### Objective 3

To achieve responsible land management in areas of soil erosion and salinity.

##### Strategy

- Encourage agroforestry, particularly in areas of low agricultural value and environmental degradation.

##### Implementation

These strategies for environmental risks will be implemented by:

##### Using zones, overlays, policy and the exercise of discretion

- Applying appropriate zones and overlays
- Applying the *Special Water Supply Catchment Areas* policy at Clause 22.01
- Applying the *Rural* policy at Clause 22.02
- Implement any relevant coastal action plan
- Use County Fire Authority guidelines on subdivision, group accommodation, and recreation accommodation in assessing whether a development proposal adequately addresses fire safety issues.

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- Apply the following standards for use, development and subdivision in areas subject to fire risk:
  - Buildings, public open space and roads are to be sited, designed and constructed to minimise the impact of emergency conditions arising from fire.
  - Development associated with residential and public use is to incorporate fire prevention measures in accordance with relevant fire prevention guidelines.
  - Access, fencing, and location of dams are to maximise fire fighting potential and minimise interference with fire fighting measures.
  - Plantations are to be designed to minimise the risk of fire.
  - The modification of fuel levels to suitably minimise fire risk.

### Undertaking further strategic work

- ~~Actively support and contribute to completing the remaining Maffra-related stages of the Flood Data Transfer Project with a view to amending the Wellington Planning Scheme to reflect these changes.~~
- ~~Actively support the proposed West Gippsland Catchment Management Authority flood monitoring program for the Yarram district with a view to amending the Wellington Planning Scheme to reflect relevant findings.~~
- Prepare an overlay identifying land subject to salinity.
- Investigate options to address landslip.
- Develop a policy to promote water sensitive urban design in the Shire in relation to urban run-off.

### Other actions

- Implement the Municipal Fire Prevention Plan.
- Implement the Municipal Domestic Wastewater Management Plan.
- Council/EPA to identify further candidate sites for the Environmental Audit Overlay.
- Use Integrated Catchment Management Plans, Salinity Action Plans, and Whole Farm Plans to promote responsible resource management in rural areas.

## 21.20

21/12/2017  
C36

## REFERENCE DOCUMENTS

The following strategic studies have informed the preparation of this planning scheme. All relevant material has been included in the Scheme. Decision makers should use these for background research only. Material in these documents that potentially provides policy guidance on decision making but which is not specifically referenced to by the Scheme, should not be given any weight.

- *Assessment of Agricultural Quality of Land in Gippsland, Swan and Vohm, 1984*
- *City of Sale Restoration and Conservation Guidelines, May 1983*
- *City of Sale Heritage Study, March 1994*
- *Coastal Spaces Landscape Assessment Study, Municipal Reference Document 2006*
- *Coastal Spaces Landscape Assessment Study, State Overview Report 2006*
- *East Gippsland Regional Catchment Strategy*
- *Gippsland Lakes Coastal Action Plan, 1999*
- *Gippsland Lakes Future Directions and Action Plans, 2002*
- *Gippsland Lakes Shore Erosion and Revegetation Strategy, Department of Natural Resources and Environment, Gippsland Coastal Board, 2002*
- *Group accommodation and Safety guidelines, Country Fire Authority, February 1997*
- *Guidelines for the Assessment of Heritage Planning Applications – Port Albert and District, 2002*
- *Guidelines for Coastal Catchment Authorities: Assessing development in relation to sea level rise, June 2017 for any superseding document*
- *Healthy by Design: A planners' guide to environments for active living, National Heart Foundation of Australia, 2004*
- *Heyfield Low Density Residential Land Supply Study, March 2017*
- *Heyfield Structure Plan, December 2011, including update; Strategic Justification Firebrace Road August 2013*
- *Infrastructure Design Manual (IDM)*
- *Integrated Coastal Planning for Gippsland – Coastal Action Plan, Gippsland Coastal Board*
- *Longford Development Plan, November 2015*
- *Mapped Salinity Discharge and Potential for Recharge within the Wellington Shire and showing Domestic Water Supply Catchments, Department of Natural Resources and Environment*
- *Municipal Reference Document, Wellington Shire, Coastal Spaces Landscape Assessment Study, 2006*
- *Planning conditions and guidelines for subdivisions, Country Fire Authority, September 1991*
- *Port Albert Conservation Study, 1982*
- *Port Albert Masterplan, 2002*
- *Port Albert & Palmerston Urban Design Guidelines, 2007*
- *Recreational accommodation and Safety Guidelines, Country Fire Authority, February 1997*
- *Rosedale Structure Plan, 7 August 2012*
- *Sale and Region Business Opportunities Study, 2003*
- *Sale, Warrak and Longford Structure Plan, 2010 and updates; Relocation of Sale Greyhound Racing Club Strategic Justification (NBA Group, 2014)*
- *Sale CBD Precinct Plan, 2010*
- *Siting and Design Guidelines for Structures on the Victorian Coast, 1998*

## WELLINGTON PLANNING SCHEME

- *Stratford Townscape Study, 1993*
- *Victorian Coastal Strategy, 2014*
- *Wellington Coast Subdivision Strategy: The Honeysuckles to Paradise Beach, February 2007*
- *Wellington Shire Council, Golden Beach/Paradise Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Loch Sport Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Manns Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, McLoughlins Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Robertsons Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Seaspray Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, The Honeysuckles Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Council, Woodside Beach Urban Design Framework, Coastal Towns Design Framework, Volume 3, March 2007*
- *Wellington Shire Heritage Study: Stage 1, May 2005*
- *Wellington Shire Stage 2 Heritage Study, September 2016 (amended August 2017)*
- *Wellington Shire Stormwater Management Plan, 2002*
- *West Gippsland Catchment Management Authority Flood Guidelines: Guidelines for development in flood prone areas February 2013 (or any superseding documents)*
- *West Sale Airport Master Plan Update 2017 (or any superseding documents)*
- *West Sale Aerodrome Public Authority Management Agreement, June 2003 (or any superseding documents)*
- *West Gippsland Regional Catchment Strategy 2013 (or any superseding document)*
- *Wellington Economic Development and Tourism Strategy 2011-15 (or any superseding document)*
- *Wellington Shire Rural Zones Review, Volume 1 and 2, January 2009*

44-00  
C38

## SCHEDULE 1 TO CLAUSE 44.03 FLOODWAY OVERLAY

Shown on the planning scheme map as **FO1** or **RFO1**.

### FLOODWAYS

#### 1.0 Floodway objectives to be achieved

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C38

None specified

#### 2.0 Statement of risk

None specified

#### 3.0 Permit requirement

A permit is not required for the following:

##### Dwellings

- A single dwelling (excluding any fill) on a vacant lot in a residential zone provided that the finished floor level of the dwelling (excluding outbuildings) is at or above the floor level specified in Table 1 and the under-floor area of the dwelling will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority;

**Table 1**

Township	Finished Floor Level
Loch Sport	3.00m AHD
Paradise Beach/Golden Beach	3.00m AHD
Honeysuckles	3.00m AHD
Port Albert	2.90m AHD
Robertsons Beach	2.90m AHD
Manns Beach	2.90m AHD
Woodside Beach	2.94m AHD

Floor levels in Table 1 may be varied in the event that updated flood data becomes available subject to the written agreement of the West Gippsland Catchment Management Authority.

- A single dwelling (excluding any fill) on a vacant lot in a residential zone in a location other than those specified in Table 1, provided that it meets the requirements specified in written advice from the floodplain management authority that is no more than 3 months old
- A single dwelling (excluding any fill), where the land is not in a residential zone, provided that it meets the requirements specified in written advice from the floodplain management authority that is no more than 3 months old

##### Extensions

- An upper storey extension to an existing building within the existing building footprint, provided that the total number of bedrooms is not increased;
- The internal alteration of an existing building where the original building footprint remains the same and no change to the use of the building is proposed.

### Buildings

- A non-habitable outbuilding, including replacement of existing outbuildings, provided that:
  - The floor area is less than 20m<sup>2</sup>; and
  - The relevant floodplain management authority has advised in writing within the previous three months that the impact on flood storage will be negligible and the flow path will not be obstructed.
- A replacement building (excluding non-habitable outbuildings) where:
  - The floor level is at or above the applicable level specified in written advice by the floodplain management authority; and
  - the under-floor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority; and
  - The footprint of the replacement building is the same or less than the original building; and
  - Safe access from the building to emergency services and relief facilities is available during a 1% AEP flood event, to the satisfaction of the relevant floodplain management authority.
- An agricultural shed with permanently open sides;
- A rainwater tank associated with an existing dwelling, provided that the footprint of all rainwater tanks associated with the dwelling does not exceed 20m<sup>2</sup>;
- A pump shed;
- A pergola, carport, deck, verandah or in-ground swimming pool associated with an existing dwelling that does not impede the flow of floodwaters;;
- A mast, antenna, power pole, light pole, or telecommunication tower;
- An outdoor advertising sign/structure, provided it does not alter flood flows or floodplain storage capacity.

### Fences

- Open type fencing (excluding paling fencing, colourbond fencing, brick and concrete walls) and maintenance to existing fencing;

### Works

- Works ancillary to an existing building, including landscaping and pathways, that do not alter the surface by more than 100 mm;
- Earthworks in accordance with a whole farm plan approved by the responsible authority and floodplain management authority;
- Works associated with vine or horticultural trellises or watering systems; and
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road.
- Road works or works to any access way (public or private), including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed.

### **Buildings & Works**

- Buildings and works undertaken by Gippsland Ports including jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs.
- Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply that do not alter the existing surface.

#### **4.0 Application requirements**

An application to construct a building or construct or carry out works must be accompanied by:

- Written advice from the floodplain management authority that is no more than three months old, which assesses the viability of the proposed development; and
- Four sets of plans, drawn to scale, which show:
  - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.
  - Elevation plans showing natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licensed surveyor.
  - For inland waterways, the 1% AEP flood level as specified in written advice by the relevant floodplain management authority. The flood level information must not be greater than three months old; and
  - Any additional information requested in writing from the floodplain management authority.

#### **5.0 Decision Guidelines**

None specified

J-02-  
C08**SCHEDULE 1 TO CLAUSE 44.04 LAND SUBJECT TO INUNDATION OVERLAY**Shown on the planning scheme map as **LSIO**.**LAND SUBJECT TO INUNDATION****1.0 Land subject to inundation objectives to be achieved**J-02-  
C08

None Specified.

**2.0 Statement of risk**

None Specified.

**3.0 Permit requirement**

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

**Dwellings**

- A single dwelling (excluding any fill) on a vacant lot in a residential zone provided that the finished floor level of the dwelling (excluding outbuildings) is at or above the floor level specified in Table 1, and the under-floor area of the dwelling will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority:

**Table 1**

Township	Finished Floor Level
Loch Sport	3.00m AHD
Paradise Beach/Golden Beach	3.00m AHD
Honeysuckles	3.00m AHD
Port Albert	2.90m AHD
Robertsons Beach	2.90m AHD
Manns Beach	2.80m AHD
Woodside Beach	2.94m AHD

Floor levels in Table 1 may be varied in the event that updated flood data becomes available subject to the written agreement of the West Gippsland Catchment Management Authority.

- A single dwelling (excluding any fill) on a vacant lot in a residential zone in a location other than those specified in Table 1, provided that it meets the requirements specified in written advice from the floodplain management authority that is no more than 3 months old.
- A single dwelling (excluding any fill) where the land is not in a residential zone, provided that it meets the requirements specified in written advice from the floodplain management authority that is no more than 3 months old.

**Extensions**

- An extension to a non-habitable outbuilding (other than industrial or commercial) provided that:
  - the floor area is less than 20m<sup>2</sup>, or
  - where the floor area exceeds 20m<sup>2</sup>, the finished floor level must be above the applicable floor level as specified in written advice by the relevant floodplain management authority within the previous three months, and

- the under-floor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority;
- An extension to an existing building used for accommodation (including a dwelling) provided that:
  - where the floor area is less than 20m<sup>2</sup>, the proposed floor level must be at or above the highest point of the existing floor level; or
  - where the floor area exceeds 20m<sup>2</sup>, the proposed floor level must be above the applicable floor level as specified in written advice by the relevant floodplain management authority within the previous three months; and
  - the under-floor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority;
- An upper storey extension to an existing building within the existing building footprint;

#### **Buildings**

- A non-habitable outbuilding ancillary to a dwelling (including a pergola, deck or verandah, open sided garage, carport or in-ground swimming pool) provided that the following conditions are all met:
  - The finished floor level of the outbuilding must be at or above the existing natural surface level
  - All electrical outlets in the outbuilding must be installed at or above the Nominal Flood Protection Level, as specified in written advice by the floodplain management authority within the last three months
  - All high value and hazardous goods must be stored at or above the Nominal Flood Protection Level, as specified in written advice by the floodplain management authority within the last three months
  - Flood resistant building materials must be used up to the Nominal Flood Protection Level, as specified in written advice by the floodplain management authority within the last three months
- A non-habitable building (other than industrial or commercial) provided that:
  - the floor area is less than 20m<sup>2</sup> or ;
  - where the floor area exceeds 20m<sup>2</sup>, the finished floor level must be above the applicable floor level specified in written advice by the relevant floodplain management authority within the previous three months; and
  - the under-floor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority;
- A replacement building (excluding non-habitable outbuildings) where:
  - the floor level is at or above the applicable finished floor level, as specified in written advice by the relevant floodplain management authority within the previous three months; and
- the under-floor area of the building will not restrict the free passage of floodwater, to the satisfaction of the relevant floodplain management authority; and the footprint of the replacement building is the same or less than the original building; An agricultural farm building, or structure, with permanent open sides.
- A rainwater tank associated with an existing dwelling or the agricultural use of land, provided that the footprint of all rainwater tanks does not exceed 20m<sup>2</sup>;

- A non-domestic disabled access ramp;
- A pump shed;
- A mast, antenna, power pole, light pole, or telecommunication tower;
- An outdoor advertising sign/structure, provided it does not alter flood flows or floodplain storage capacity.

#### Fences

- Open type fencing (excluding paling and Colorbond style fencing, brick and concrete walls) and maintenance to existing fencing;
- A replacement fence of the same materials as an existing fence, in the same location.

#### Works

- Works ancillary to an existing building, including landscaping and pathways that do not alter the existing surface by more than 100 mm;
- Earthworks in accordance with a whole farm plan approved by the floodplain management authority;
- Works associated with vine or horticultural trellises or watering systems; and
- Works associated with roads, roadsides or any other access ways (public or private) carried out by a public authority that have received written consent from the floodplain management authority within the previous three months;
- Routine and maintenance works that do not affect the height, length or location of a levee, embankment or road;
- Road works or works to any access way (public or private), including construction of driveways, vehicle crossovers, footpaths or bicycle paths if there is no change to existing surface levels or if the relevant floodplain management authority has advised in writing that the impact on flood storage will be negligible and the flow path will not be obstructed;
- Works associated with dams with less than 3,000 cubic metres capacity, where no fill is imported to the site and where no embankment is proposed above natural ground level.

#### Buildings and Works

- Buildings and works undertaken by Gippsland Ports including jetties, boardwalks, landings, beach refurbishment, swing moorings, navigational aids, beacons and signs;
- Buildings and works carried out by a Water Corporation to maintain and replace infrastructure related to sewer and water supply that do not alter the existing surface.

### 4.0 Application requirements

An application to construct a building or construct or carry out works must be accompanied by:

- Written advice from the floodplain management authority that is no more than three months old, which assesses the viability of the proposed development; and
- Four sets of plans, drawn to scale, which show:
  - A location plan showing the boundaries and dimensions of the site, surrounding uses and the layout of existing and proposed buildings and works.

WELLINGTON PLANNING SCHEME

- Elevation plans showing natural ground level, finished ground level and the floor levels of any proposed buildings in relation to Australian Height Datum, taken by or under direction of a licensed surveyor.
- For inland waterways, the 1% AEP flood level as specified in written advice by the relevant floodplain management authority. The flood level information must not be greater than three months old, and
- Any additional information requested in writing from the floodplain management authority.

**5.0 Decision Guidelines**

None Specified

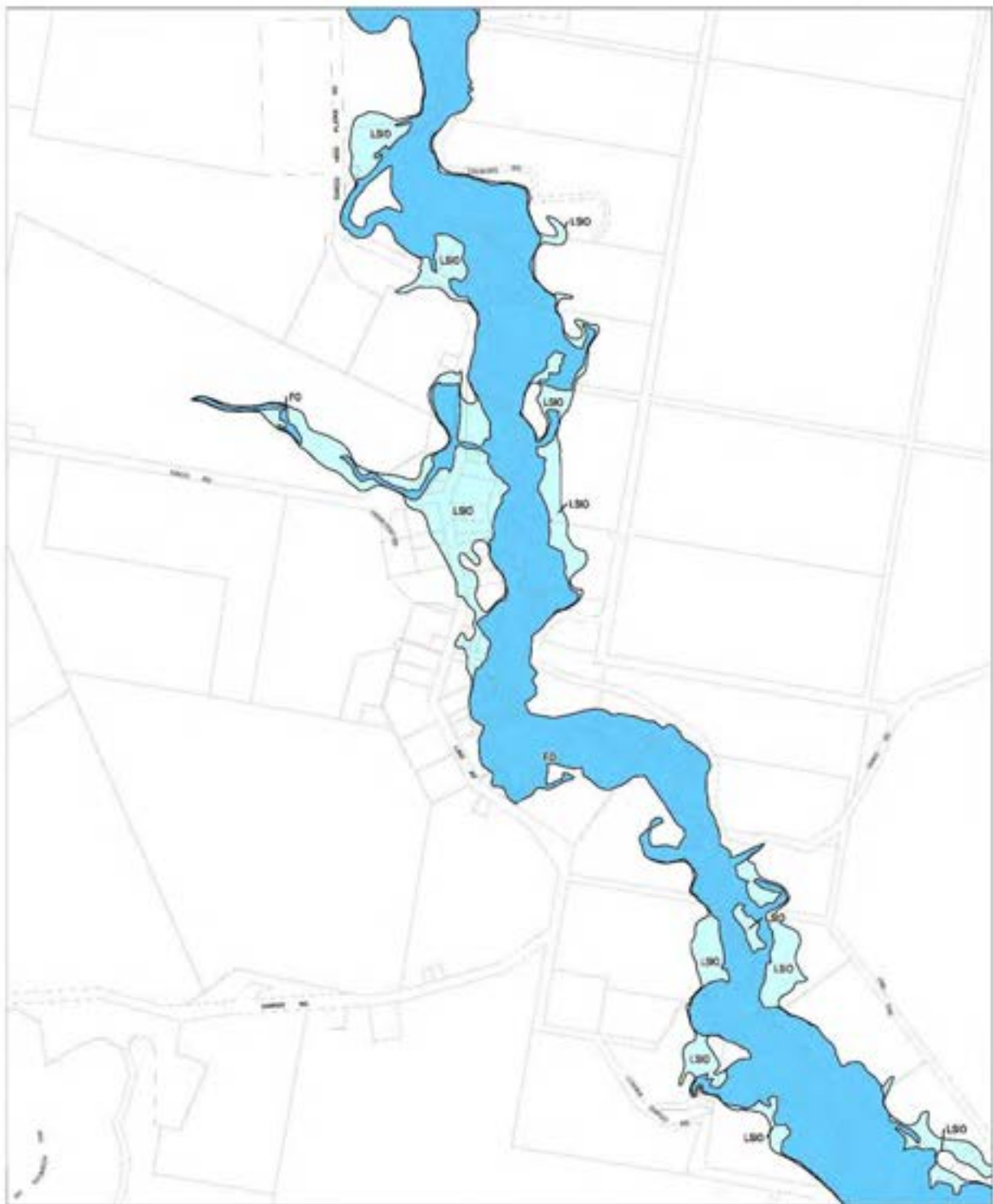
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AMENDMENT C99



LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 14LSIO-FO

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**LEGEND**

- FO - Floodway Overlay
- LSIO - Land Subject to Inundation Overlay

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**Scale**  
0 500 1000  
Metres

**North Arrow**  
NORTH

**Planning Group**  
Published: 17/04/2015

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**MAP No 15LSIO-FO**

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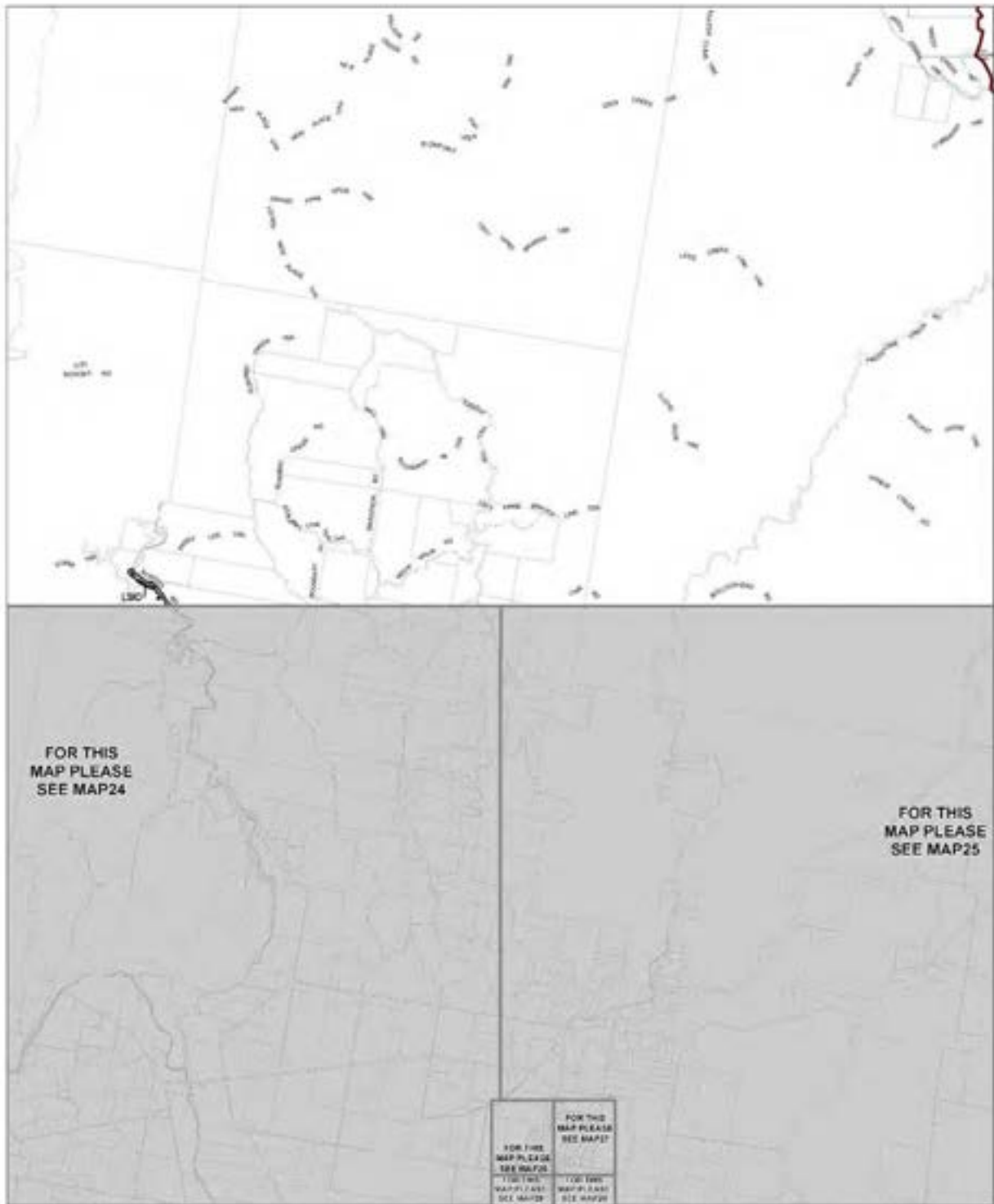


<b>LEGEND</b> Floodway Overlay Floodway Overlay	Municipal Boundary	<p><b>Disclaimer</b>          This is a location map only. It is not intended to be used for the purpose of determining the boundaries of any land or for any other purpose. It is not intended to be used for the purpose of determining the boundaries of any land or for any other purpose. It is not intended to be used for the purpose of determining the boundaries of any land or for any other purpose.</p> <p><small>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</small></p>	<p>0 500 1000 Metres</p> <p><b>NORTH</b></p> <p>Planning Group          Project: T7640216</p>	<p>0 500 1000 Metres</p> <p>Australian Map Grid Zone 55</p> <p><b>VICTORIA</b>          State Government          Environment, Land, Water and Planning</p>	<p><b>INDEX TO AMENDMENT SCHEME MAPS</b></p>
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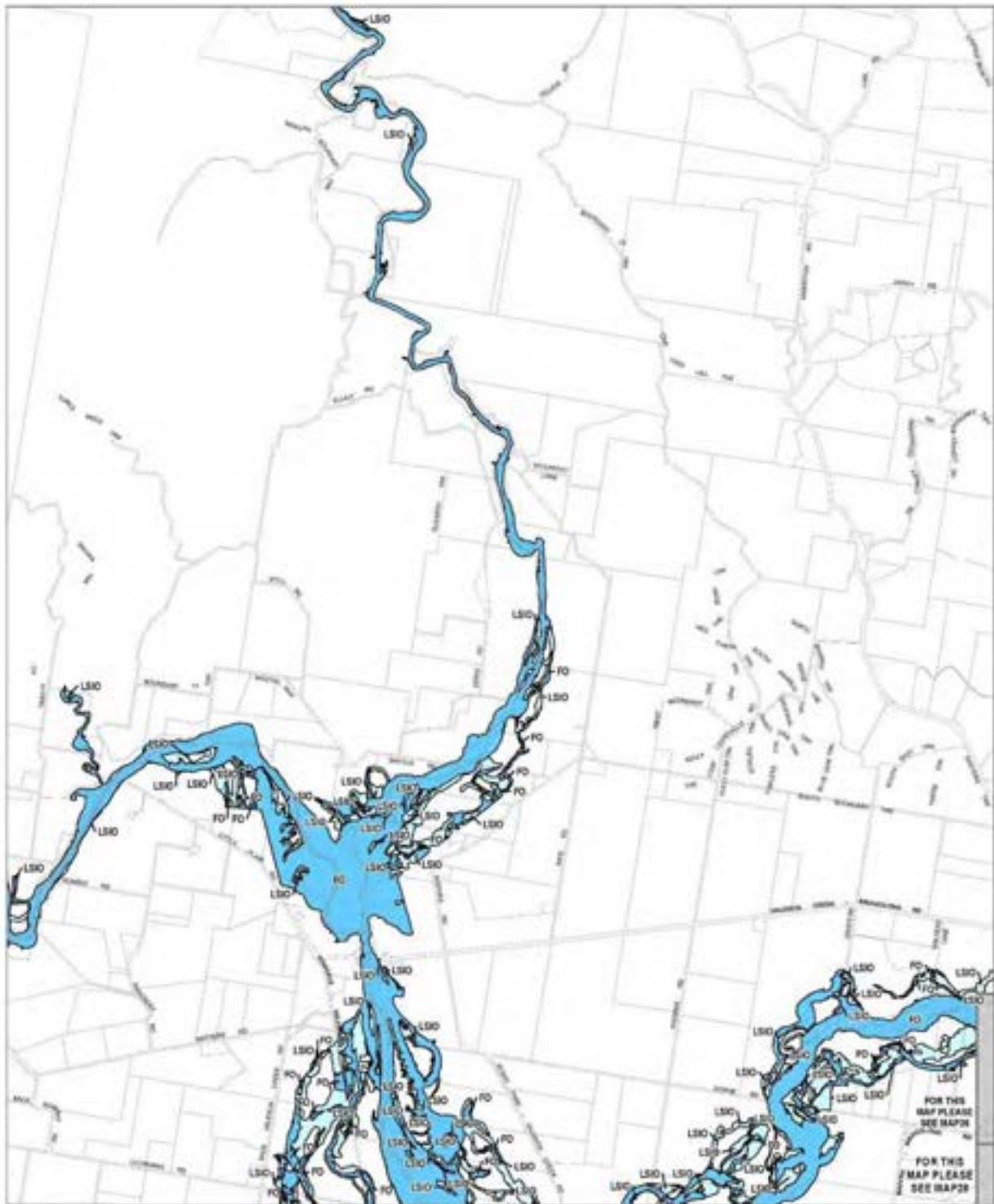
LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 21LSIO-FO

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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 24LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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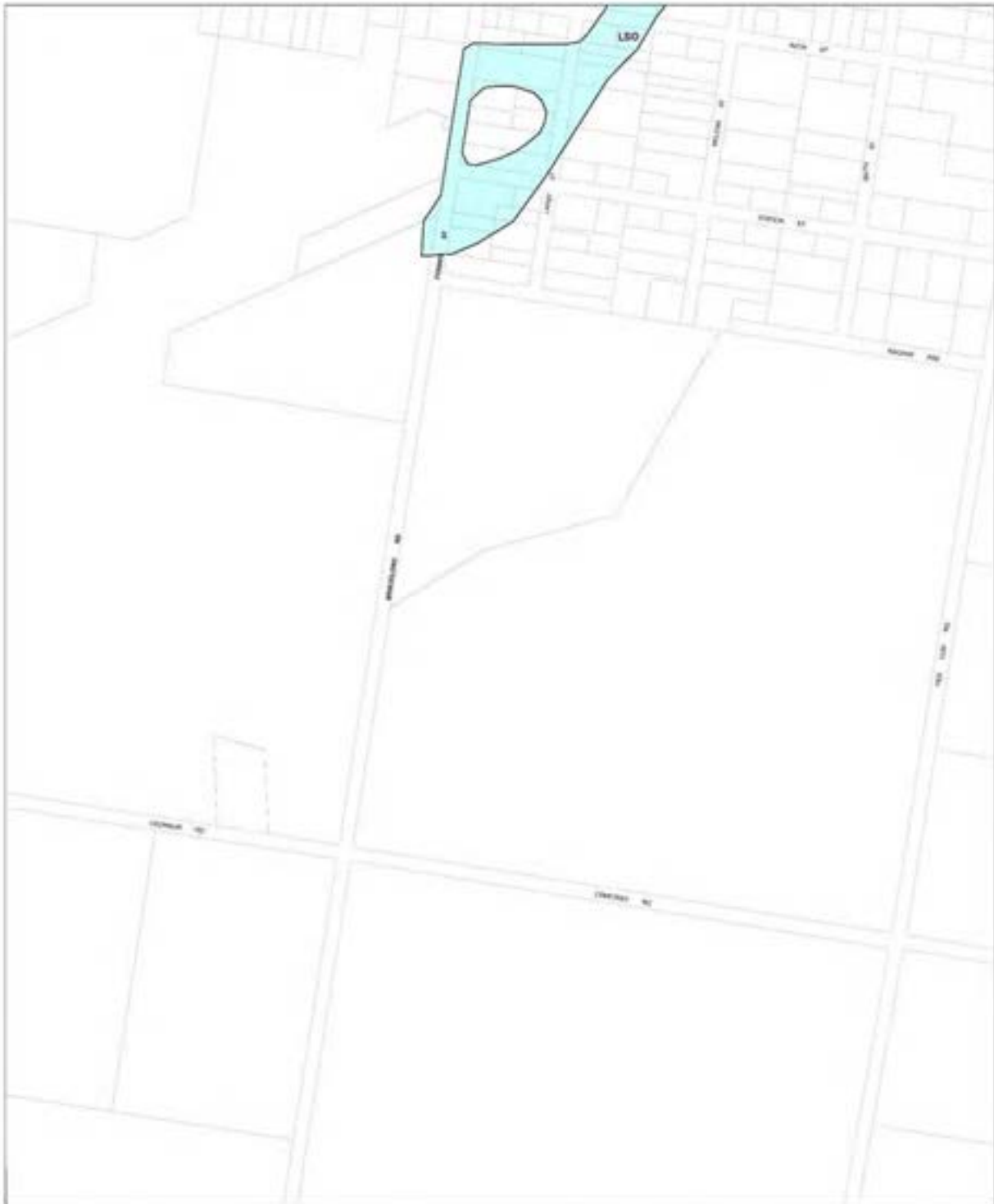


<b>LEGEND</b> Inundation Overlay Floodway Overlay	Municipal Boundary	<p>Disclaimer This document may be of assistance to you for the purpose of understanding the provisions of the Planning Scheme but it does not constitute a contract or any other legal or financial obligation. The Council is not responsible for any loss or damage arising from the use of this document.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 150 300 Metres</p> <p> NORTH</p> <p>Planning Group Project: 17540015</p>	<p>Australian Map Grid Zone 55</p> <p> VICTORIA Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJACENT SCHEME MAPS</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 26LSIO-FO

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<p><b>LEGEND</b></p> <p>LSO Land Subject to Inundation Overlay</p>	<p>Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This is a location map only. It is not intended to be used as a substitute for a detailed map. The information is provided for general information only and does not constitute a guarantee or warranty of any kind. The user is responsible for their own interpretation and use of the information.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 150 300</p> <p>Meters</p> <p><b>NORTH</b></p> <p>Planning Group</p> <p>Printed: 17/04/2019</p>	<p><b>VICTORIA</b></p> <p>State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO ADJACENT SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 28LSIO-FO

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The map shows the Port of Los Angeles, a large body of water (blue) surrounded by land (white). The land features a grid of streets and several large rectangular areas, likely representing industrial or commercial zones. A red line is drawn across the water, indicating the proposed location of the new container terminal. The map is oriented with North at the top.

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**
**MAP No 35LSIO-FO**

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<p><b>LEGEND</b></p> <p> Floodway Overlay</p>	<p> Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This is a location map only. It is not intended to be used as a substitute for a detailed map. The information is provided for general information only and does not constitute a guarantee or warranty of any kind. The user is responsible for their own interpretation and use of the information.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 100 200</p> <p>Meters</p> <p> NORTH</p> <p>Planning Group</p> <p>Printed: 17/04/2019</p>	<p> VICTORIA</p> <p>State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO ADJOINING SCHEME MAPS</b></p> <p></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 36LSIO-FO



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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 38LSIO-FO**

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AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
L90 - Land Subject to Inundation Overlay

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**Scale**  
0 400 800 1,200  
Metres

**North Arrow**  
NORTH

**Planning Group**  
P175A0019

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**MAP No 39LSIO-FO**

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<b>LEGEND</b> LSIO - Floodway Overlay LSIO - Land Subject to Inundation Overlay	Municipal Boundary	<p>Disclaimer This document may be of assistance to you but the State of Victoria and its employees do not guarantee that the publication is correct, true or of any kind or to which responsibility for your actions and decisions (including of liability for any errors, loss or other consequences which may arise from use, copying or any information in this publication).</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (2015)</p>	<p>0 400 800 Metres</p> <p> NORTH</p> <p>Planning Group</p> <p>Printed: 17/04/2015</p>	<p>Australian Map Grid Zone 55</p> <p> VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJACENT SCHEME MAPS</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 41LSIO-FO

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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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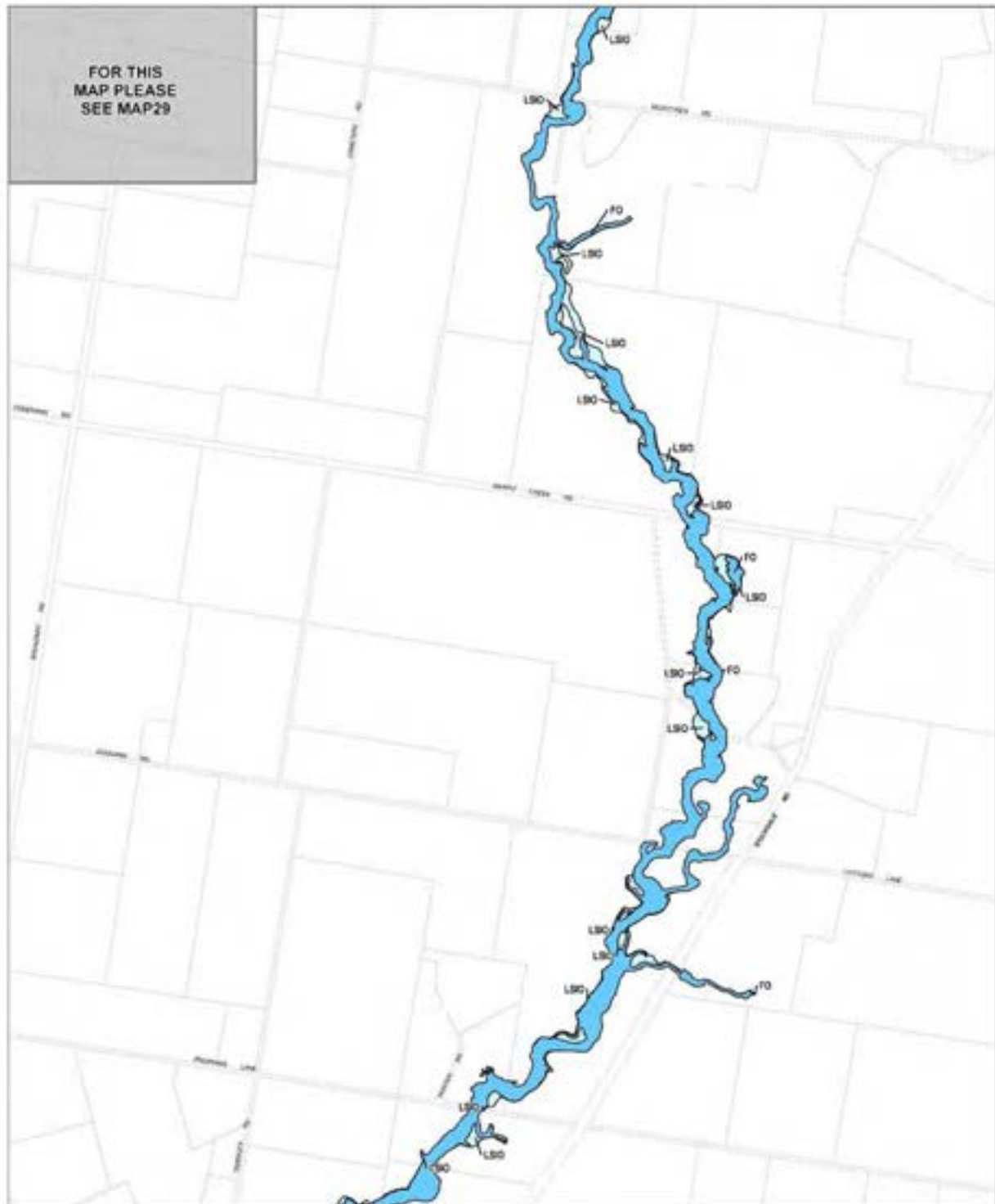


<p><b>LEGEND</b></p> <p>FO Floodway Overlay</p> <p>L90 Land Subject to Inundation Overlay</p>	<p>Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>The council may be of assistance to you for the State of Victoria and its employees do not guarantee that the information is sufficient for any use or is suitable for your purposes and therefore the council is not responsible for any loss or damage or other consequences which may arise from any use of the information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 500 1,000 Meters</p> <p><b>NORTH</b></p> <p>Planning Group</p> <p>Printed: 17/04/2019</p> <p>Australian Map Grid Zone 55</p> <p><b>VICTORIA</b> State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO PLANNING SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

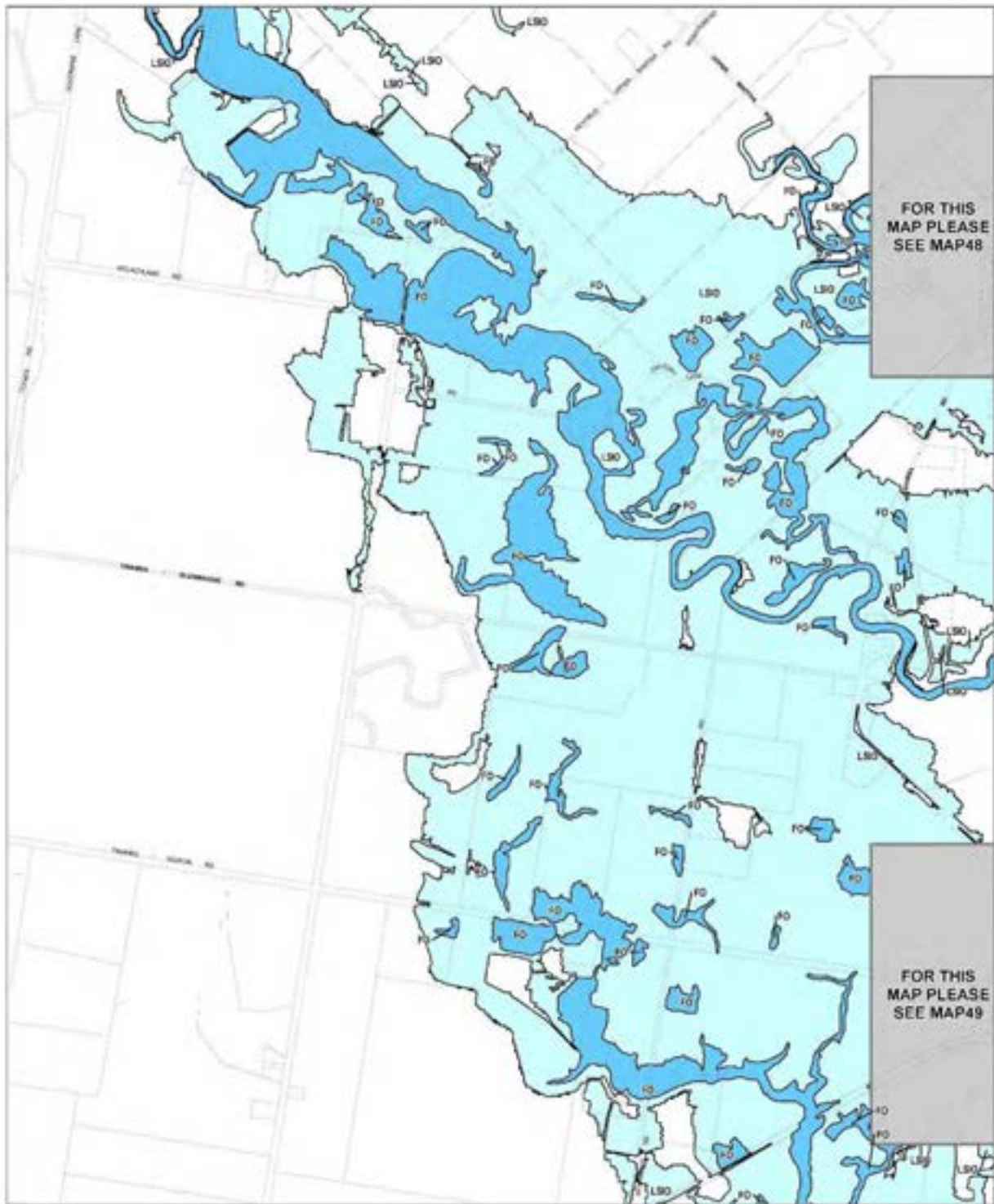
MAP No 43LSIO-FO

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**
**MAP No 45LSIO-FO**

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**LEGEND**

FO - Floodway Overlay  
LSO - Land Subject to Inundation Overlay

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0 500 1,000  
Metres

**North Arrow**  
NORTH

**Published**  
17/04/2019

**Map No 46LSIO-FO**

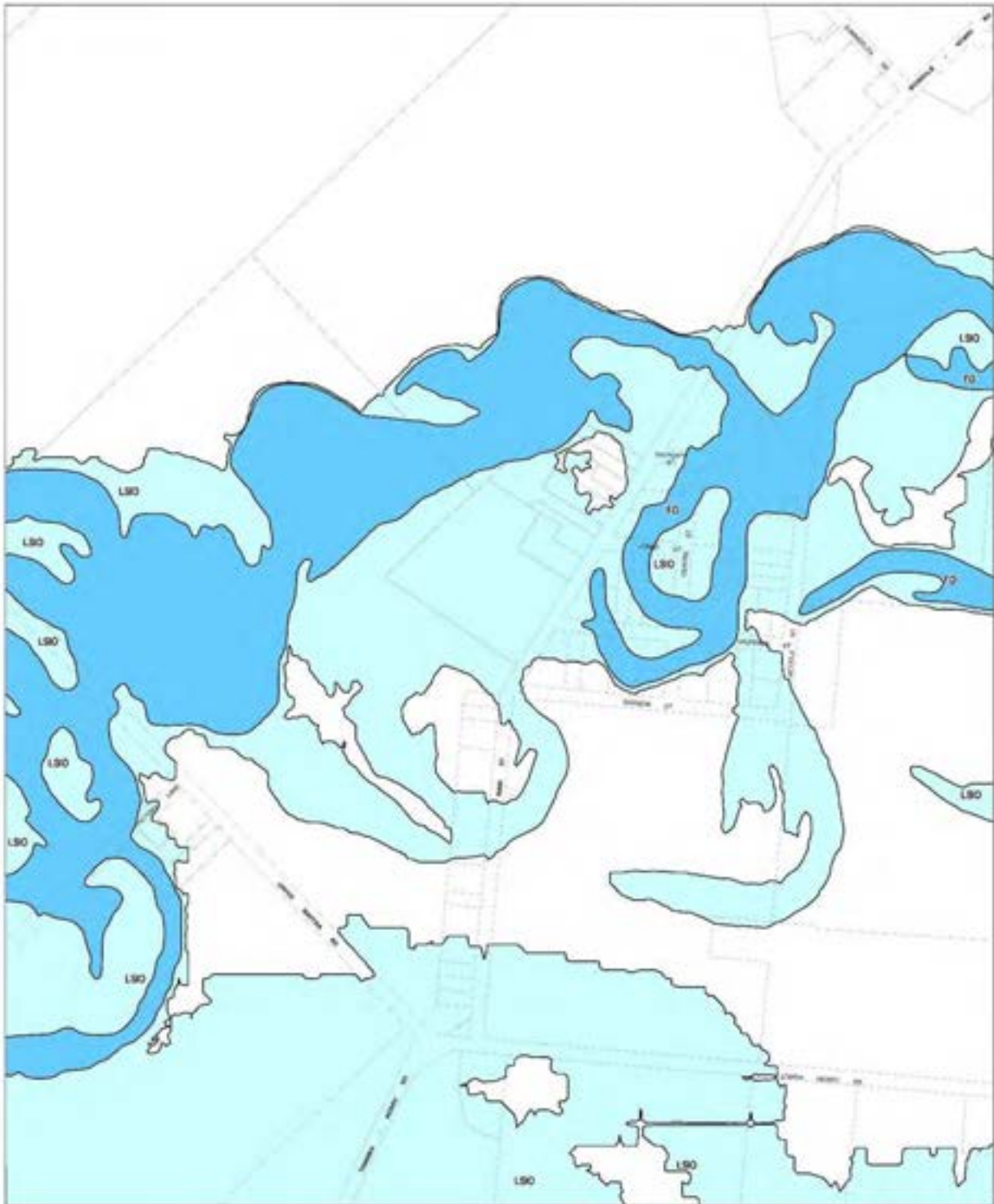
**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

FOR THIS MAP PLEASE SEE MAP48

FOR THIS MAP PLEASE SEE MAP49

MAP No 47LSIO-FO

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<p><b>LEGEND</b></p> <p> F90 - Floodway Overlay</p> <p> L90 - Land Subject to Inundation Overlay</p>	<p> Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This document may be of assistance to you but the State of Victoria and its employees do not guarantee that the information is correct, true or of any value or to which responsibility for your actions, decisions and omissions (including those of any third party) or other consequences which may arise from your reliance on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 150 300 Metres</p> <p> NORTH</p> <p>Planning Group</p> <p>Printed: 17/04/2019</p>	<p> VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO PLANNING SCHEME MAPS</b></p> <p></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 48LSIO-FO

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<b>LEGEND</b> FO - Floodway Overlay LSO - Land Subject to Inundation Overlay	Municipal Boundary	<p><b>Disclaimer</b>          This is a plan that may be of assistance to you but the State of Victoria and its employees do not guarantee that the information is sufficient for any use or to identify responsibility for any action taken or inaction taken or for any loss or other consequence which may arise from any reliance on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	 NORTH Planning Group Printed: 17/04/2019	 0 150 300 Meters Australian Map Grid Zone 55  Environment, Land, Water and Planning	<b>INDEX TO PLANNING SCHEME MAPS</b> 
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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<p><b>LEGEND</b></p> <p>□ LBO - Land Subject to Inundation Overlay</p>	<p>--- Municipal Boundary</p>	<p><b>Disclaimer</b> This is a location map only. It is not intended to be used as a substitute for a detailed map. The information is provided for general information only and does not constitute a guarantee or warranty of any kind. The user is responsible for their own interpretation and use of the information.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 150 300 Metres</p> <p><b>NORTH</b></p> <p>Planning Group Printed: 17/04/2019</p> <p><b>VICTORIA</b> State Government Environment, Land, Water and Planning</p>	<p><b>INDEX TO ACQUINING SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 51LSIO-FO

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<b>LEGEND</b> Floodway Overlay Inundation Overlay	Municipal Boundary	<p>Disclaimer This document may be of assistance to you but the State of Victoria and its employees do not guarantee that the information is sufficient for any use or to satisfy any requirement for your business or personal activities. It is your responsibility to ensure that you obtain any other information or advice you require.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 150 300 Metres</p> <p> NORTH</p> <p>Planning Group Project: 17540019</p>	<p>Australian Map Grid Zone 55</p> <p> VICTORIA State Government Environment, Land, Water and Planning</p>	<p>INDEX TO ADJACENT SCHEME MAPS</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 53LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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**LEGEND**

Floodway Overlay  
 Land Subject to Inundation Overlay

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**Scale**

0 150 300  
Metres

**North**

**Planning Group**

Printed: 17/04/2019

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State Government

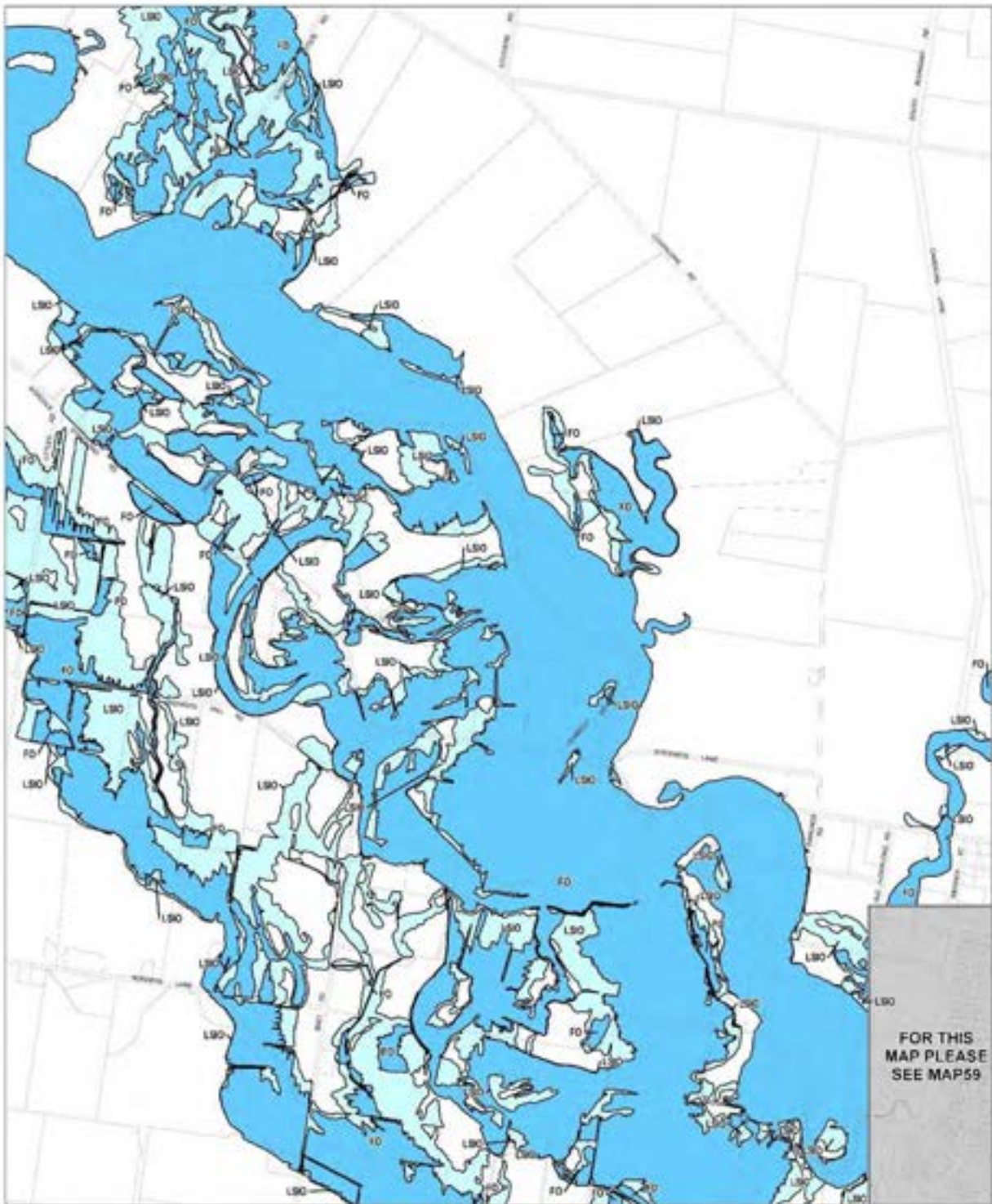
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**MAP No 55LSIO-FO**

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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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<p><b>LEGEND</b></p> <p>FO - Floodway Overlay</p> <p>LSO - Land Subject to Inundation Overlay</p> <p>Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This is a location map only. It is not intended to be used for the purpose of navigation and the authorities do not guarantee that the information is sufficient for any use or to provide any assurance for any particular purpose and therefore the users of this map are advised to exercise caution and to seek professional advice before using the map for any purpose other than navigation.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 500 1,000</p> <p>Meters</p> <p><b>NORTH</b></p> <p>Planning Group</p> <p>Printed: 17/04/2019</p> <p><b>VICTORIA</b></p> <p>State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO ADJACENT SCHEME MAPS</b></p>
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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY** **MAP No 58LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<p><b>LEGEND</b></p> <p> Floodway Overlay</p> <p> Local Government Floodway Overlay</p>	<p> Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This document may be of assistance to you but the State of Victoria and its employees do not guarantee that the information is sufficient for any use or to which it is applied. It is your responsibility to ensure that the information is sufficient for your use and to ensure that the information is sufficient for your use.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 150 300 Metres</p> <p> NORTH</p> <p>Planning Group</p> <p>Published: 17/04/2019</p> <p> VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO PLANNING SCHEME MAPS</b></p> <p></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 59LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LSO - Land Subject to Inundation Overlay
- Municipal Boundary

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**Scale:** 0 150 300 Meters  
Australian Map Grid Zone 55

**North Arrow:** NORTH

**Planning Group:** Planning Group

**Published:** 17/04/2019

**State of Victoria:** VICTORIA State Government

**Environment, Land, Water and Planning:** Environment, Land, Water and Planning

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 61LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99

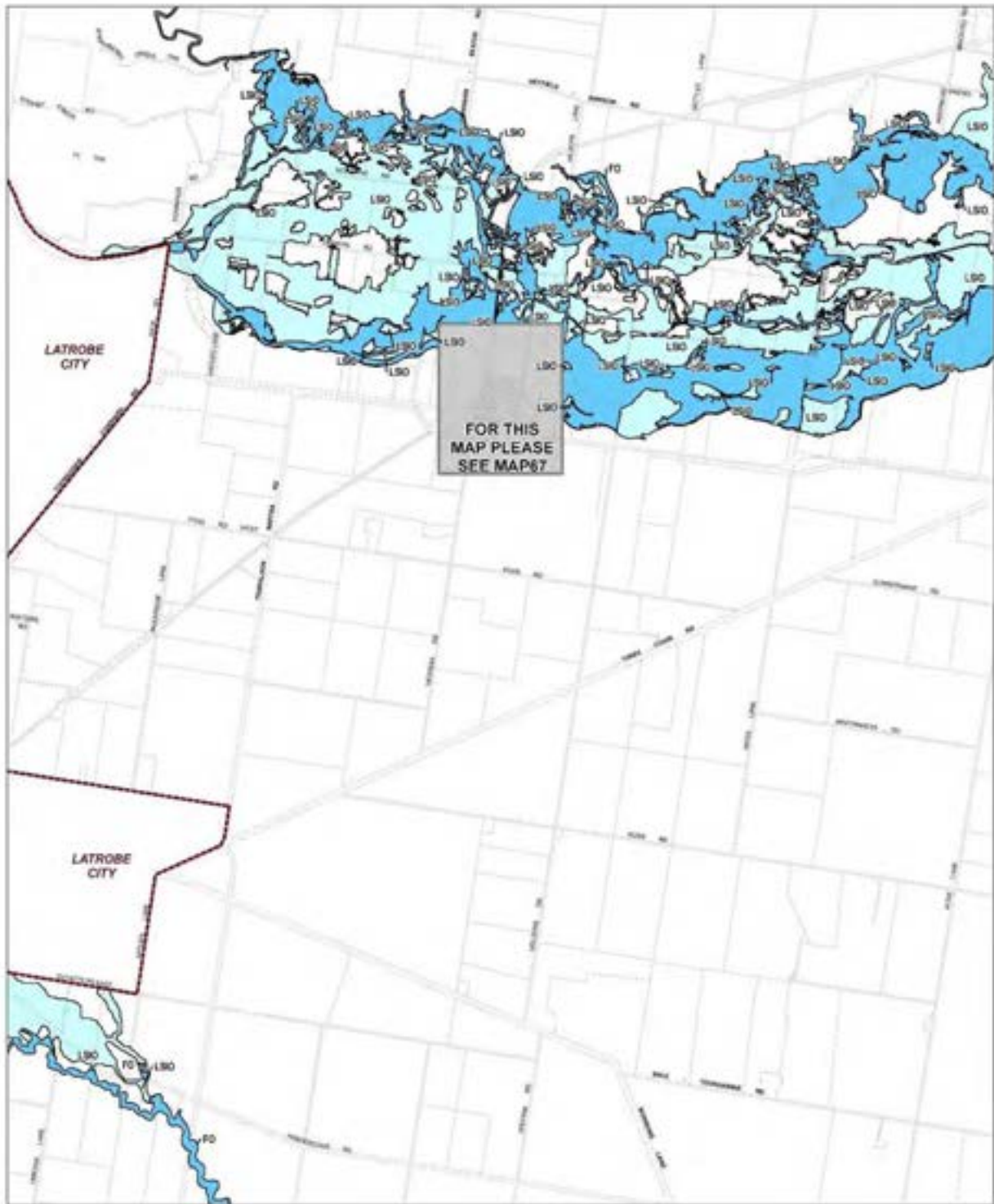


<p><b>LEGEND</b></p> <p>LSO - Floodway Overlay</p> <p>LSO - Land Subject to Inundation Overlay</p>	<p>  Municipal Boundary         </p>	<p> <b>Disclaimer</b>            This is a planning scheme map. It is not a map of the State of Victoria and its boundaries. It is not a map of any kind or to which any responsibility for any action or inaction is taken by the State of Victoria or any other person. It is not a map of any kind or to which any responsibility for any action or inaction is taken by the State of Victoria or any other person.         </p> <p>           © The State of Victoria Department of Environment, Land, Water and Planning 2019         </p>	<p>           0 150 300            Metres            Australian Map Grid Zone 55         </p> <p>             NORTH            Planning Group            Printed: 17/04/2019         </p> <p>             VICTORIA            State Government            Environment, Land, Water and Planning         </p>	<p> <b>REF TO PLANNING SCHEME MAPS</b>  </p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 62LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- L90 - Land Subject to Inundation Overlay
- Municipal Boundary

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**Scale**  
0 150 300  
Metres

**North Arrow**  
NORTH

**Planning Group**  
P0001 17540019

**VICTORIA**  
State Government

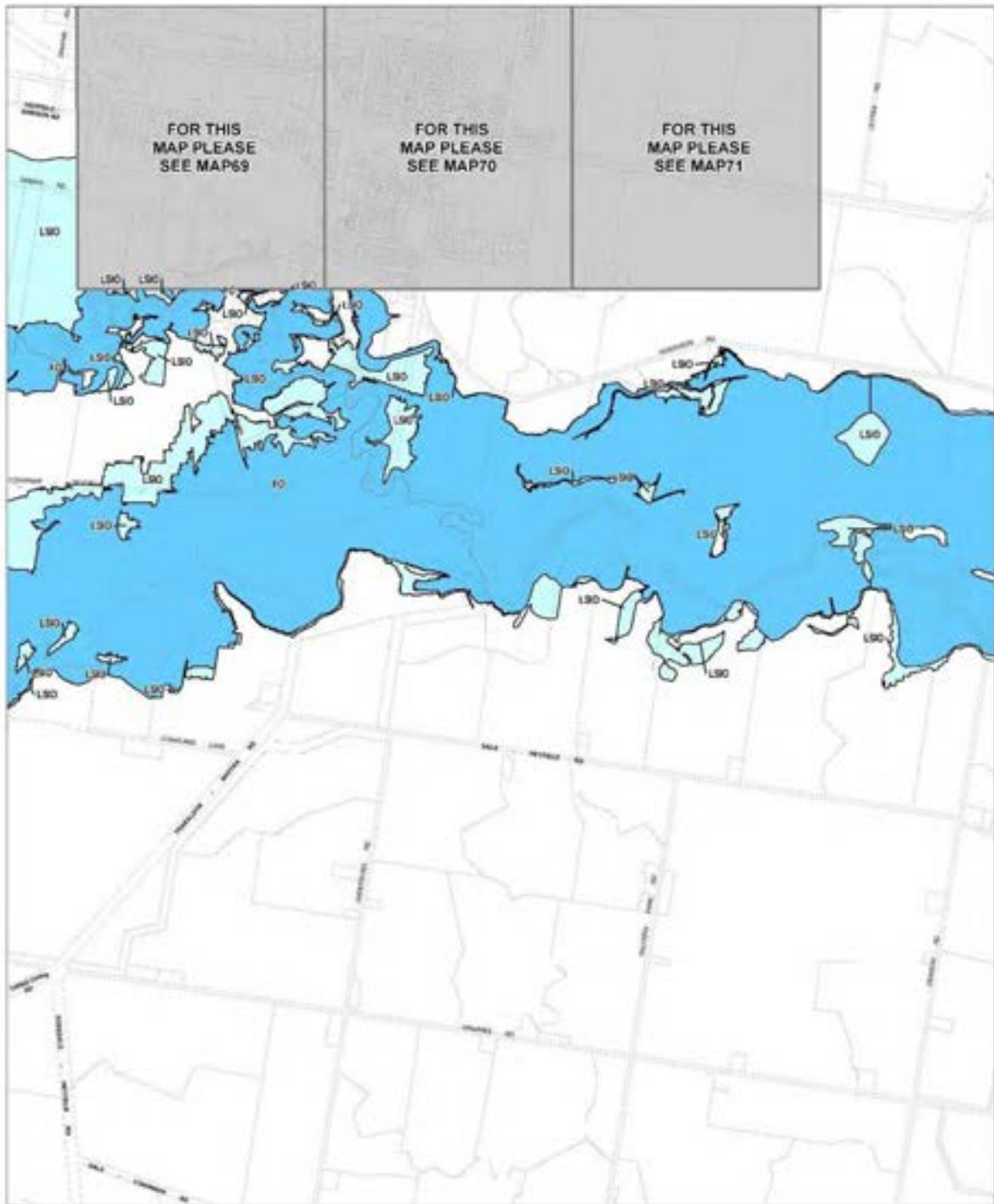
**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 67LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

Floodway Overlay  
 Land Subject to Inundation Overlay

**Disclaimer**  
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**Scale**  
0 400 800 1,200  
Metres

**North Arrow**  
NORTH

**Planning Group**  
P00000000

**VICTORIA**  
State Government

**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 68LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LSO - Land Subject to Inundation Overlay

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**Scale**  
0 150 300  
Metres

**North**  
NORTH

**Planning Group**  
Planning Group

**Victoria**  
State Government

**Environment, Land, Water and Planning**  
Environment, Land, Water and Planning

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

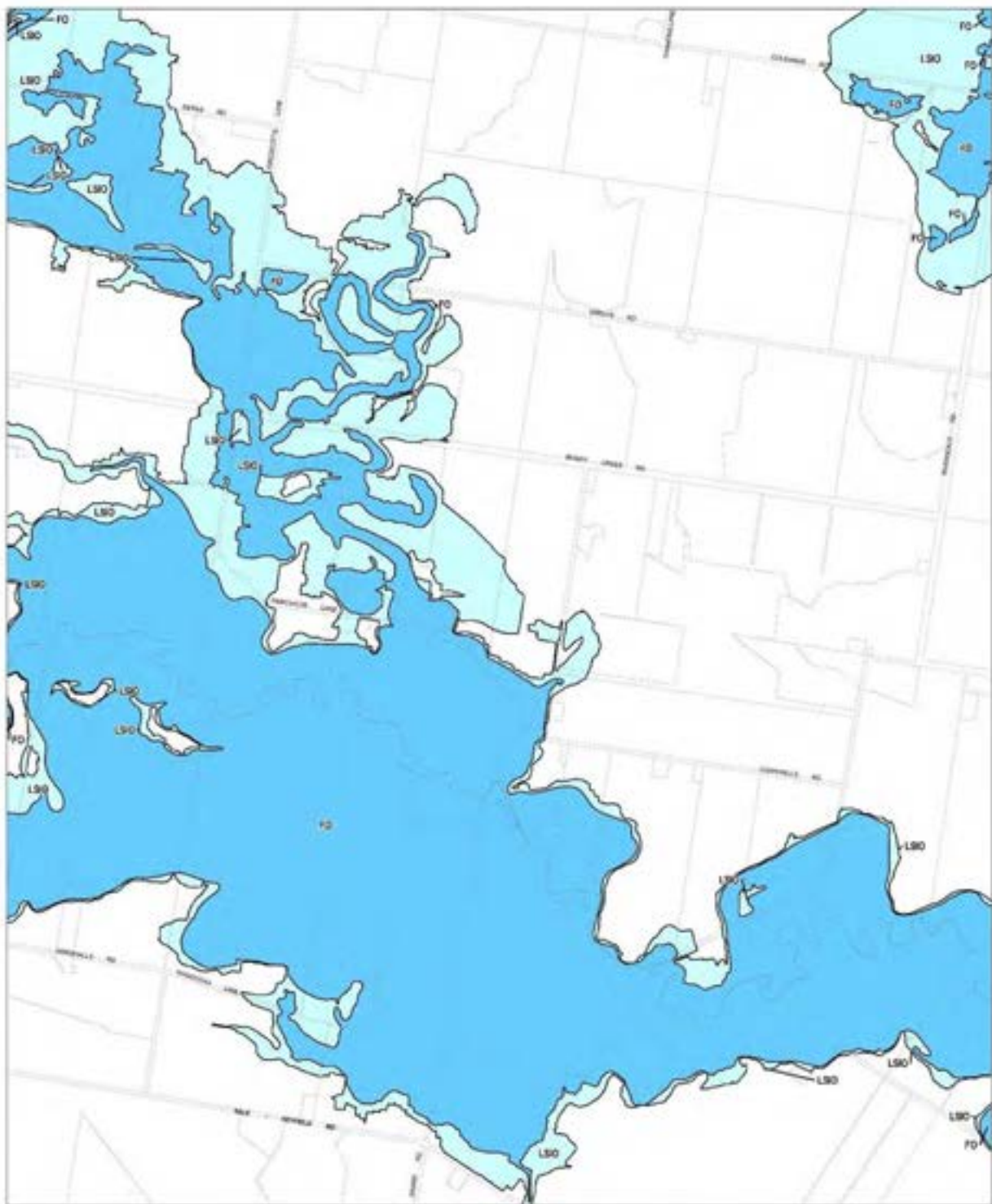
**MAP No 69LSIO-FO**

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY** **MAP No 70LSIO-FO**

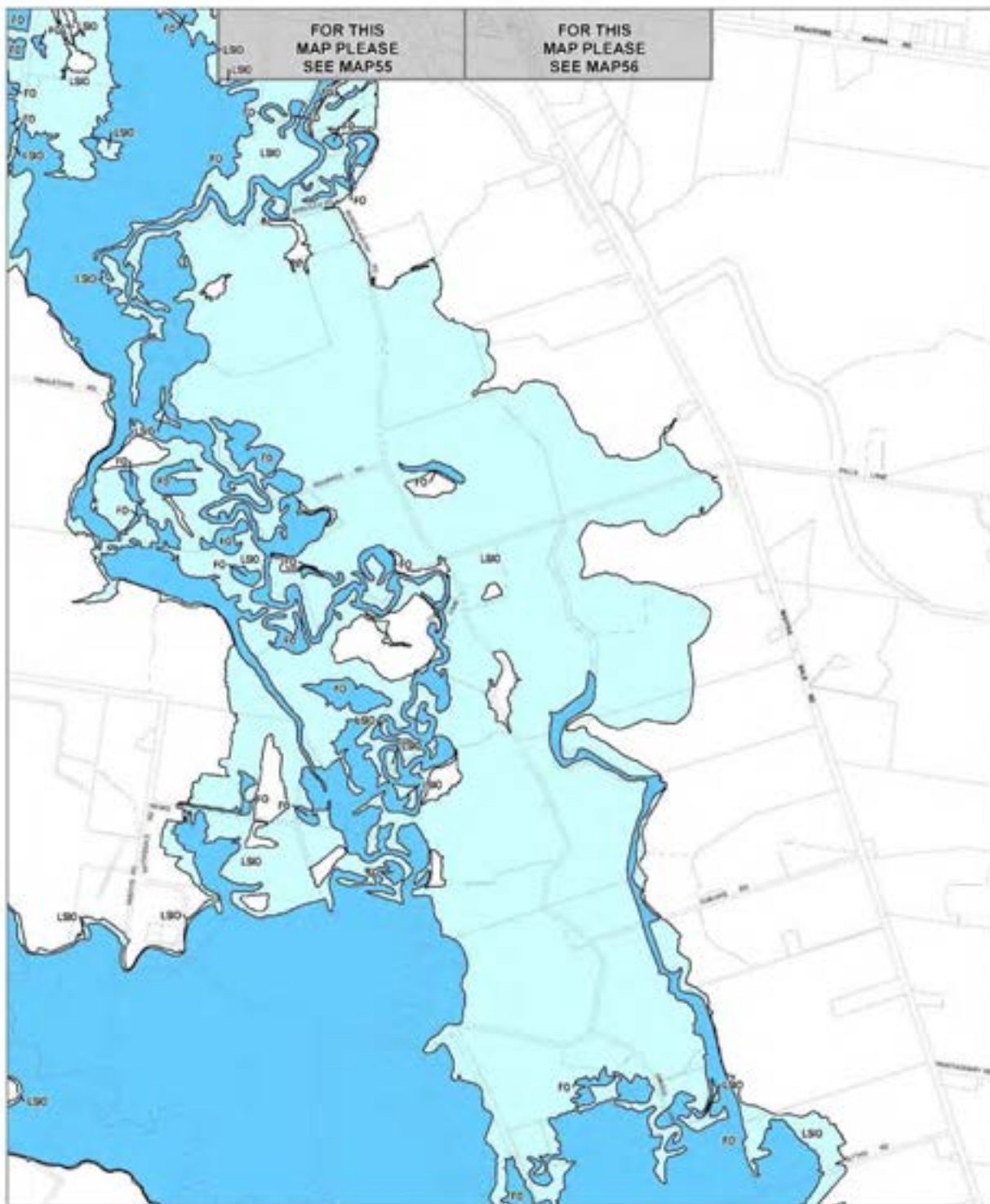
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MAP No 72LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LSO - Land Subject to Inundation Overlay

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**Scale**  
0 500 1,000 Meters

**North**

**Planning Group**  
Flooded 17/04/2019

**VICTORIA**  
State Government

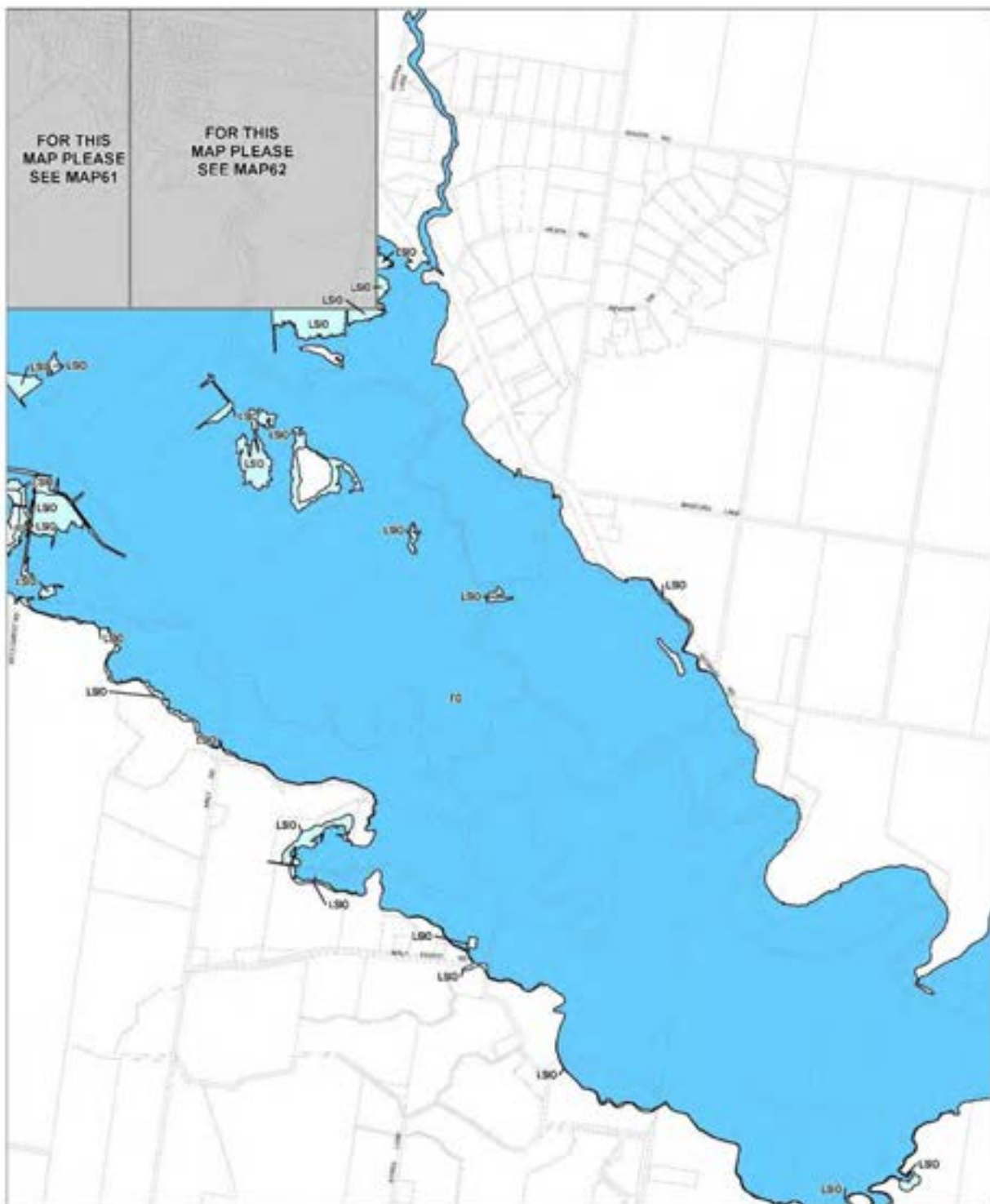
**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 75LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

F0 Floodway Overlay  
 L90 Land Subject to Inundation Overlay

Municipal Boundary  
 Road

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0 500 1,000  
 Meters  
 Australian Map Grid Zone 55  
  
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REF: TO PLANNING SCHEME MAPS

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**  
**MAP No 76LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- Floodway Overlay
- Land Subject to Inundation Overlay

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**Scale**  
0 500 1,000 Meters

**North Arrow**  
NORTH

**Planning Group**  
Flooded 17/04/2019

**VICTORIA**  
State Government

**Environment, Land, Water and Planning**

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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 77LSIO-FO

The map displays a coastal area with a large body of water (blue) and several land parcels (white). A network of roads is shown, including a main road running horizontally across the middle and several smaller roads branching off. A specific location is marked with a black dot and labeled 'LSD'. The map also shows a coastline with various inlets and a small island. The text 'LSD' is repeated in several locations, indicating the study site's position relative to the coastline and surrounding land parcels.

MAP No 78LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99

**LEGEND**  
 Inundation Overlay  
 Municipal Boundary

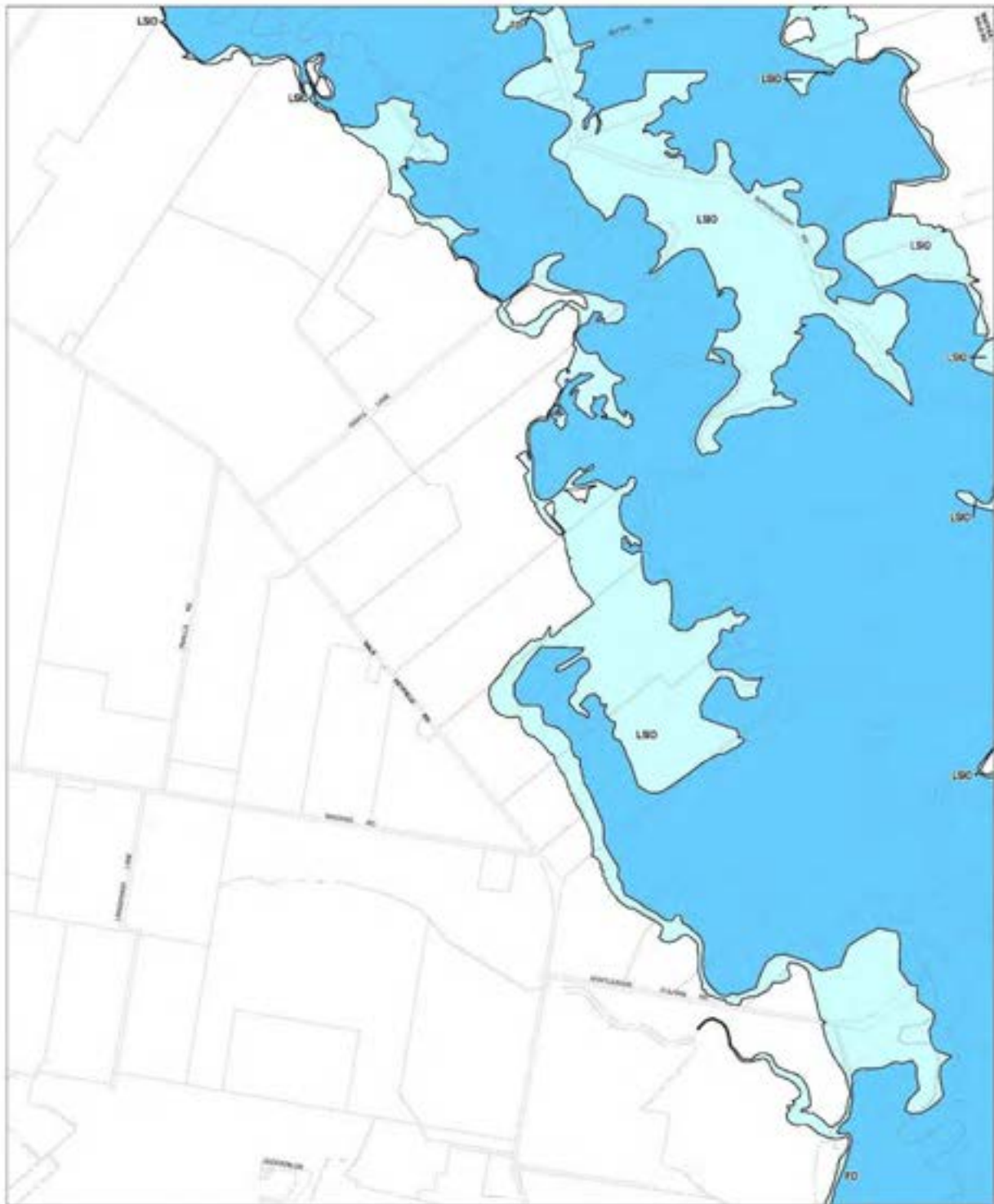
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0 600 1,200  
 Meters  
 Australian Map Grid Zone 56  
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 Planning Group  
 VICTORIA  
 Environment, Land, Water and Planning

MAP No 81LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FSD - Floodway Overlay
- LSD - Land Subject to Inundation Overlay

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**Scale**  
0 620 1,240  
Meters

**North Arrow**  
NORTH

**Planning Group**  
P00000001

**VICTORIA**  
State Government

**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 82LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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**LEGEND**

FO - Floodway Overlay  
LSO - Land Subject to Inundation Overlay

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**Scale**  
0 500 1,000  
Metres

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

**Published**  
17/04/2019

**Victoria**  
State Government

**Environment, Land, Water and Planning**

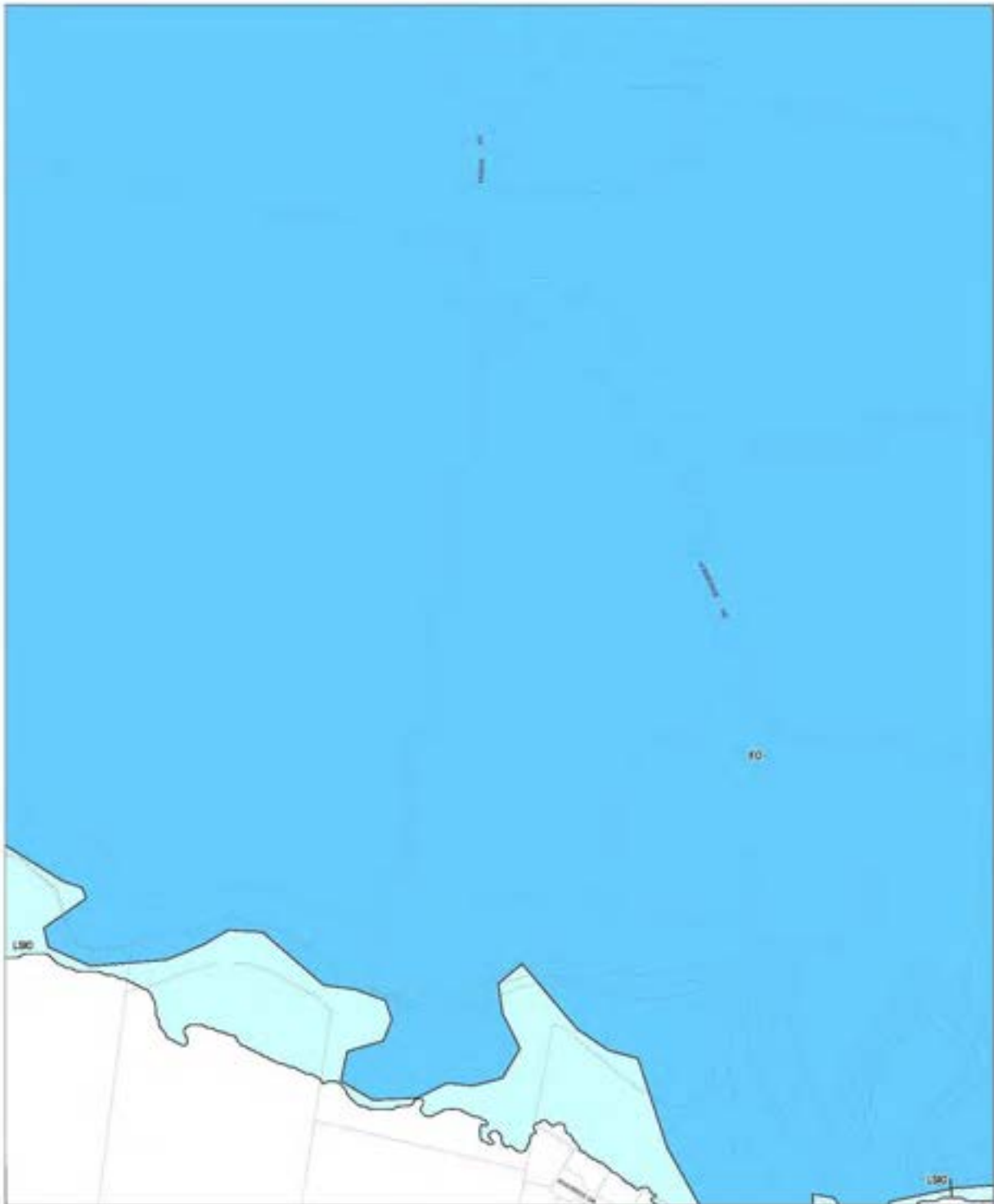
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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 83LSIO-FO**

Agenda - Ordinary Meeting 18 June 2019

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99

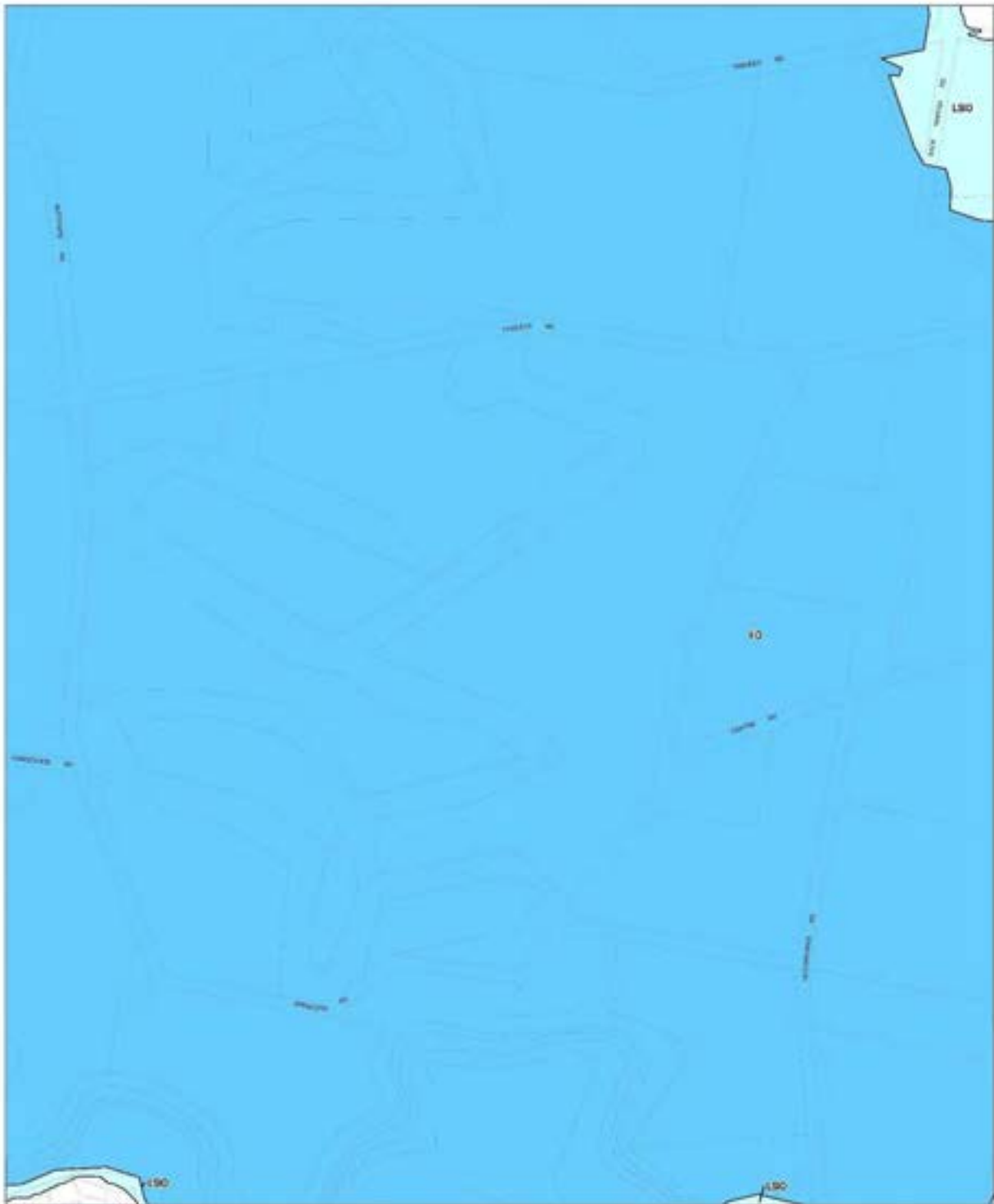


<p><b>LEGEND</b></p> <p> Inundation Overlay</p> <p> Floodway Overlay</p>	<p> Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This document may be of assistance to you for the State of Victoria and its employees do not guarantee that the information is sufficient for any use or to identify responsibility for your actions and therefore disclaims all liability for any loss or other consequence which may arise from you relying on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 150 300</p> <p>Meters</p> <p> NORTH</p> <p>Planning Group</p> <p>Printed: 17/04/2019</p>	<p> VICTORIA</p> <p>State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO PLANNING SCHEME 2019</b></p> <p></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 87LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



This map shows the coastline of Lake Superior near Duluth, Minnesota. The lake is colored in shades of blue, with a darker blue area representing the 10-foot depth contour. The shoreline is marked with a light blue line, and the area immediately adjacent to the shore is labeled 'LSCB' (Lake Superior Coastal Boundary). The map includes a grid of streets and labels for various locations, including Duluth, Minnesota, and the Lake Superior Coastal Boundary (LSCB).

**LEGEND**  
 Floodway Overlay  
 Inundation Overlay  
 Municipal Boundary  
 Disclaimer: This is a location map only. It is not intended to be used for navigation. It is not intended to be used for navigation. It is not intended to be used for navigation.  
 G: The State of Victoria Department of Environment, Land, Water and Planning 2016  
 Product: 2016/01/16  
 Planning Group:  Environment, Land, Water and Planning  
 ASSES TO ADJUSTING SCHEME MAPS  
 0 150 300 Meters  
 Australian Map Grid Zone 55  
 MAP No 89LSIO-F

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**  
 Floodway Overlay  
 Inundation Overlay  
 Municipal Boundary

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0 150 300  
 Kilometres  
 Australian Map Grid Zone 55

WHERE TO OBTAINING SCHEME MAPS

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 92LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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**LEGEND**

Blue line - Floodway Overlay  
Light blue area - Land Subject to Inundation Overlay

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**Scale**  
0 150 300  
Metres

**North Arrow**  
NORTH

**Planning Group**  
P001 17542019

**VICTORIA**  
State Government

**Environment, Land, Water and Planning**

**MAP No 94LSIO-FO**

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

LO - Floodway Overlay  
LSO - Land Subject Overlay

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**Scale**  
0 100 200  
Metres

**North Arrow**  
NORTH

**Planning Group**  
P001

**Published**  
17/04/2019

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State Government

**Environment, Land, Water and Planning**

**MAP No 95LSIO-FO**

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

MAP No 98LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<p><b>LEGEND</b></p> <p> L90 - Floodway Overlay</p> <p> L90 - Land Subject to Inundation Overlay</p>	<p> Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This document may be of assistance to you for the purpose of making a decision on the application of the provisions of the Planning Scheme to your land. It is not intended to be a substitute for professional advice and should not be relied upon for any purpose other than that for which it is intended.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 150 300</p> <p>Meters</p> <p> NORTH</p> <p>Planning Group</p> <p>Published: 17/06/2019</p> <p> VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO PLANNING SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 99LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LO - Local Provision Overlay

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Published**  
17/04/2019

**Map No**  
100LSIO-FO

**Map No 100LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

L90 - Floodway Overlay  
 L91 - Floodway Overlay

Municipal Boundary

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0 100 200  
 Meters  
 Australian Map Grid Zone 55

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 101LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<p><b>LEGEND</b></p> <p>FO - Floodway Overlay</p> <p>LSO - Local Subject to Inundation Overlay</p>	<p>Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This document may be of assistance to you for the State of Victoria and the authorities do not guarantee that the information is sufficient for any kind of liability or responsibility for your actions and decisions. The State of Victoria Department of Environment, Land, Water and Planning (DELWP) is not responsible for any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 500 1,000</p> <p>Meters</p> <p><b>NORTH</b></p> <p>Planning Group</p> <p>Project: 17540019</p>	<p>Australian Map Grid Zone 55</p> <p><b>VICTORIA</b></p> <p>State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO AMENDING SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 102LSIO-FO

MAP No 103LSIO-FO

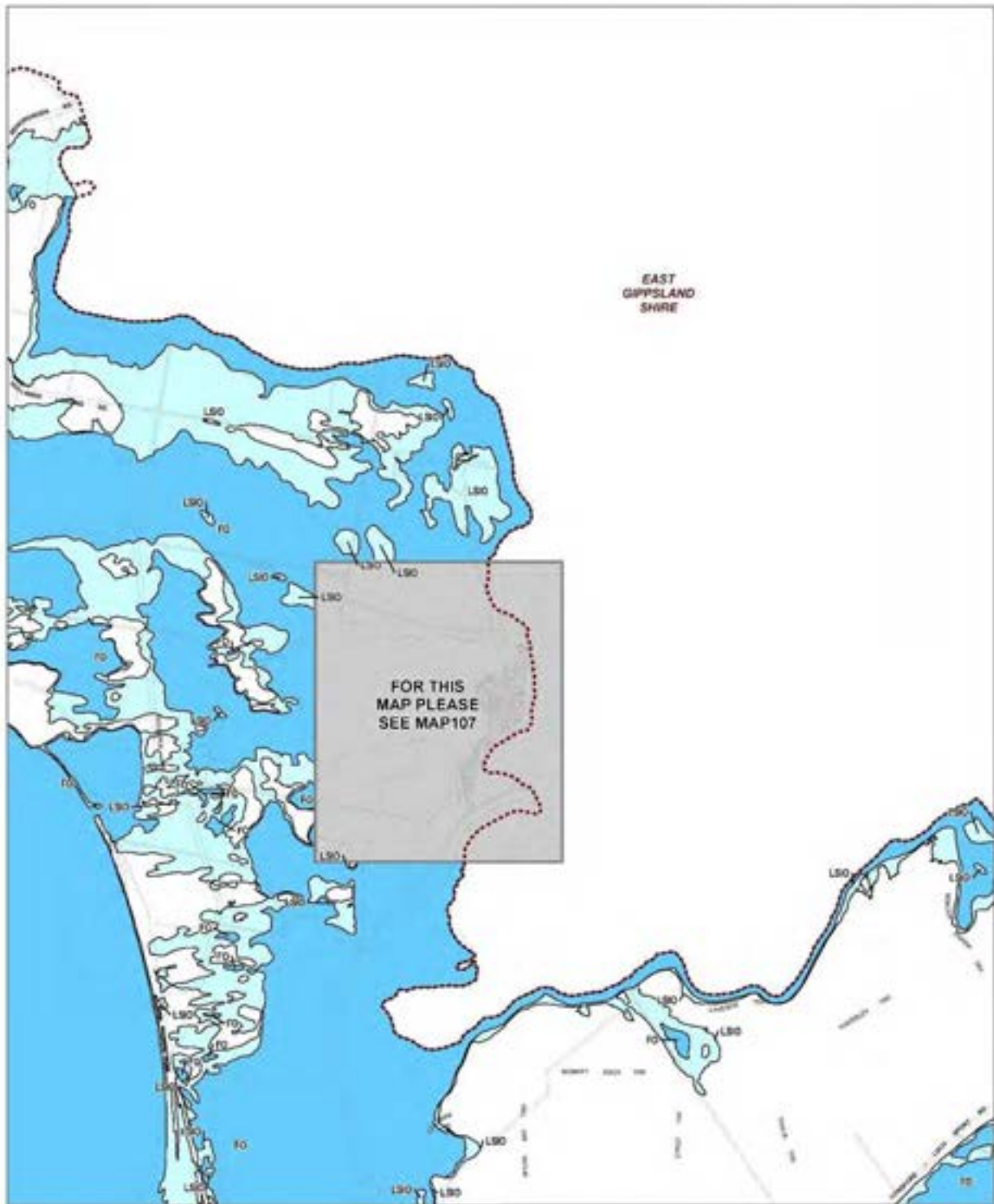
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AMENDMENT C99



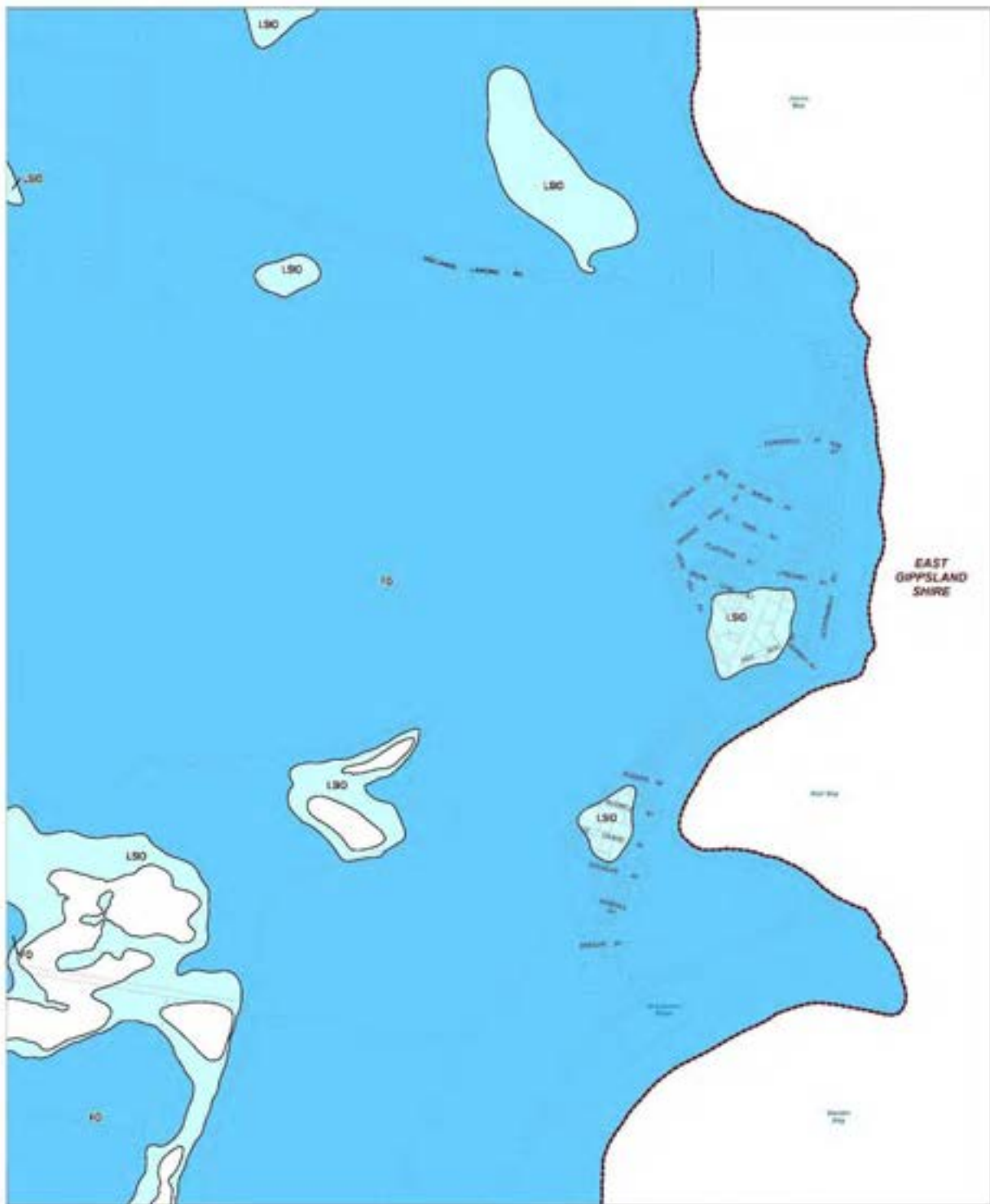
WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO Floodway Overlay  
L90 Local Provision Inundation Overlay

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**Scale**  
0 510 630  
Metres

**North Arrow**  
NORTH

**Planning Group**  
P0001 17542019

**VICTORIA**  
State Government

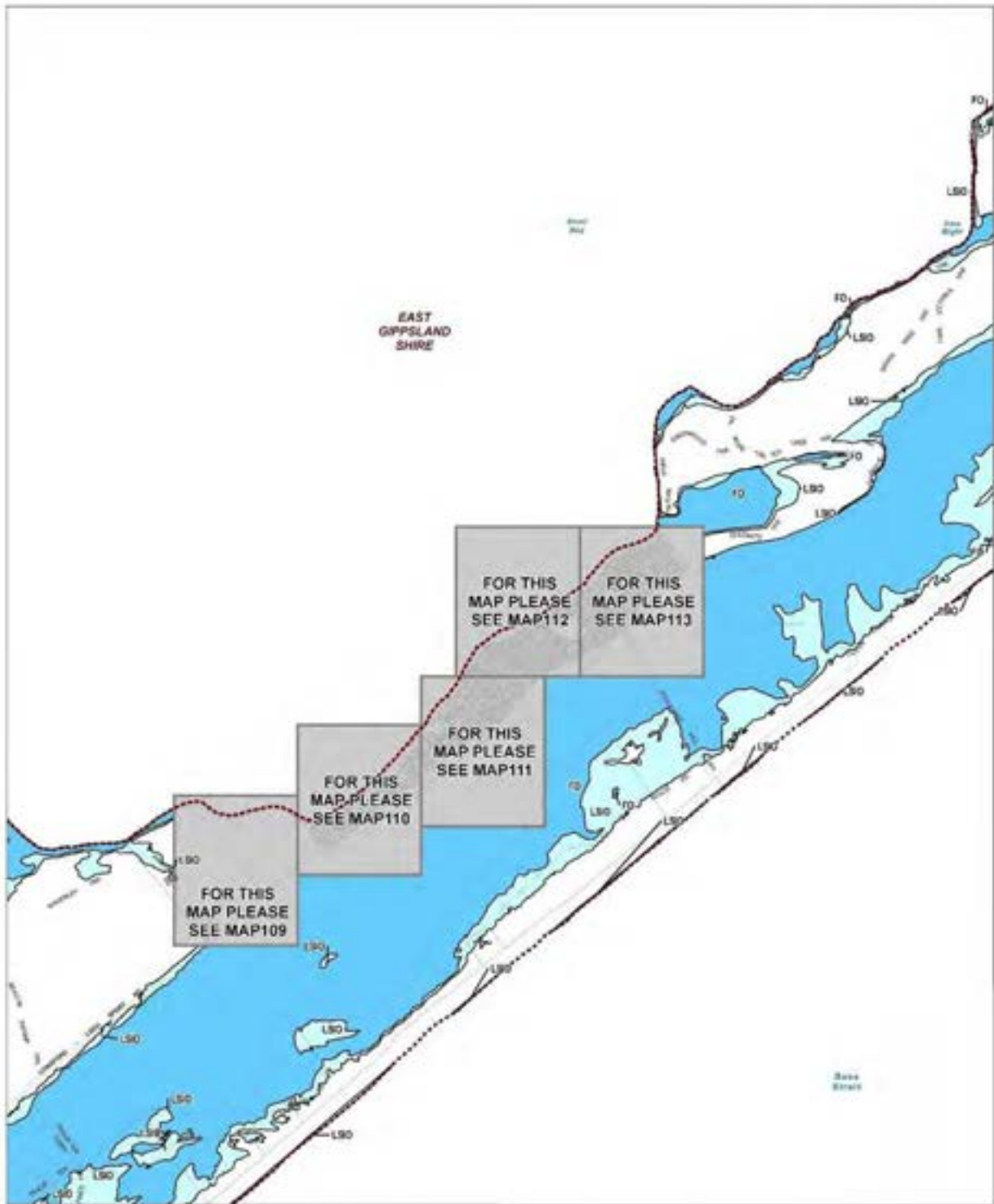
**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 107LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- Blue area: Floodway Overlay
- Light blue area: Inundation Overlay
- Dashed line: Municipal Boundary

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

**Printed**  
Printed 17/04/2019

**Victoria**  
VICTORIA  
State Government

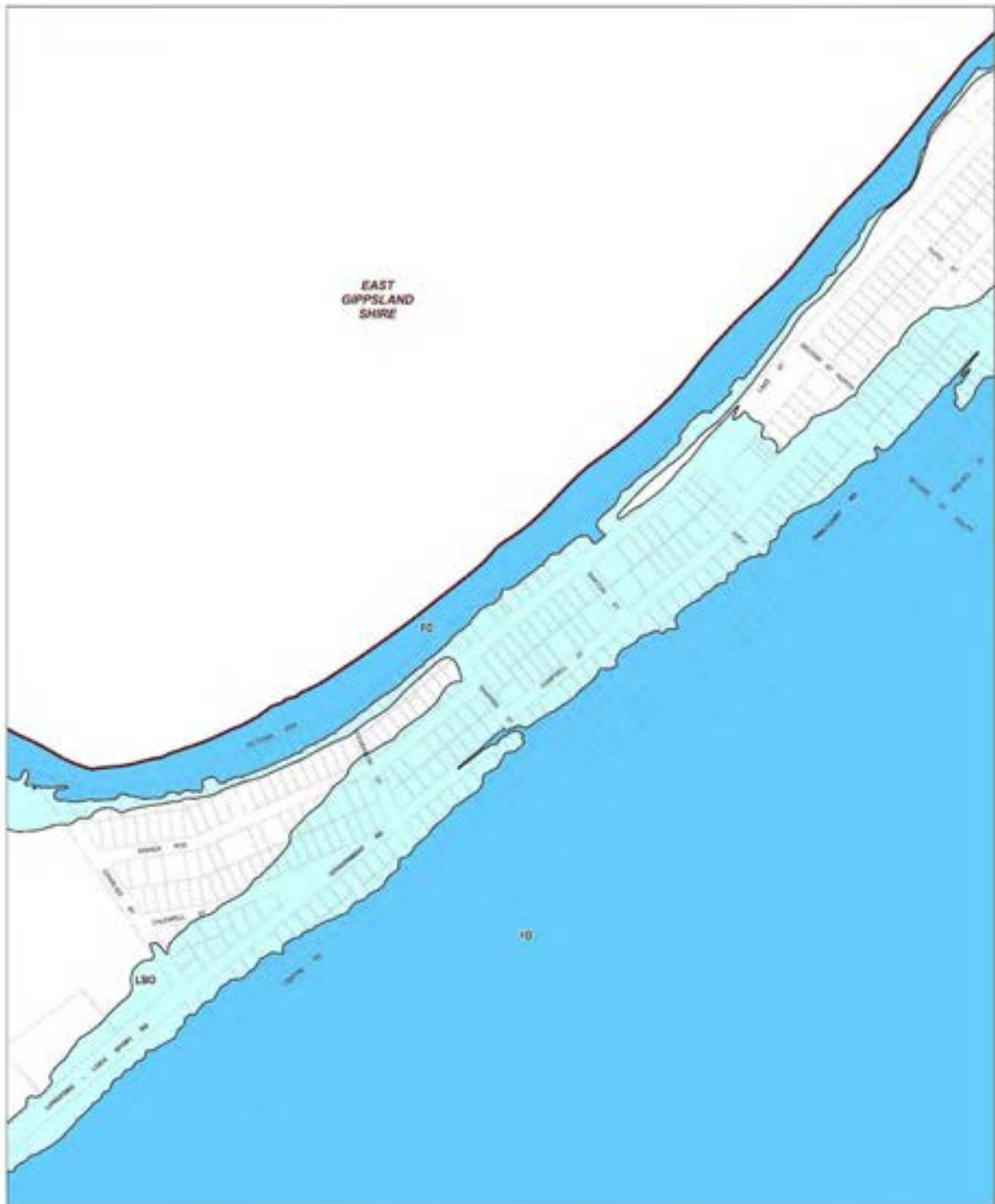
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**MAP No 109LSIO-FO**

LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- Floodway Overlay
- Inundation Overlay

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Published**  
17/04/2019

**Map No**  
110LSIO-FO

**Map No 110LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LBO - Land Subject to Inundation Overlay

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

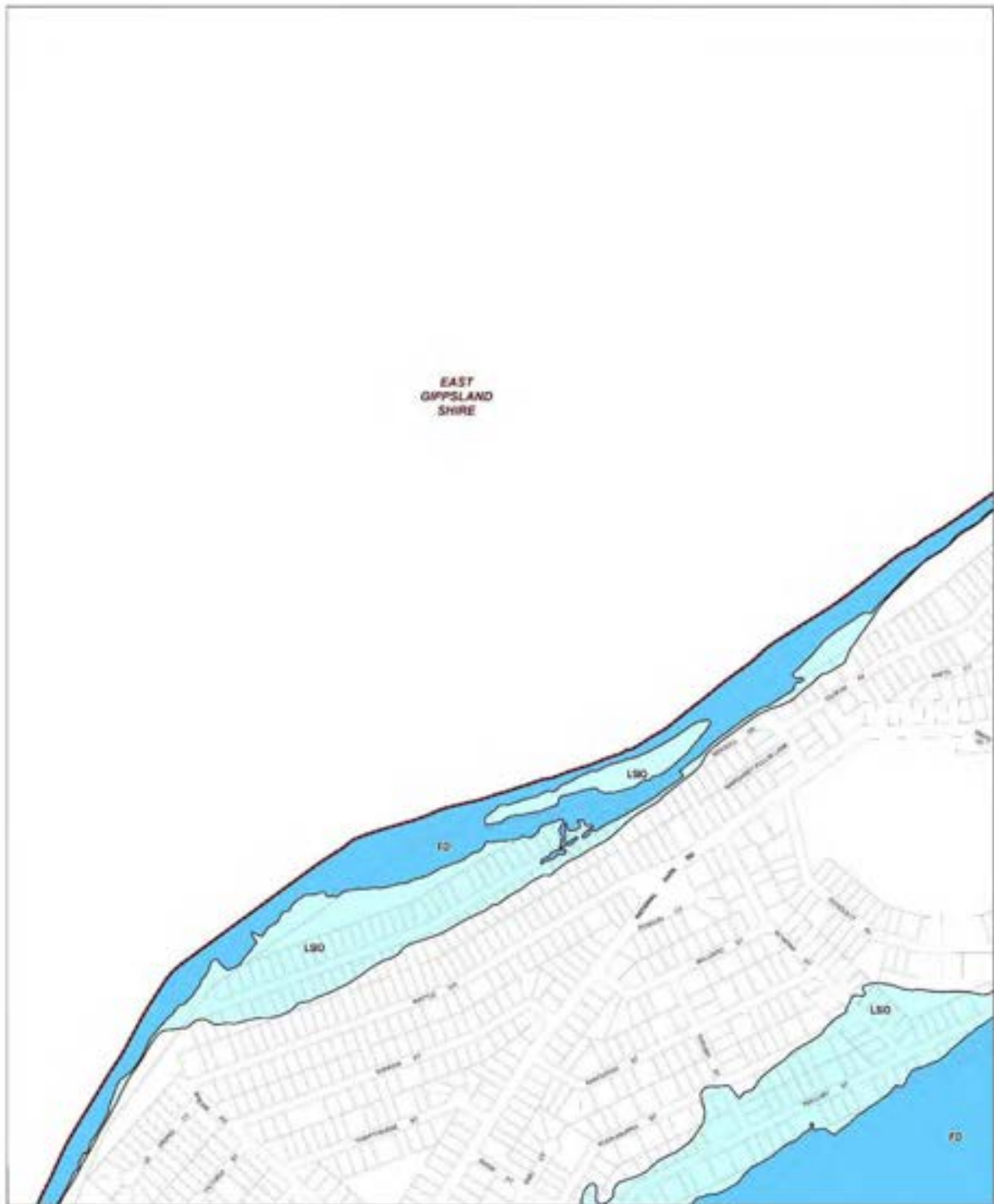
**Published**  
17/04/2019

**Map No**  
111LSIO-FO

**Map Title**  
LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

**Map No**  
111LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99

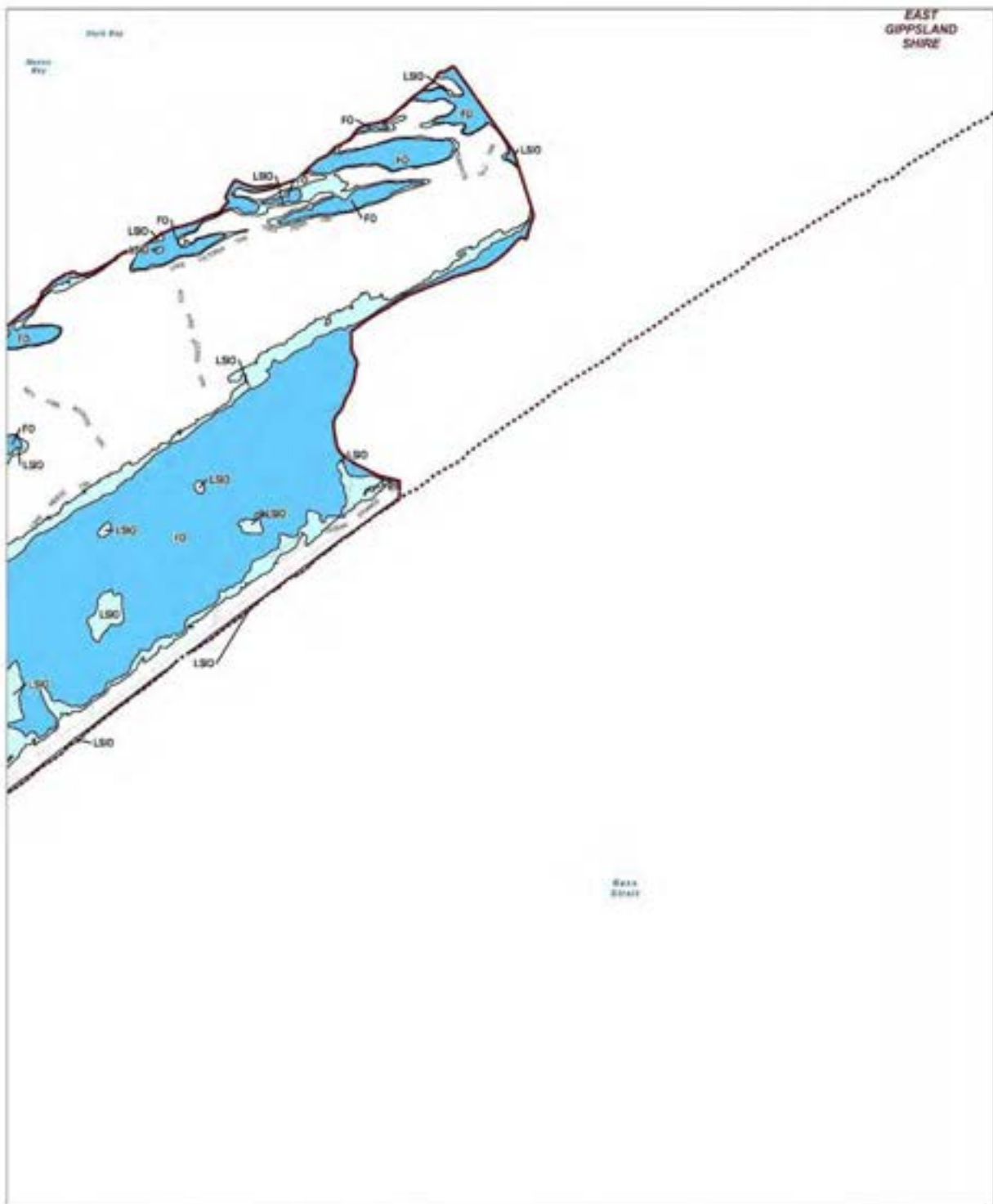


<p><b>LEGEND</b></p> <p>FO - Floodway Overlay</p> <p>LSIO - Land Subject to Inundation Overlay</p>	<p><b>Municipal Boundary</b></p>	<p><b>Disclaimer</b></p> <p>This is a map of the local government area of the Shire of Wellington. It is not a guarantee of the accuracy of the information shown on the map. The information is provided for general information only and should not be used for any purpose other than that for which it was intended. The user of this map should consult the relevant legislation and regulations for more information.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning, 2019</p>	<p>0 150 300</p> <p>Meters</p> <p><b>NORTH</b></p> <p>Planning Group</p> <p>Printed: 17/04/2019</p>	<p><b>REFER TO ALTERNATE SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 113LSIO-FO

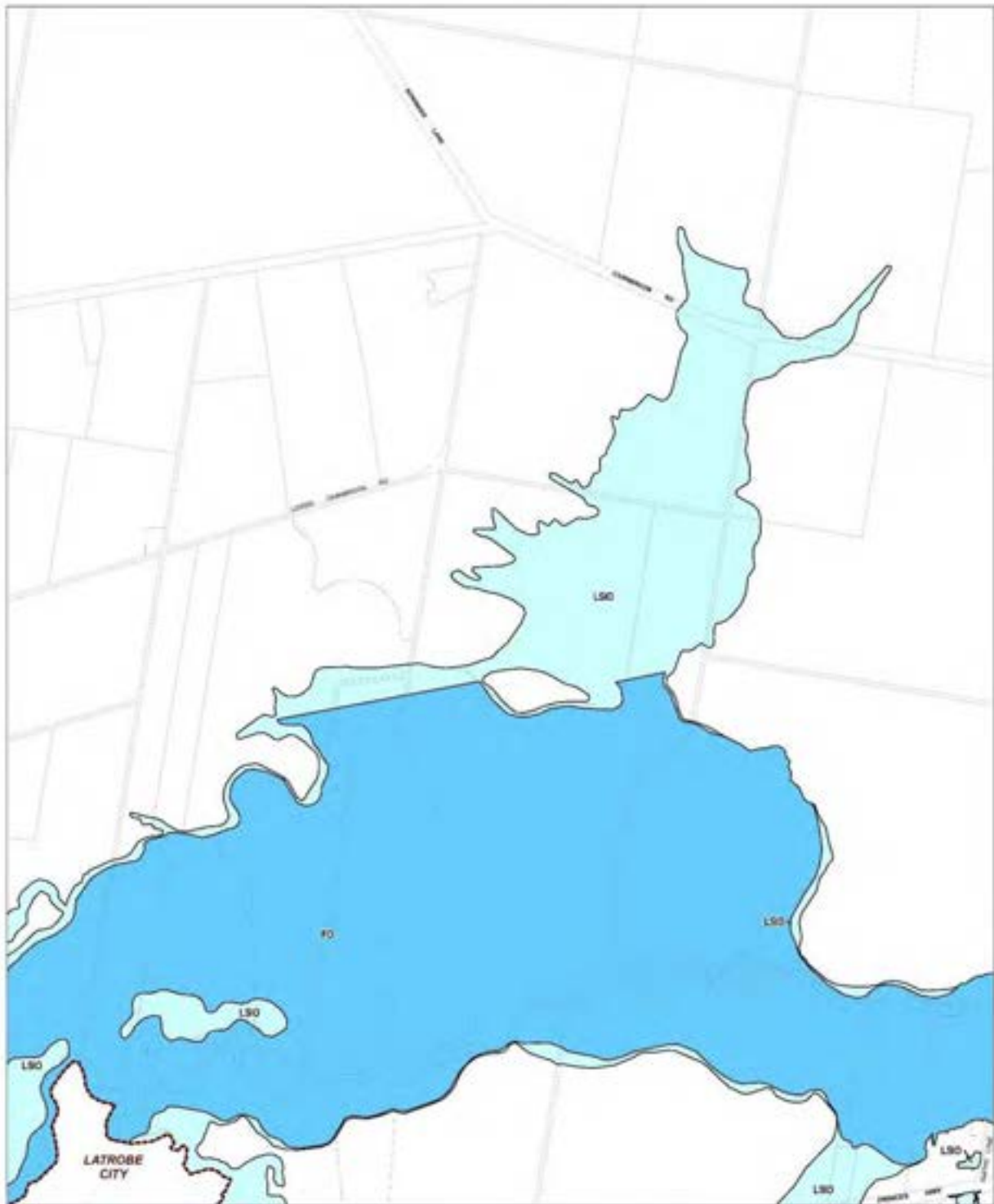
WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



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AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LSO - Land Subject to Inundation Overlay

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**Scale**  
0 500 1,000 Meters

**North Arrow**  
NORTH

**Published**  
17/04/2019

**Map No**  
117LSIO-FO

**Map No 117LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<p><b>LEGEND</b></p> <p>LSO - Floodway Overlay</p> <p>LSO - Land Subject to Inundation Overlay</p>	<p>LSO - Floodway Overlay</p> <p>LSO - Land Subject to Inundation Overlay</p>	<p>Disclaimer</p> <p>This document may be of assistance to you but the State of Victoria and its employees do not guarantee that the information is sufficient for any use or to satisfy requirements for your particular purposes and therefore disclaims liability for any loss, cost or other consequence which may arise from any reliance on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 150 300</p> <p>Meters</p> <p>Australian Map Grid Zone 55</p> <p><b>VICTORIA</b></p> <p>State Government</p> <p>Environment, Land, Water and Planning</p> <p>Published: 17/04/2019</p>	<p>INDEX TO ADJACENT SCHEME MAPS</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 118LSIO-FO

**LEGEND**  
 Floodway Overlay  
 Inundation Overlay  
 Municipal Boundary

**Disclaimer**  
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 © The State of Victoria Department of Environment, Land and Planning (2012)  
 Published: 10/04/2013

0 150 300  
 Kilometers  
 Australian Map Grid Zone 55  
 NORTH  
 Planning Group  
 VICTORIA  
 Environment, Land, Water and Planning

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 119LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

LSIO - Floodway Overlay  
FO - Land Subject to Inundation Overlay

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

**Victoria**  
State Government

**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 120LSIO-FO**

**LEGEND**

- Blue shaded area: Land Subject to Inundation Overlay/Floodway Overlay

**Scale:** 0 to 300 meters

**North Arrow:** NORTH

**Location Map:** Victoria

**Land Subject to Inundation Overlay/Floodway Overlay**

**MAP No 121LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LSIO - Land Subject to Inundation Overlay

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**Scale**  
0 500 1,000  
Metres

**North Arrow**  
NORTH

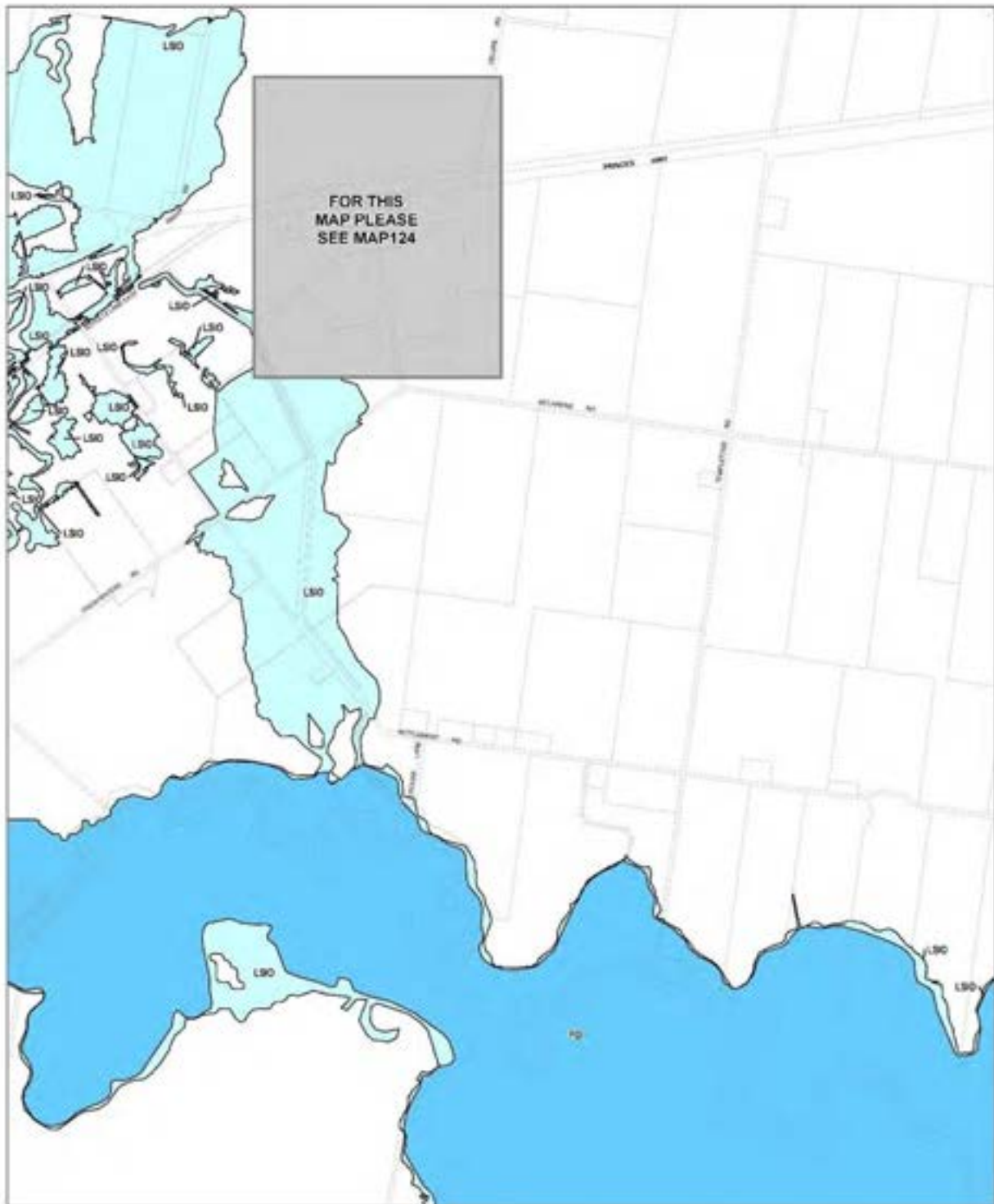
**Planning Group**  
Planning Group

**Victoria**  
VICTORIA  
State Government

**Environment, Land, Water and Planning**  
Environment, Land, Water and Planning

**MAP No 122LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- LSIO - Floodway Overlay
- LSIO - Land Subject to Inundation Overlay

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**Scale**  
0 400 800  
Meters

**North**  
NORTH

**Planning Group**  
Planning Group

**Published**  
Published 17/04/2019

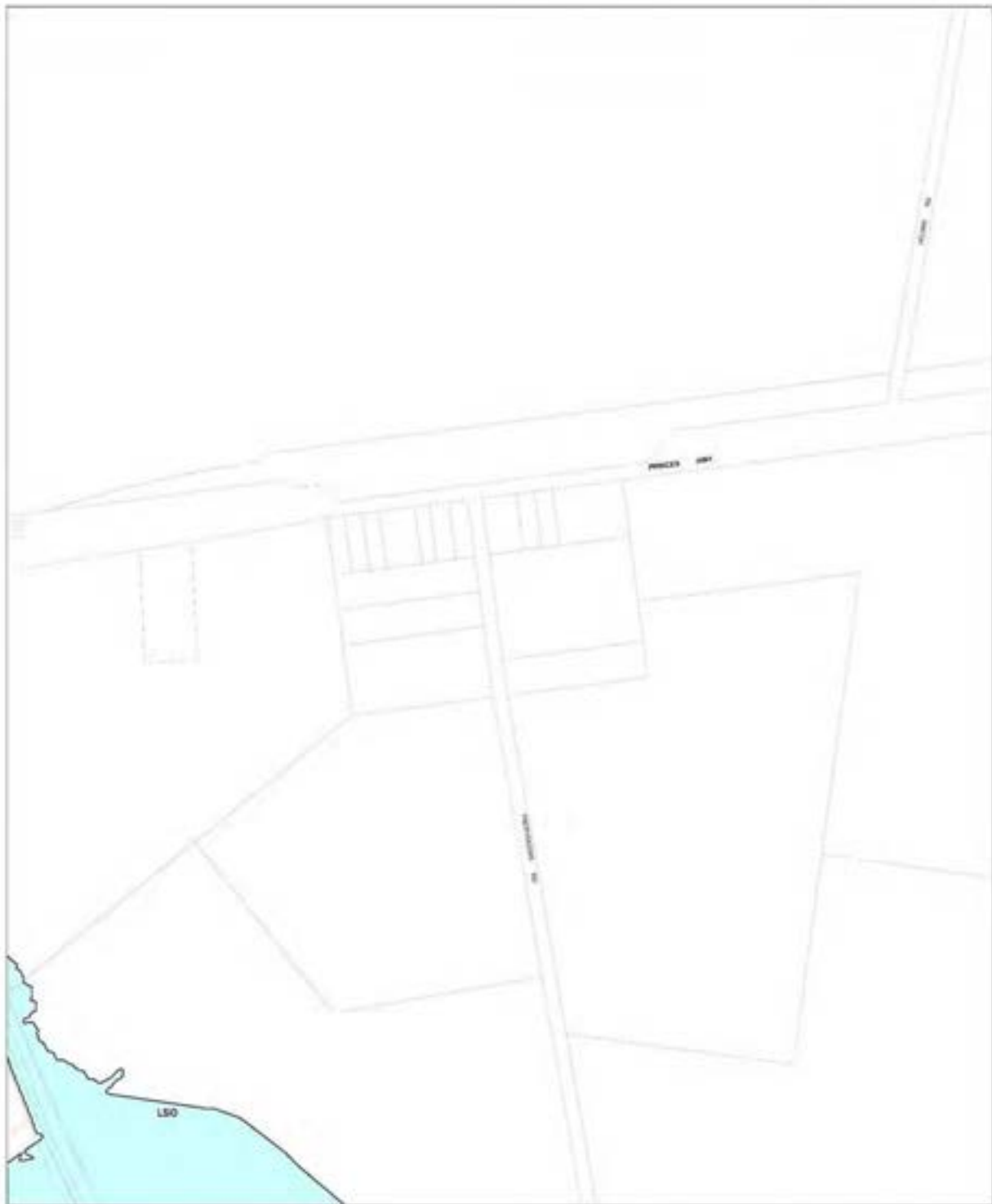
**Victoria**  
VICTORIA  
State Government

**Environment, Land, Water and Planning**  
Environment, Land, Water and Planning

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**MAP No 123LSIO-FO**

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AMENDMENT C99



<p><b>LEGEND</b></p> <p>LSIO Land Subject to Inundation Overlay</p>	<p>Municipal Boundary</p>	<p><b>Disclaimer</b> This is a location map only. It is not intended to be used for navigation and the information is not guaranteed to be accurate. The information is provided for your reference only and does not constitute a warranty of any kind. The State of Victoria Department of Environment, Land, Water and Planning (DELWP) is not responsible for any loss or damage arising from the use of this information.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 100 200 Metres</p> <p><b>NORTH</b></p> <p>Planning Group Printed: 17/04/2019</p> <p><b>VICTORIA</b> State Government Environment, Land, Water and Planning</p>	<p><b>INDEX TO ADJACENT SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 124LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LSO - Land Subject to Inundation Overlay

**Disclaimer**  
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**Scale**  
0 600 1,200  
Meters

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

**Victoria**  
VICTORIA  
State Government

**Environment, Land, Water and Planning**  
Environment, Land, Water and Planning

**MAP No 125LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**  
 Floodway Overlay  
 Inundation Overlay  
 Municipal Boundary  
 Municipal Boundary

Disclaimer  
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G. The State of Victoria Department of Environment, Land, Water and Planning 2012  
 Printed: 6/06/2016

0 400 1,200  
 Meters  
 Australian Map Grid Zone 55  
 NORTH  
 Planning Group  
 VICTORIA  
 Environment, Land, Water and Planning

INUNDATION OVERLAY  
 FLOODWAY OVERLAY  
 MAP No 128LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- L90 - Floodway Overlay
- L90 - Land Subject to Inundation Overlay
- Municipal Boundary

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0 500 1,000  
Metres

**NORTH**

Planning Group  
Printed: 17/04/2019

**VICTORIA**  
State Government

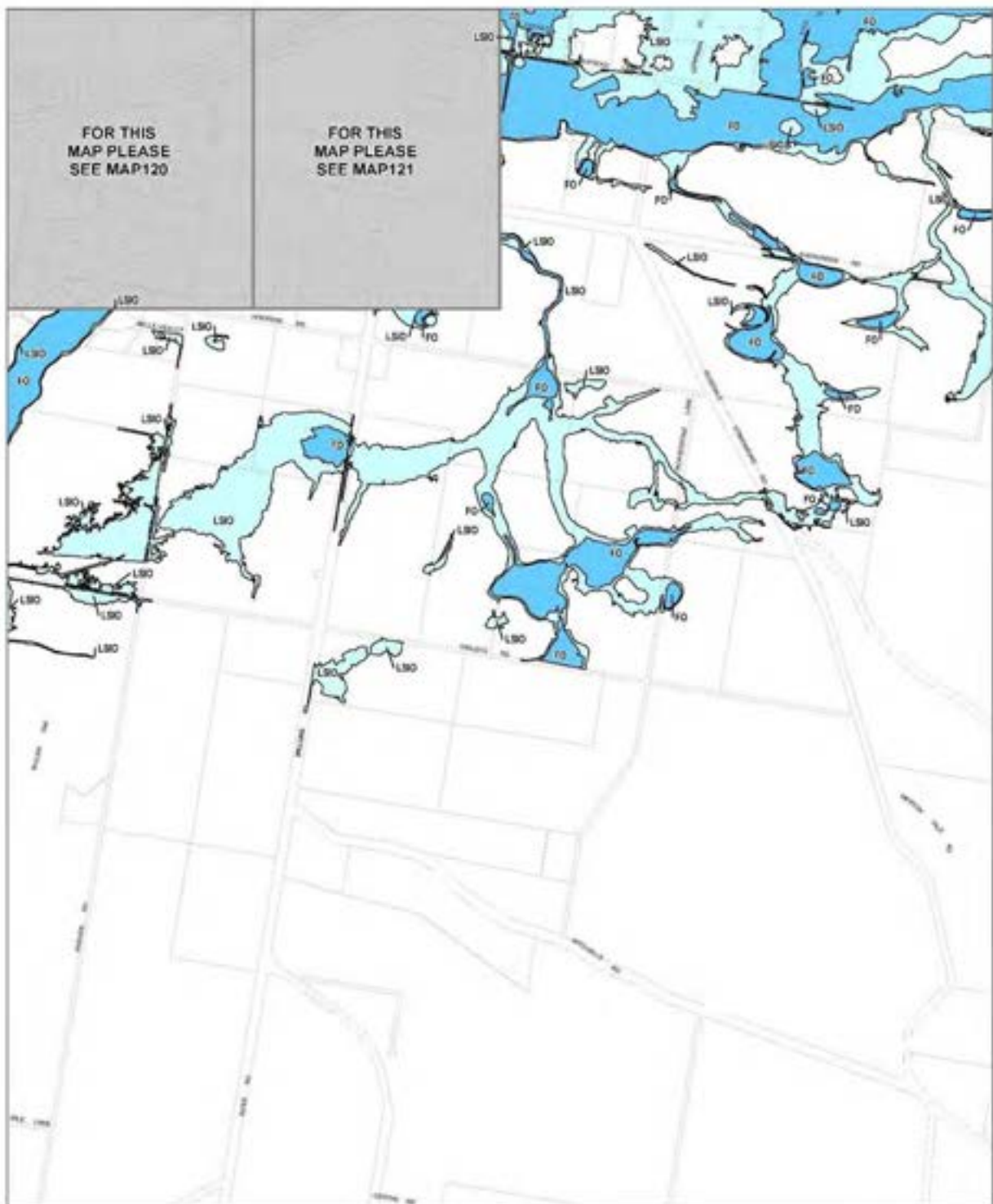
Environment, Land, Water and Planning

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 129LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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<b>LEGEND</b> Floodway Overlay Inundation Overlay	Municipal Boundary	<p><b>Disclaimer</b>          This is a planning map and is not intended to be used for any other purpose. The information is provided for general information only and does not constitute a guarantee or warranty of any kind. The user of this map is responsible for their own interpretation and use of the information.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 400 800 Metres</p> <p> NORTH</p> <p>Planning Group          Printed: 17/04/2019</p>	<p>Australian Map Grid Zone 55</p> <p> VICTORIA          State Government          Environment, Land, Water and Planning</p>	<p>INDEX TO PLANNING SCHEME MAPS</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 130LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LSO - Land Subject to Inundation Overlay

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0 500 1,000  
Metres

**NORTH**

Planning Group  
Printed: 17/04/2019

**VICTORIA**  
State Government

Environment, Land, Water and Planning

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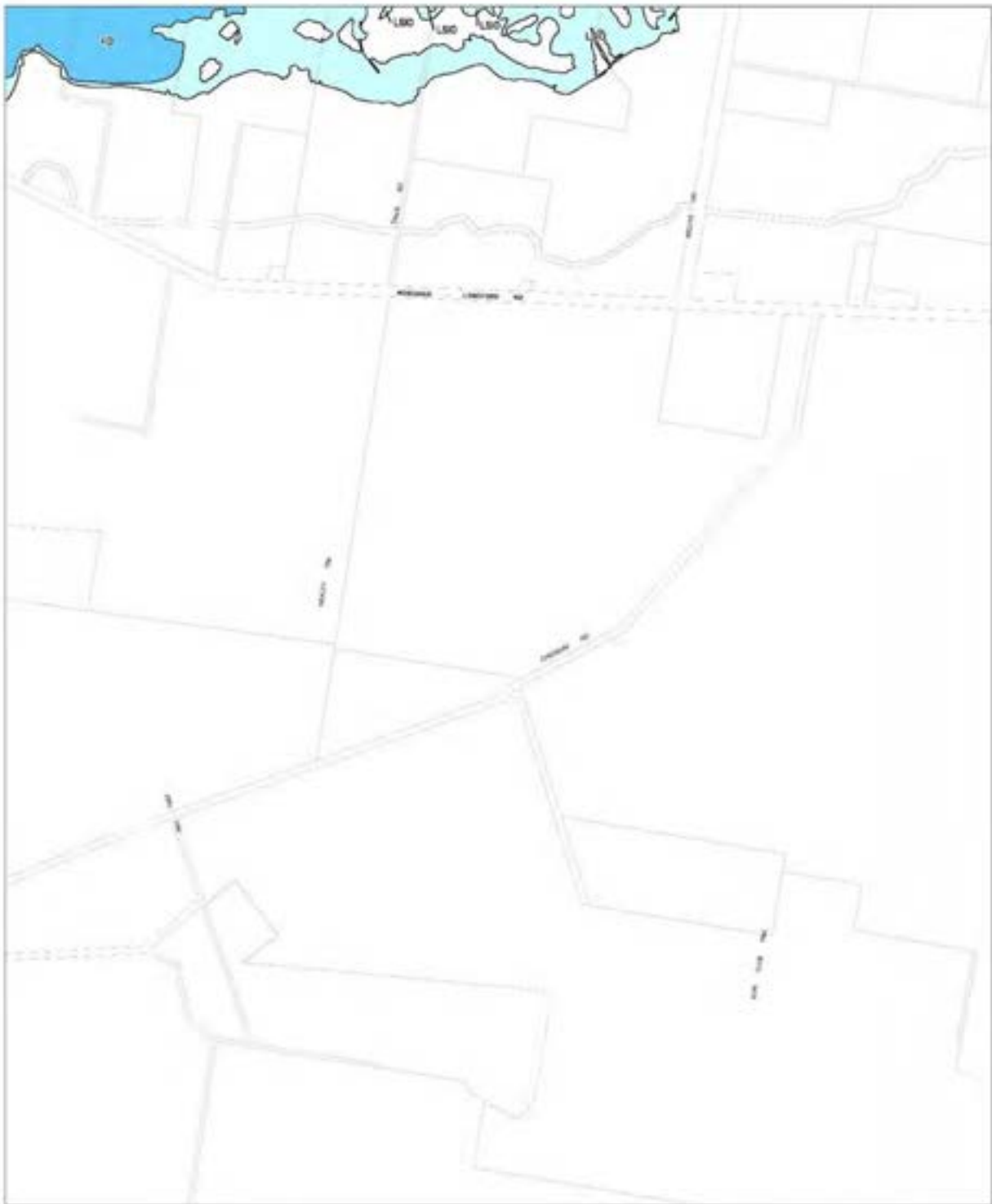
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**MAP No 131LSIO-FO**

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FOR THIS MAP PLEASE SEE MAP136

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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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**LEGEND**

- Blue line: Floodway Overlay
- Light blue area: L50 Coastal Subject to Inundation Overlay
- Black dots: Municipal Boundary

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**Scale:**  
0 150 300 Meters

**North Arrow:**  
NORTH

**Published:** 18/04/2019

**Prepared by:** Planning Group

**Victoria State Government:**  
Environment, Land, Water and Planning

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**MAP No 136LSIO-FO**

LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

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<p><b>LEGEND</b></p> <p> FLOODWAY OVERLAY</p> <p> LAND SUBJECT TO INUNDATION OVERLAY</p>	<p> MUNICIPAL BOUNDARY</p>	<p><b>Disclaimer</b></p> <p>The information may be of assistance to you for the State of Victoria and the information is not guaranteed to be accurate or complete. The information is provided for your information and should not be relied upon for any purpose. The information is provided for your information and should not be relied upon for any purpose.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 500 1,000 Meters</p> <p> NORTH</p> <p>Planning Group</p> <p>Printed: 18/06/2019</p> <p> VICTORIA Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJACENT SCHEME MAPS</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 137LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- LSIO - Floodway Overlay
- LSIO - Land Subject to Inundation Overlay

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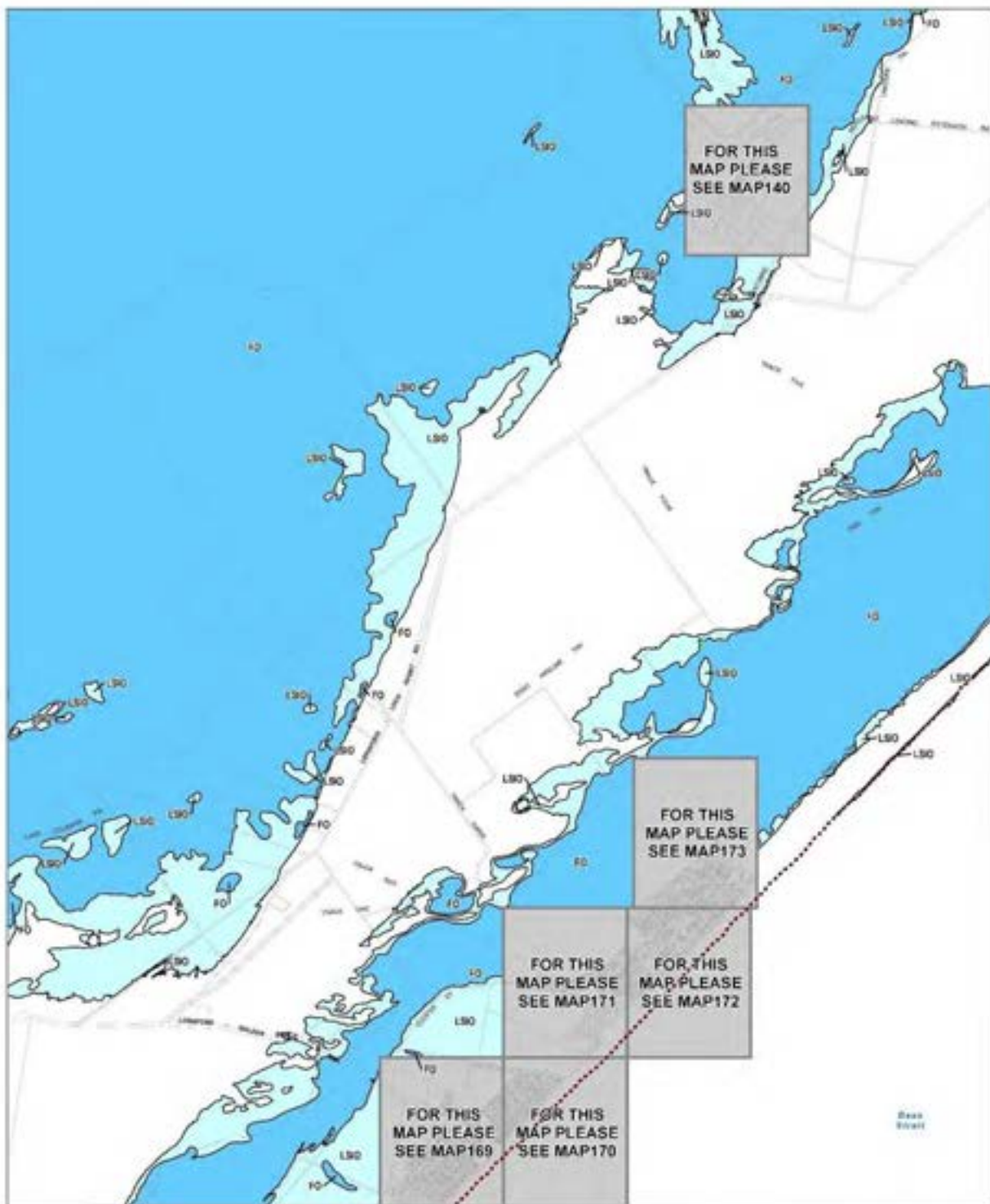
**Scale**  
0 1,200 2,400  
Meters

**North Arrow**  
NORTH

**Victoria**  
State Government  
Environment, Land, Water and Planning

**Map No 138LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LSO - Land Subject to Inundation Overlay
- IO - Inundation Overlay
- Boundary Overlay

**Disclaimer**  
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**Scale**  
0 100 200  
Metres

**North Arrow**  
NORTH

**Planning Group**  
Flooded 18/04/2019

**VICTORIA**  
State Government

**Environment, Land, Water and Planning**

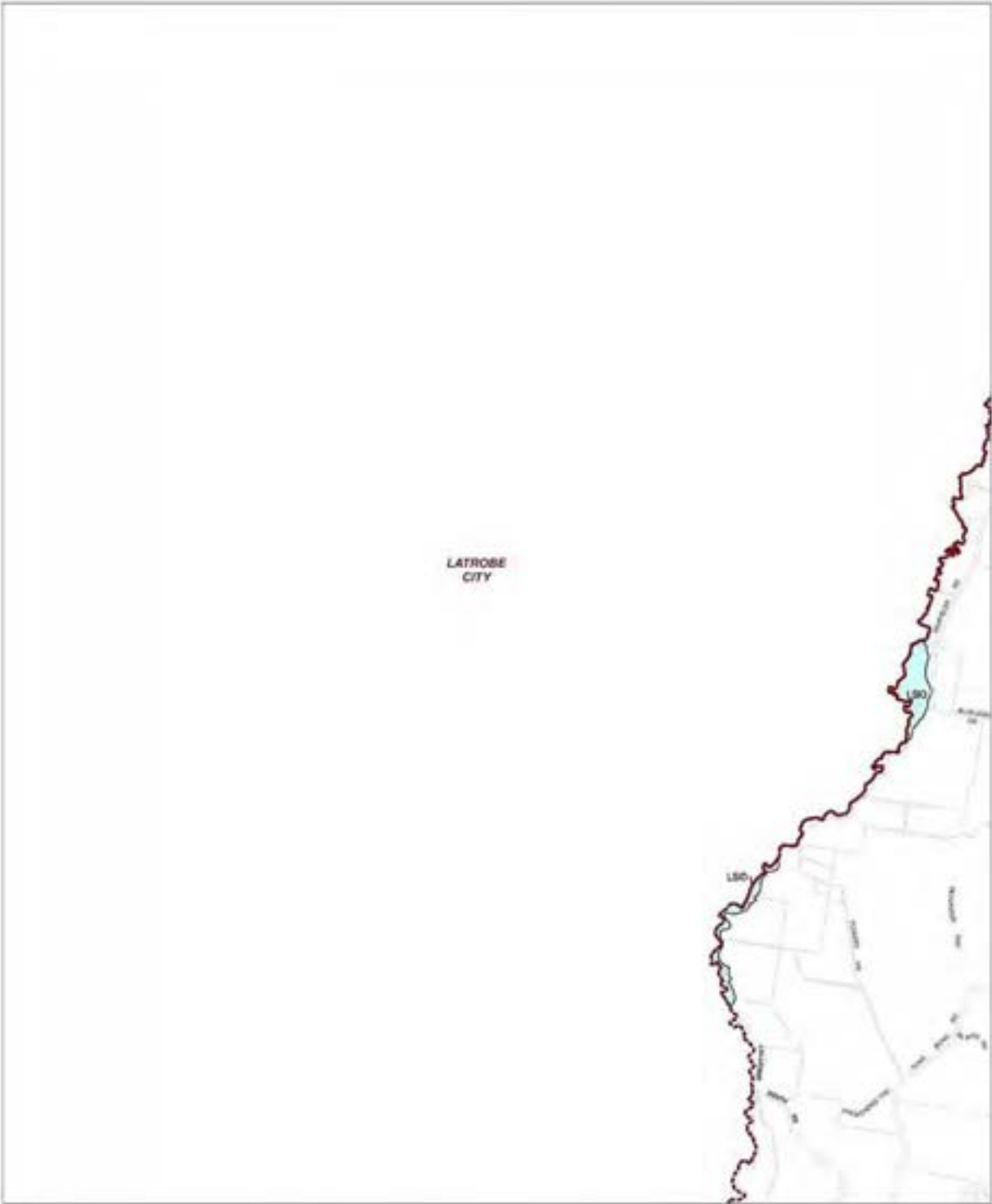
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**MAP No 140LSIO-FO**

This map shows the Bering Sea region, with the L590 contour line highlighted. The contour line is marked with several points labeled 'L590'. The Bering Strait is labeled in the lower right. The map includes a coastline and various geographical features.



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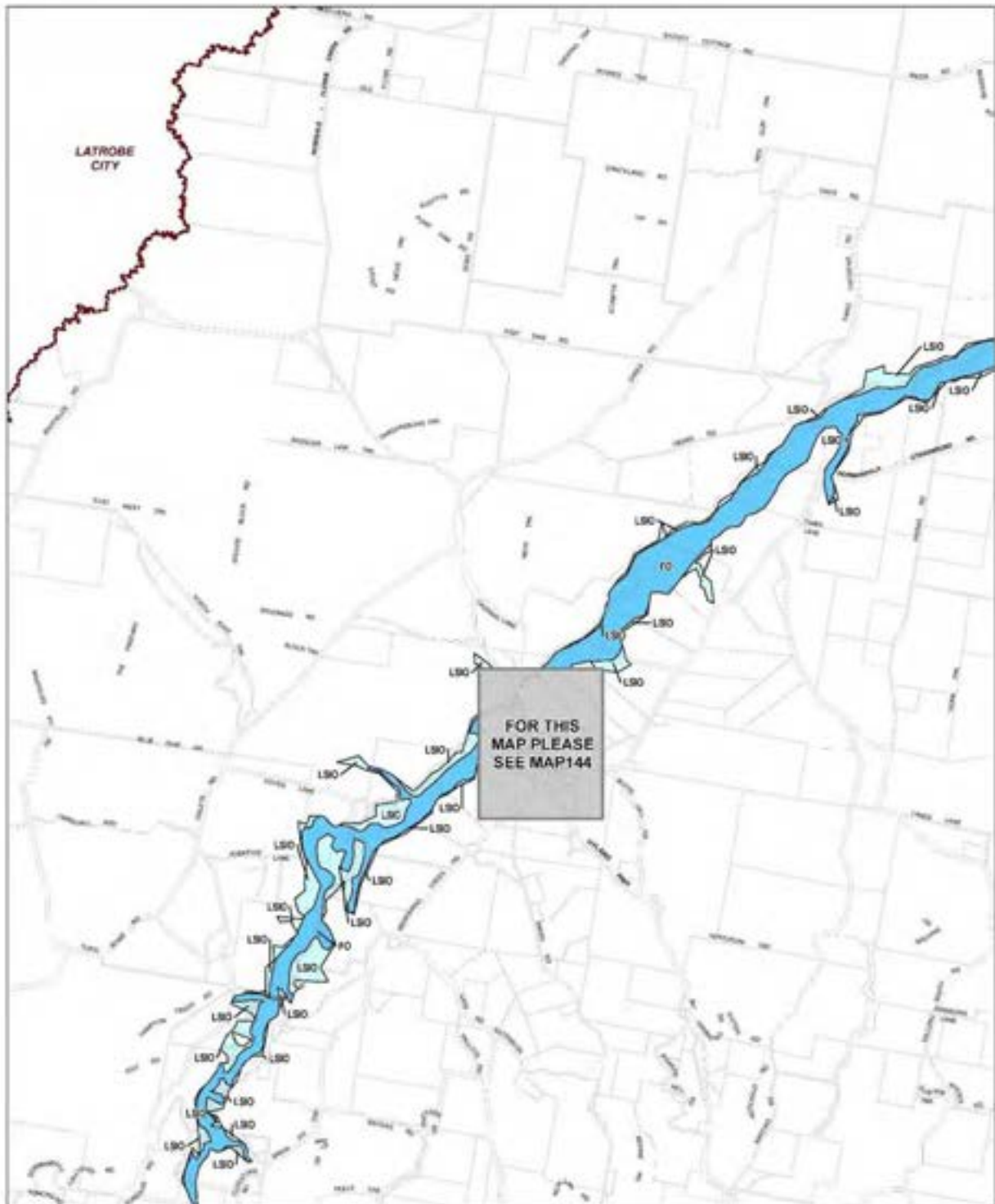






L200 - Land Subject to Acquisition Overlay  
 VicMap  
 0 1,000 2,000 Meters  
 North  
 Planning Group  
 Victoria Planning Environment  
 Environment, Land, Water and Planning  
 Filed: 18/04/2018  
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LSIO - Land Subject to Inundation Overlay

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Published**  
18/04/2019

**Victoria**  
Department of Environment, Land, Water and Planning

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 144LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
L90 - Land Subject to Inundation Overlay

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**Scale**  
0 1,000 2,000  
Metres

**North Arrow**  
NORTH

**Planning Panel**  
Victoria Planning Panel  
Environments, Land, Water and Planning

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 145LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LSO - Land Subject to Inundation Overlay

**Disclaimer**  
This is a planning scheme map. It is not a guarantee of the accuracy of the information. It is not a guarantee of the accuracy of the information. It is not a guarantee of the accuracy of the information.

**Scale**  
0 300 600  
Meters

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

**Published**  
Published 18/06/2019

**Victoria**  
VICTORIA  
State Government

**Environment, Land, Water and Planning**  
Environment, Land, Water and Planning

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 146LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LSIO - Land Subject to Inundation Overlay
- Municipal Boundary

**Disclaimer**  
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**Scale**  
0 1,000 2,000  
Metres

**North Arrow**  
NORTH

**Planning Group**  
P00000000

**Victoria**  
State Government

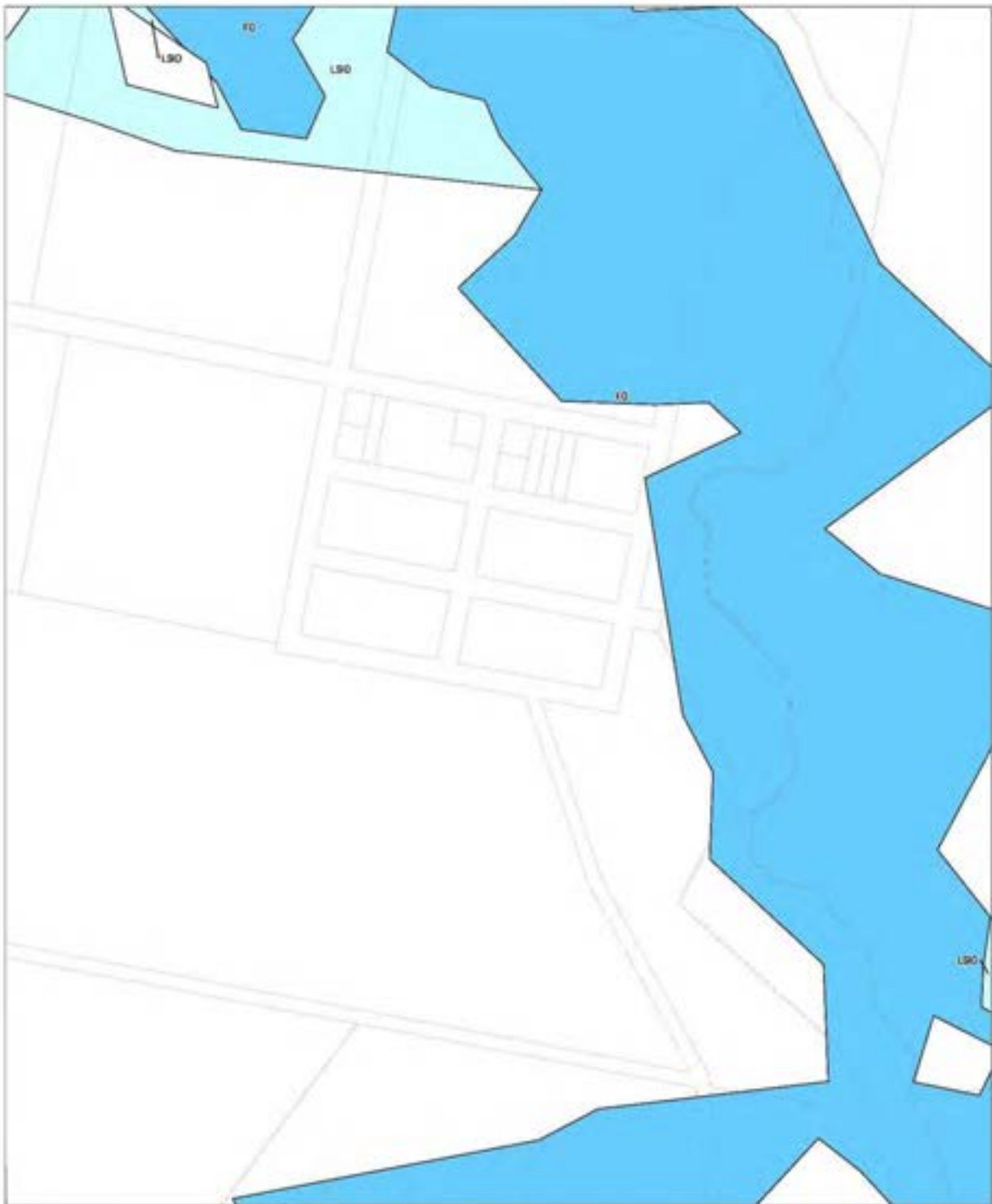
**Environment, Land, Water and Planning**

**MAP No 147LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- Floodway Overlay
- Land Subject to Inundation Overlay

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**Scale**  
0 100 200  
Metres

**North Arrow**  
NORTH

**Published**  
18/06/2019

**Victoria State Government**  
Department of Environment, Land, Water and Planning

**MAP No 149LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- L50 - Land Subject to Inundation Overlay
- LSO - Land Subject to Inundation Overlay

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**Scale**  
0 1,000 2,000  
Metres

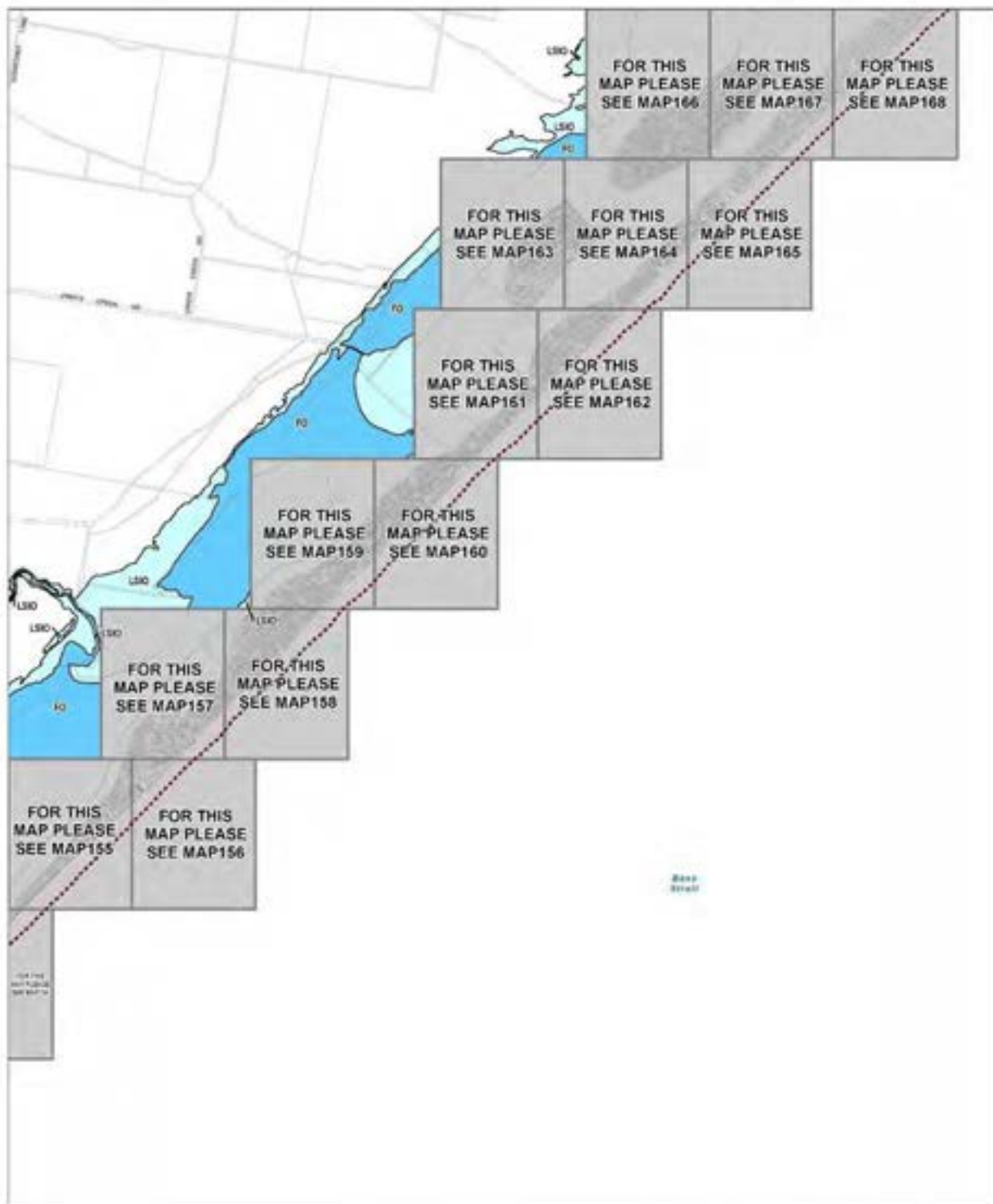
**North Arrow**  
NORTH

**Planning Group**  
P00001

**Victoria State Government**  
Department of Environment, Land, Water and Planning

**Map No 150LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO Floodway Overlay
- LSIO Land Subject to Inundation Overlay

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0 1,200 2,400  
Metres

NORTH

Planning Group  
Printed: 20/05/2019

Australian Map Grid Zone 56

**VICTORIA**  
State Government

Environment, Land, Water and Planning

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MAP No 151LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99

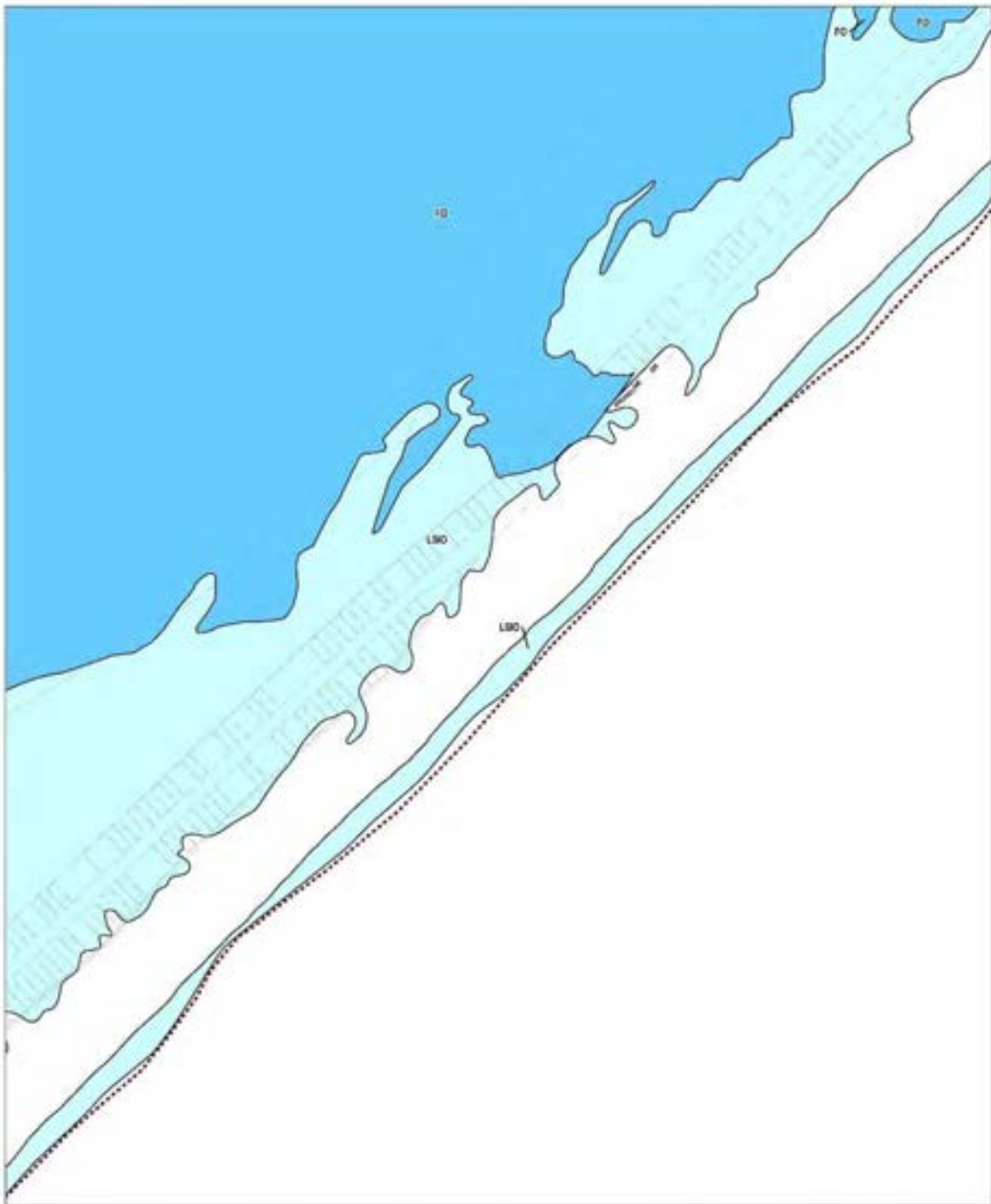


<p><b>LEGEND</b></p> <p>FO Floodway Overlay</p> <p>LSO Land Subject to Inundation Overlay</p>	<p>City of Wellington</p>	<p>Disclaimer</p> <p>This document may be of assistance to you but the State of Victoria and its employees do not guarantee that the information is sufficient for any kind of liability or to rely upon for your business purposes and therefore the liability of any kind or of any other kind or of any other consequence which may arise from any reliance on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 100 200</p> <p>Meters</p> <p>Australian Map Grid Zone 55</p> <p><b>VICTORIA</b></p> <p>State Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO AMENDMENT C99</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 152LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- L90 - Land Subject to Inundation Overlay
- Municipal Boundary

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**Scale**  
0 150 300  
Metres

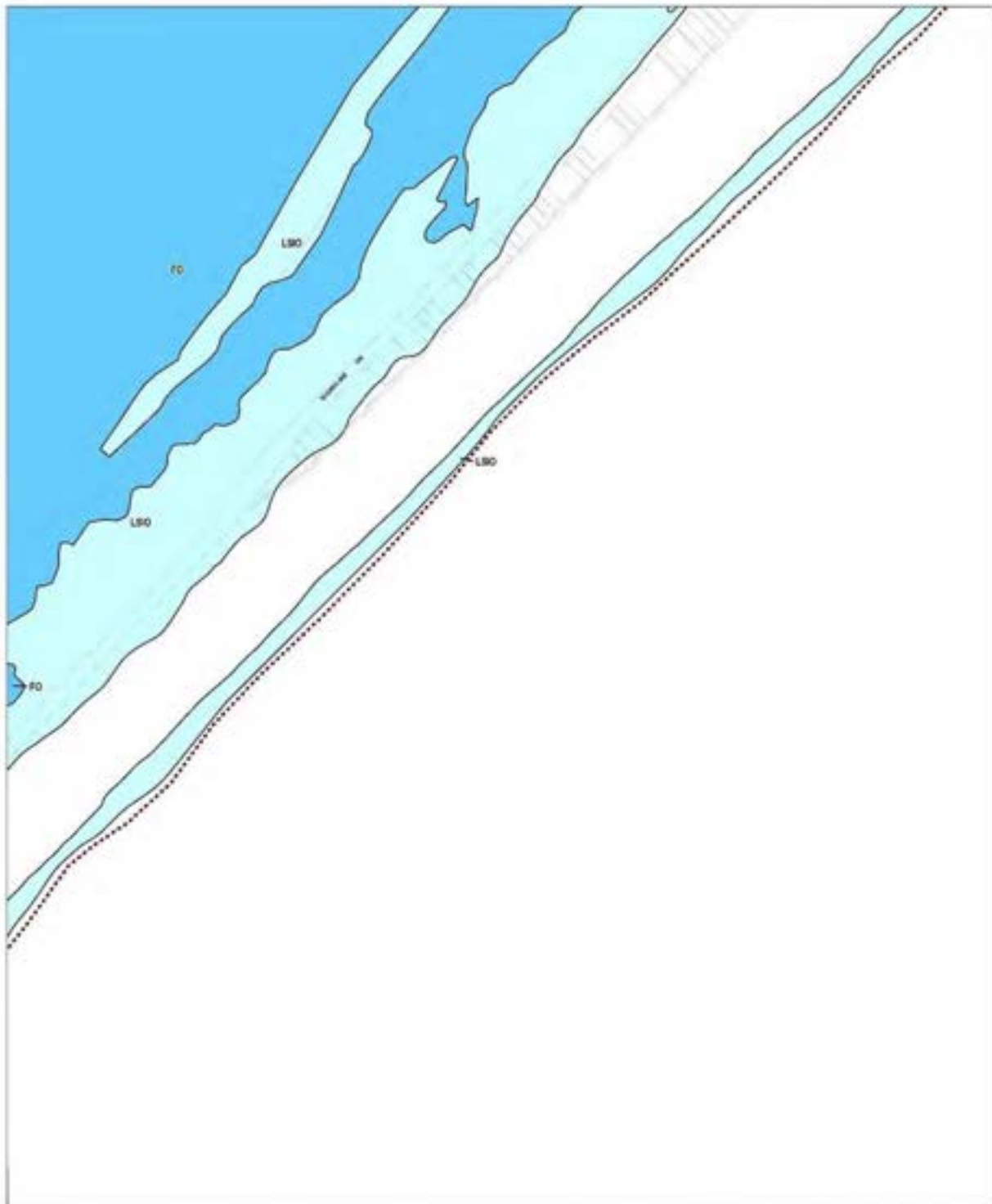
**North Arrow**  
NORTH

**Published**  
18/04/2019

**Map No**  
153LSIO-FO

**Map No 153LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<p><b>LEGEND</b></p> <p> L50 - Floodway Overlay</p> <p> L50 - Land Subject to Inundation Overlay</p>	<p> Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This is a planning scheme map. It is not a map of the State of Victoria and the Government of Victoria does not guarantee the accuracy or sufficiency of any data or information contained in this map. The Government of Victoria is not responsible for any loss or damage arising from the use of this map.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 150 300 Meters</p> <p> NORTH</p> <p>Planning Group Printed: 18/06/2019</p> <p> VICTORIA State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO PLANNING SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 155LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<p><b>LEGEND</b></p> <p>□ L90 - Land Subject to Inundation Overlay</p> <p>--- Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This is a planning scheme by-law of conditions. It does not guarantee the accuracy of any data or is solely responsible for your actions and the results of any actions. It is not intended to be used as a basis for any action or other consequence which may arise from any action or any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 100 200 Metres</p> <p><b>NORTH</b></p> <p>Planning Group Folios: 18154/0215</p> <p><b>VICTORIA</b> State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO PLANNING SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 156LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- Floodway Overlay
- LSO - Land Subject to Inundation Overlay
- Municipal Boundary

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Printed: 18/04/2019

Scale: 1:50,000

Environment, Land, Water and Planning

**MAP No 158LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LSIO - Land Subject to Inundation Overlay

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**Scale**  
0 150 300  
Metres  
Australian Map Grid Zone 55

**Map of Victoria**  
WELLINGTON PLANNING SCHEME MAP

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 159LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- Floodway Overlay
- L90 Contour Subject to Inundation Overlay

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Published**  
18/06/2019

**Map No**  
160LSIO-FO

**Map No 160LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- FO - Floodway Overlay
- LSO - Land Subject to Inundation Overlay
- Municipal Boundary

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0 150 300  
Meters

**NORTH**

Planning Group  
Printed 18/04/2019

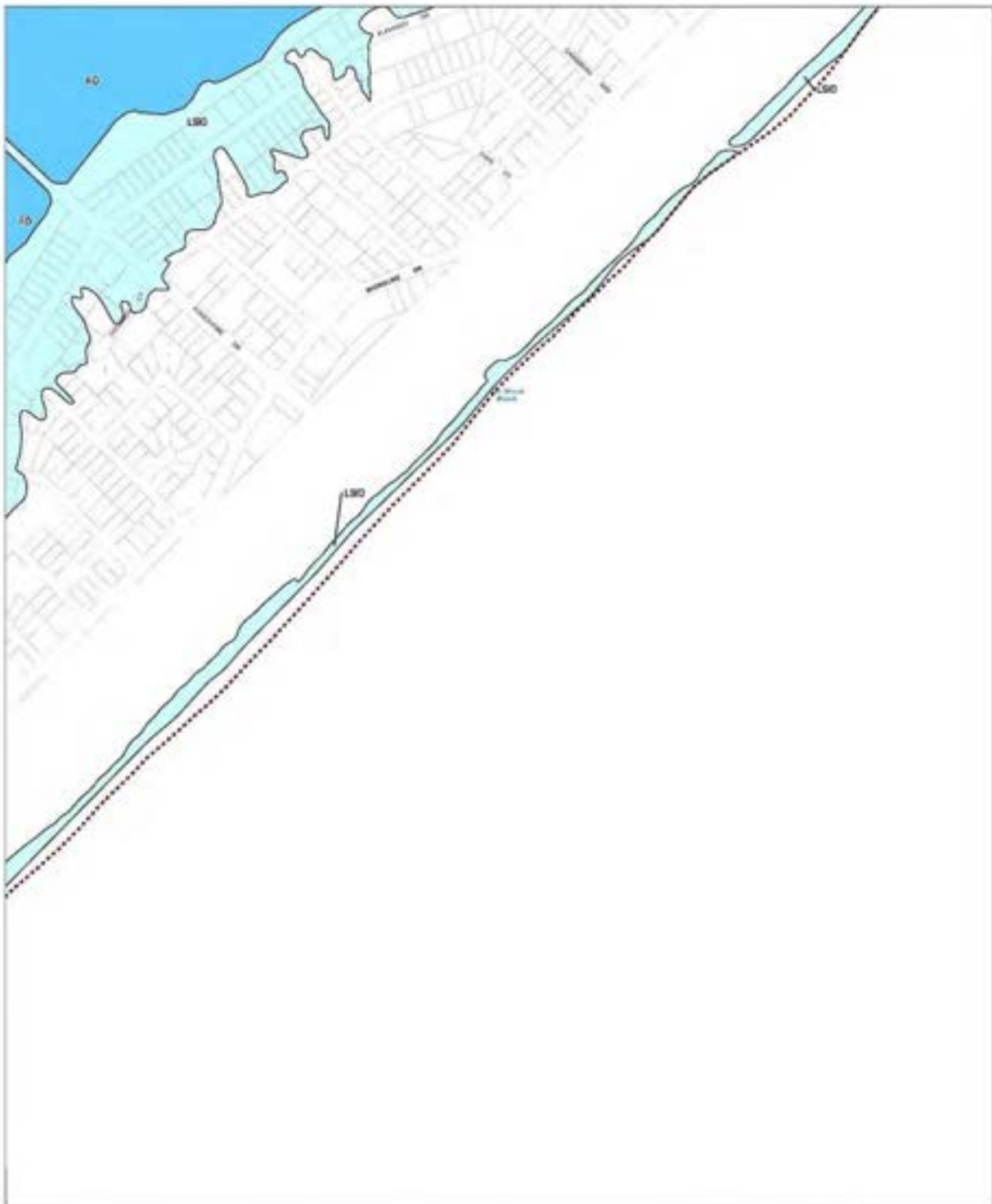
**VICTORIA**  
State Government  
Environment, Land, Water and Planning

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 161LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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**LEGEND**

- Light Blue: Floodway Overlay
- Dark Blue: L500 Coastal Subject to Inundation Overlay
- Dashed Line: Municipal Boundary

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Published**  
18/04/2019

**Map No**  
162LSIO-FO

**Map No 162LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

Floodway Overlay  
 L50 - Land Subject to Inundation Overlay

Municipal Boundary

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0 150 300  
 Meters  
 North  
 Planning Group  
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**MAP No 164LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LSO - Local Subject to Inundation Overlay

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**Scale**  
0 100 200 Meters

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

**Published**  
18/06/2019

**Victoria**  
State Government

**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 167LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<p><b>LEGEND</b></p> <p>Land Subject to Inundation Overlay</p>	<p>Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This is a planning map and is not a guarantee of any kind. It is provided for information only and does not constitute a warranty or any other form of insurance. The user of this map is responsible for their own actions and the consequences thereof. The State of Victoria does not accept any liability for any loss or damage arising from the use of this map.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning, 2019</p>	<p>0 150 300</p> <p>Meters</p> <p><b>NORTH</b></p> <p>Planning Group</p> <p>Printed: 18/04/2019</p>	<p><b>VICTORIA</b></p> <p>State Government</p> <p>Environment, Land, Water and Planning</p>	<p><b>INDEX TO ACQUINING SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 168LSIO-FO

MAP No 169LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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**LEGEND**

- Floodway Boundary
- Floodway Overlay

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

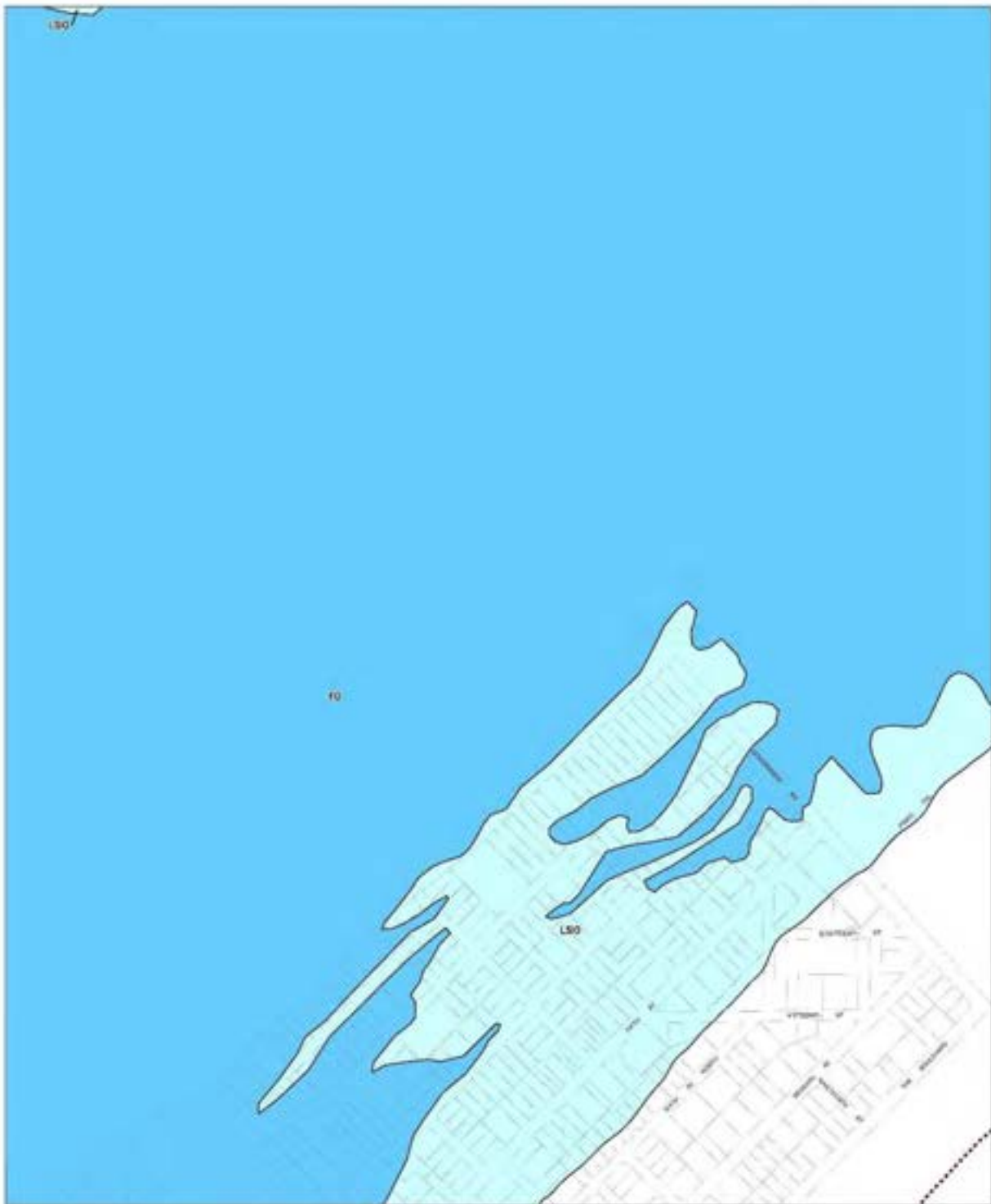
**Victoria**  
State Government

**Environment, Land, Water and Planning**

**MAP No 171LSIO-FO**

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY** **MAP No 172LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- Land Subject to Inundation Overlay
- Land Subject to Floodway Overlay
- Wellington Planning Scheme Boundary
- Municipal Boundary

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**Scale**  
0 150 300  
Meters

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

**Published**  
Published: 18/04/2019

**Victoria State Government**  
Victoria State Government

**Environment, Land, Water and Planning**  
Environment, Land, Water and Planning

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**MAP No 173LSIO-FO**

LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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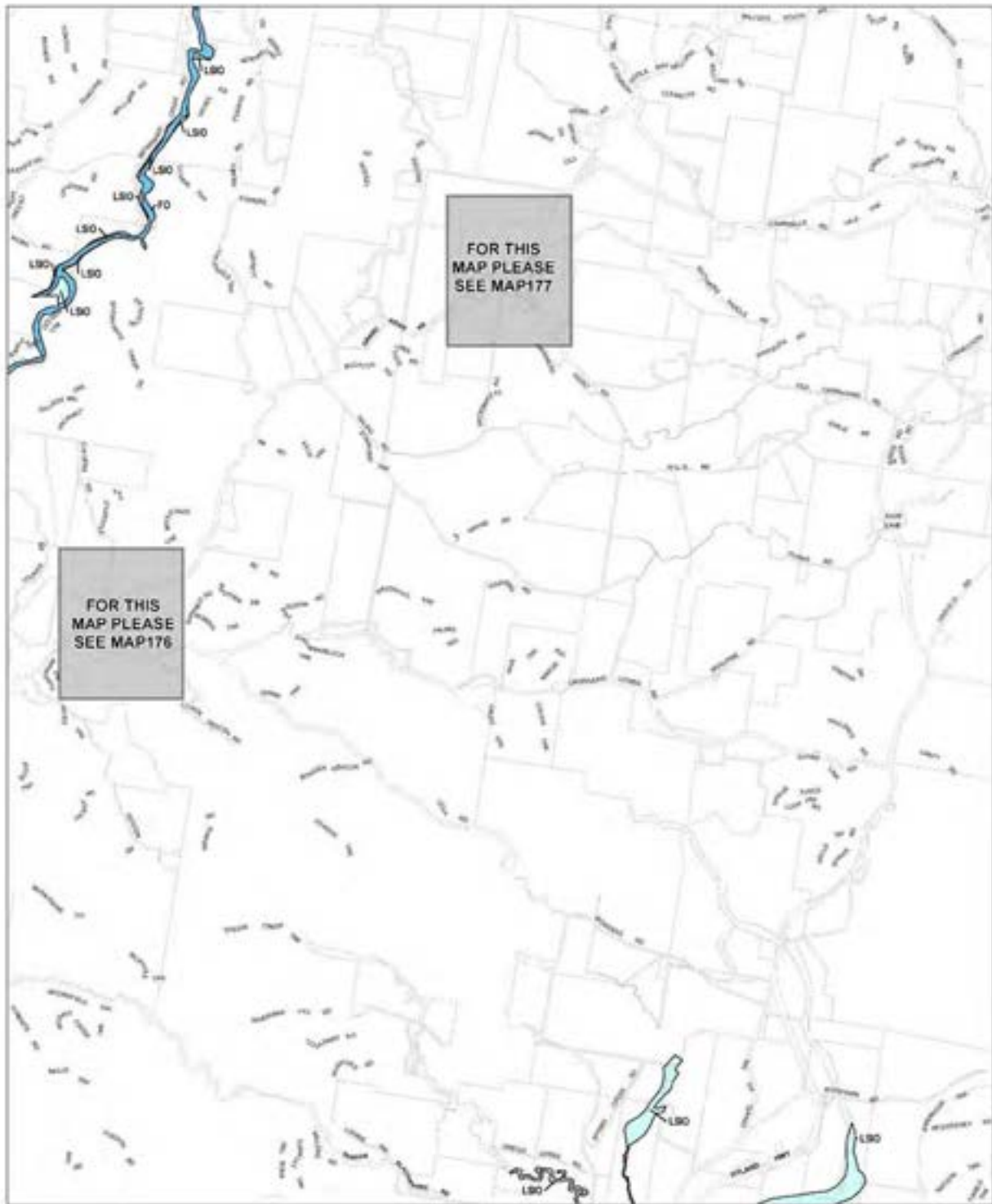







**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**
**MAP No 174LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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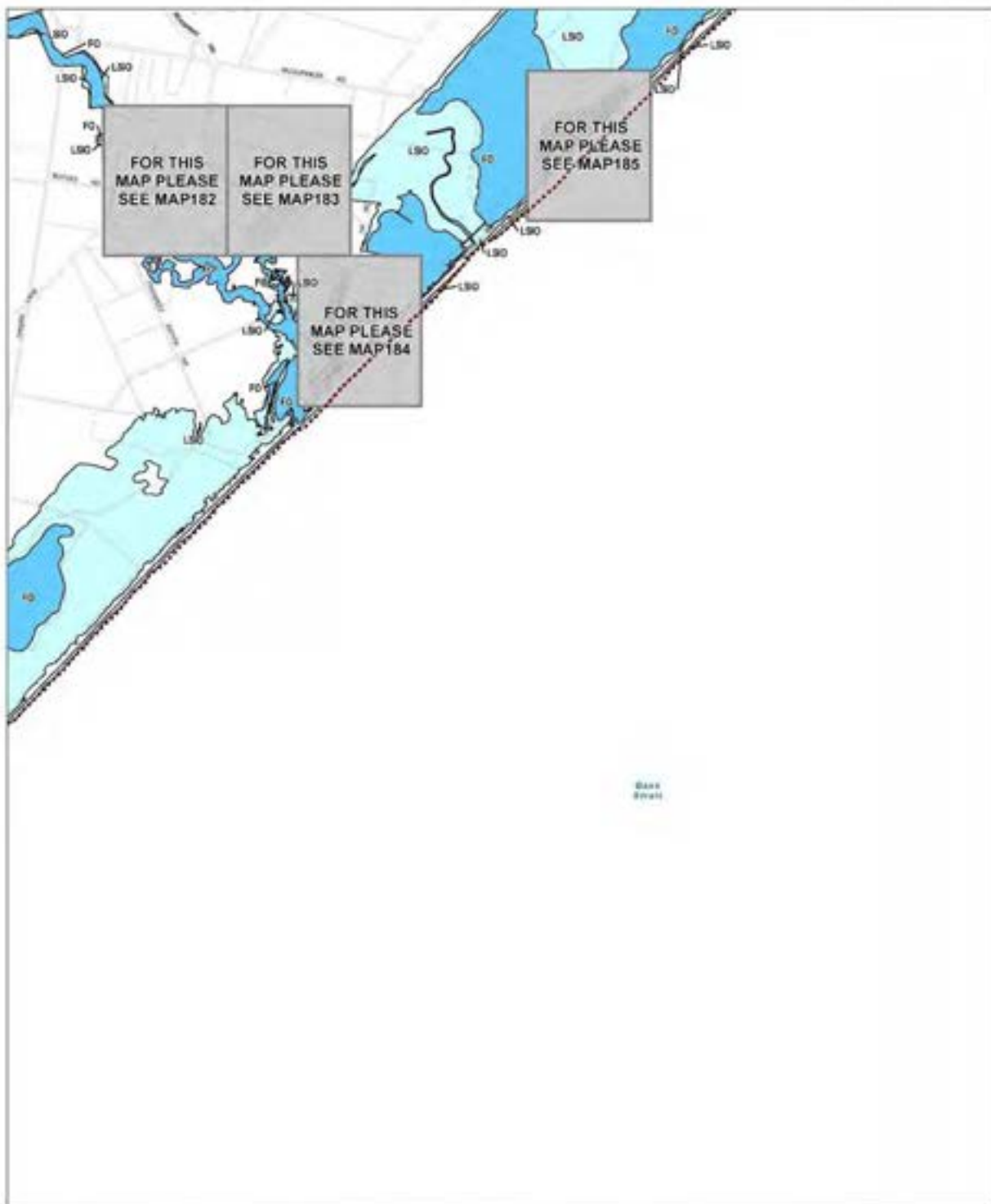


Map of the Bay Area

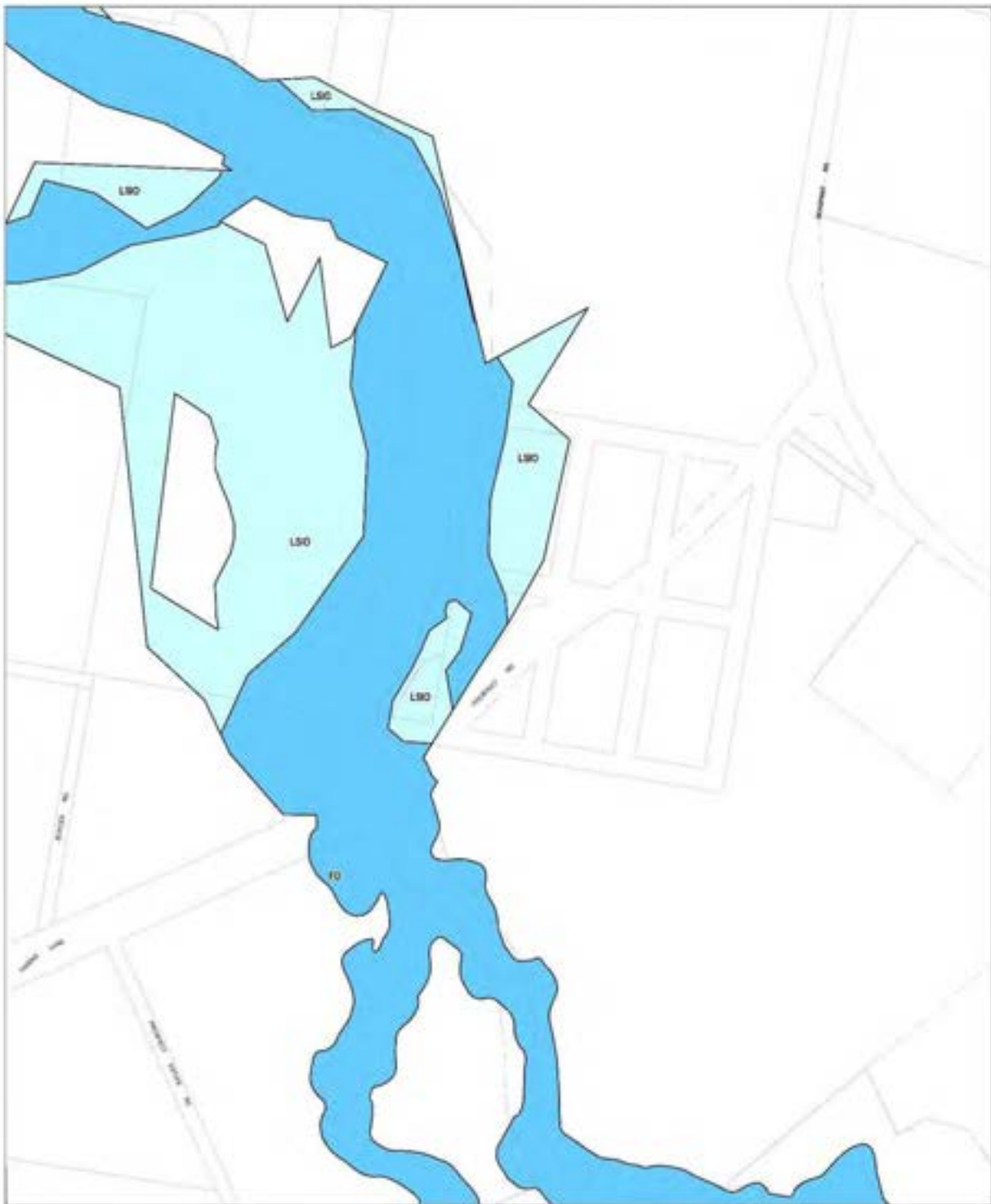
Base Sheet

MAP No 180LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LSO - Land Subject to Inundation Overlay

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**Scale**  
0 150 300  
Meters  
Australian Map Grid Zone 55

**North Arrow**  
NORTH

**Planning Group**  
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**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 182LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO Floodway Overlay  
L80 Land Subject to Inundation Overlay

**Scale**

0 150 300  
Metres

**North**

Planning Group  
Printed: 18/04/2018

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 183LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

F50 - Floodway Overlay  
LSIO - Land Subject to Inundation Overlay

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**Scale**  
0 100 200  
Meters

**North Arrow**  
NORTH

**Planning Group**  
Flooded 18/04/2019

**VICTORIA**  
State Government

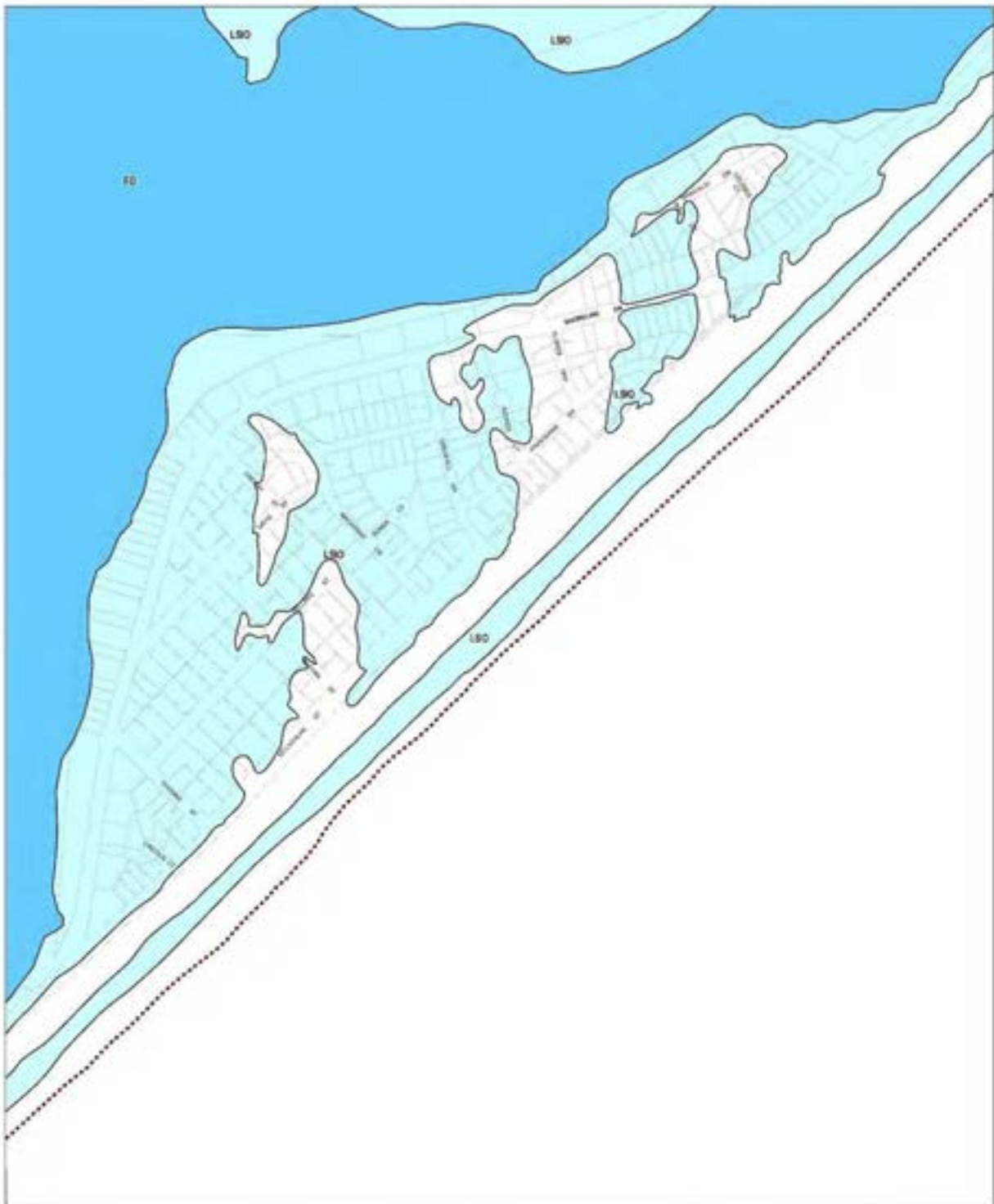
**Environment, Land, Water and Planning**

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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 184LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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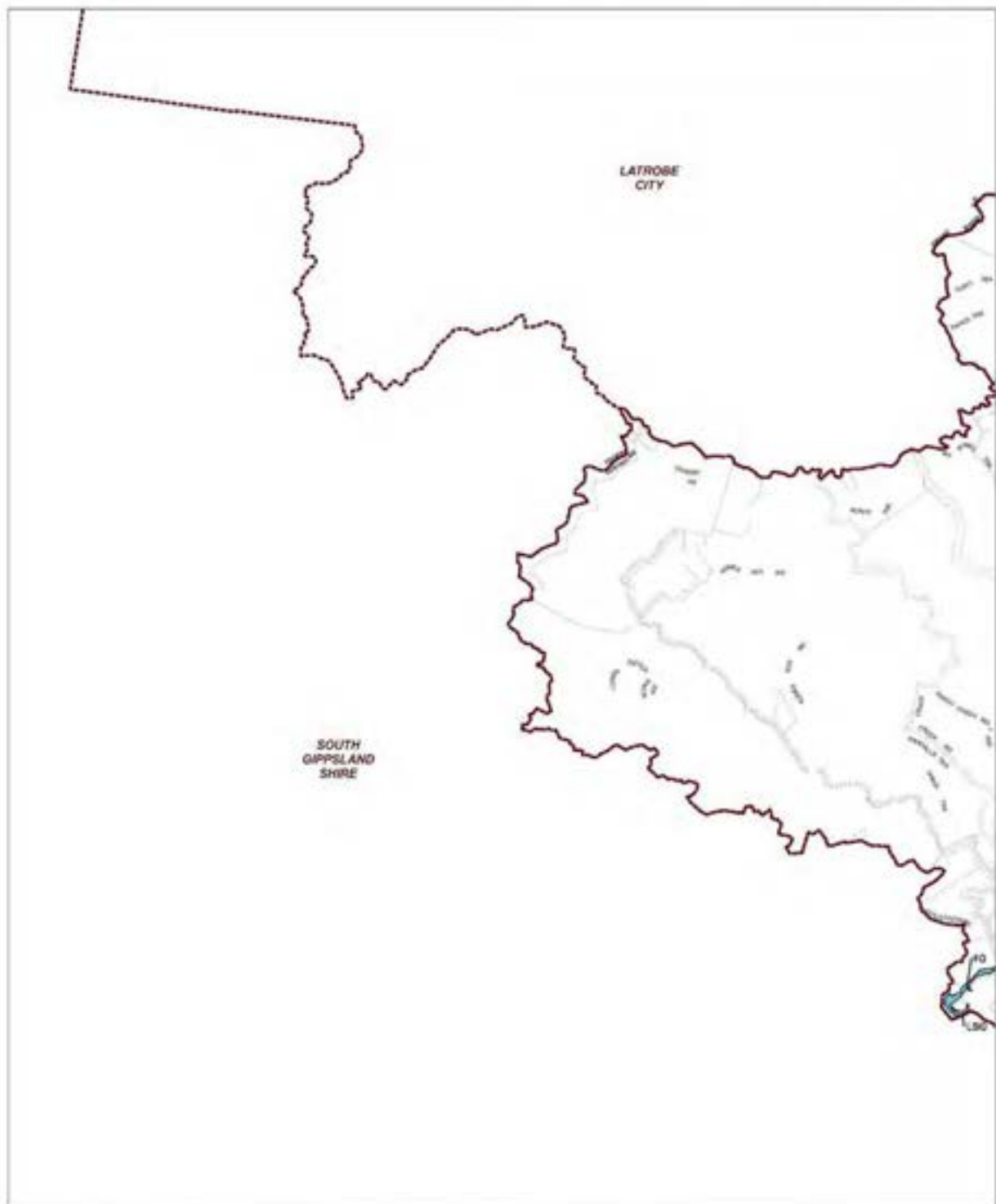
<b>LEGEND</b> F0 - Floodway Overlay L90 - Land Subject to Inundation Overlay	Municipal Boundary	<b>Disclaimer</b> This is a planning map and is not a guarantee of any kind. It is not a guarantee of the accuracy of the information shown on the map. The information shown on the map is for general information only and should not be used for any other purpose. The information shown on the map is subject to change without notice.	 0 150 300 Meters Australian Map Grid Zone 55  NORTH Planning Group Printed 18/04/2019	<b>INDEX TO ADJACENT SCHEME MAPS</b> 
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 185LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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<p><b>LEGEND</b></p> <p>WPS - Wellington Planning Scheme</p> <p>WPS - Wellington Planning Scheme</p>	<p>WPS - Wellington Planning Scheme</p> <p>WPS - Wellington Planning Scheme</p>	<p>Disclaimer</p> <p>The information contained in this publication is for general information only and does not constitute a contract or any other legal obligation. The information is provided as a service to the community and is not intended to be used as a basis for any legal action.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning (DELWP)</p>	<p>0 1,250 2,500</p> <p>Meters</p> <p>Australian Map Grid Zone 55</p> <p><b>VICTORIA</b></p> <p>State Government</p> <p>Environment, Land, Water and Planning</p> <p>Printed: 18/04/2018</p>	<p>INDEX TO AMENDMENT C99</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 186LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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<b>LEGEND</b> Floodway Overlay Inundation Overlay	Municipal Boundary	<p><b>Disclaimer</b>          This is a planning scheme map. It is not a map of the State of Victoria and its boundaries do not guarantee that the information is sufficient for any use or is suitable for any purpose. The State of Victoria does not accept any liability for any loss or damage arising from any use of this information.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 1,000 2,000 Metres</p> <p><b>NORTH</b></p> <p>Planning Group          Printed: 18/04/2019</p>	<p>Australian Map Grid Zone 55</p> <p><b>VICTORIA</b>          State Government          Department of Environment, Land, Water and Planning</p>	<p><b>INDEX TO PLANNING SCHEME MAPS</b></p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 188LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

FO - Floodway Overlay  
LBO - Land Subject to Inundation Overlay

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**Scale**  
0 500 1,000  
Metres

**North Arrow**  
NORTH

**Planning Group**  
Planning Group

**Victoria**  
VICTORIA  
State Government

**Environment, Land, Water and Planning**  
Environment, Land, Water and Planning

**MAP No 189LSIO-FO**

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

This map shows the L90 waterway, a prominent light blue feature winding through a landscape of land parcels. The parcels are outlined in thin black lines, forming a grid-like pattern. Several parcels are labeled with numbers, including '190' and '150'. The map also includes various dashed lines and small black markings, possibly representing roads or boundaries. The overall layout suggests a cadastral or planning map of a rural or semi-rural area.

MAP No 19CLSIO-FO

234

**LEGEND**  
 Floodway Overlay  
 Inundation Overlay  
 Municipal Boundary

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0 150 300  
 Kilometers  
 Australian Map Grid Zone 55  
 NORTH  
 Planning Group  
 Published: 18/04/2019  
 VICTORIA  
 Environment, Land, Water and Planning

NEED TO MEASURE SOMEONE'S SHAPE  


**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY**

**MAP No 193L-SIO-FO**

[illegible]

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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<p><b>LEGEND</b></p> <p>FO Floodway Overlay</p> <p>LSO Land Subject to Inundation Overlay</p>	<p>City of Wellington</p>	<p>Disclaimer</p> <p>This is a planning scheme map and is not a guarantee of any kind or a warranty of any kind. The City of Wellington does not guarantee the accuracy or completeness of the information contained in this map. The City of Wellington is not responsible for any loss or damage, whether direct or indirect, arising from the use of this map.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 1,250 2,500</p> <p>Meters</p> <p><b>NORTH</b></p> <p>Planning Group</p> <p>Printed: 18/04/2019</p>	<p>Victoria</p> <p>State Government</p> <p>Environment, Land, Water and Planning</p>	<p>INDEX TO ADJACENT SCHEME MAPS</p>
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LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 198LSIO-FO

Agenda - Ordinary Meeting 18 June 2019 238

**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY** **MAP No 200LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

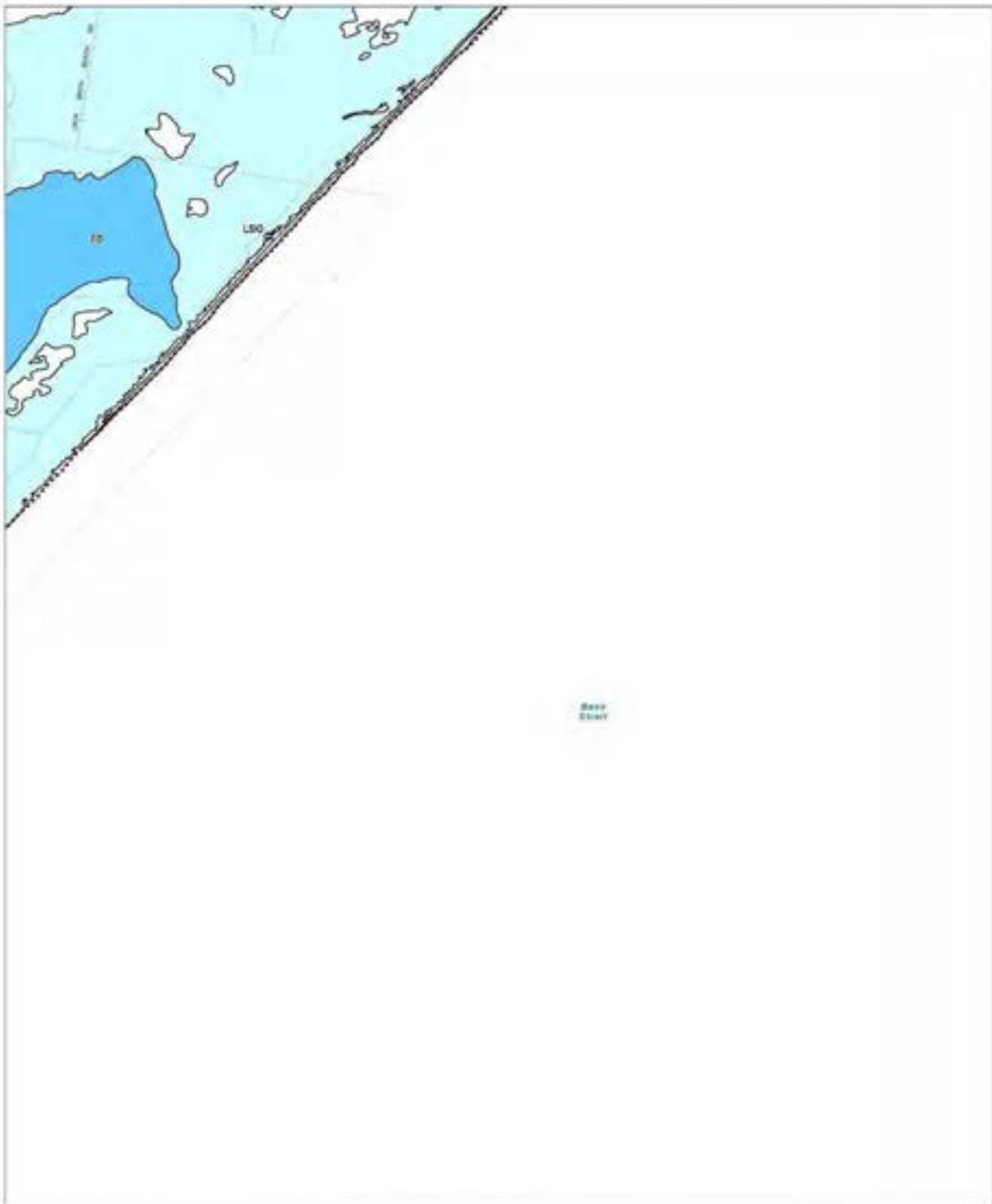
MAP No 201LSIO-FO

The map displays a coastal area with a grid of land parcels. A large, irregularly shaped parcel is highlighted in light blue and labeled 'L50'. This parcel is situated adjacent to a body of water, which is also colored light blue. The coastline is marked by a dashed line. Other land parcels are shown in white with black outlines. The map includes a scale bar in the bottom left corner, indicating distances in meters (0, 100, 200, 300, 400, 500, 600, 700, 800, 900, 1000). A north arrow is located in the bottom right corner. The map is titled 'Map of the study area' in the top left corner.

LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 202LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



<b>LEGEND</b> Floodway Overlay	Municipal Boundary	<p>Disclaimer This is a location map only. It is not intended to be used for the purposes of a cadastral or other legal purpose. The information is provided for general information only and is not intended to be used for any other purpose. The information is provided for general information only and is not intended to be used for any other purpose.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2015</p>	<p>0 1,250 2,500 Metres</p> <p> NORTH</p> <p>Planning Group Project: 18040016</p> <p> VICTORIA State Government Environment, Land, Water and Planning</p>	<p>INDEX TO AMENDING SCHEME MAPS</p>
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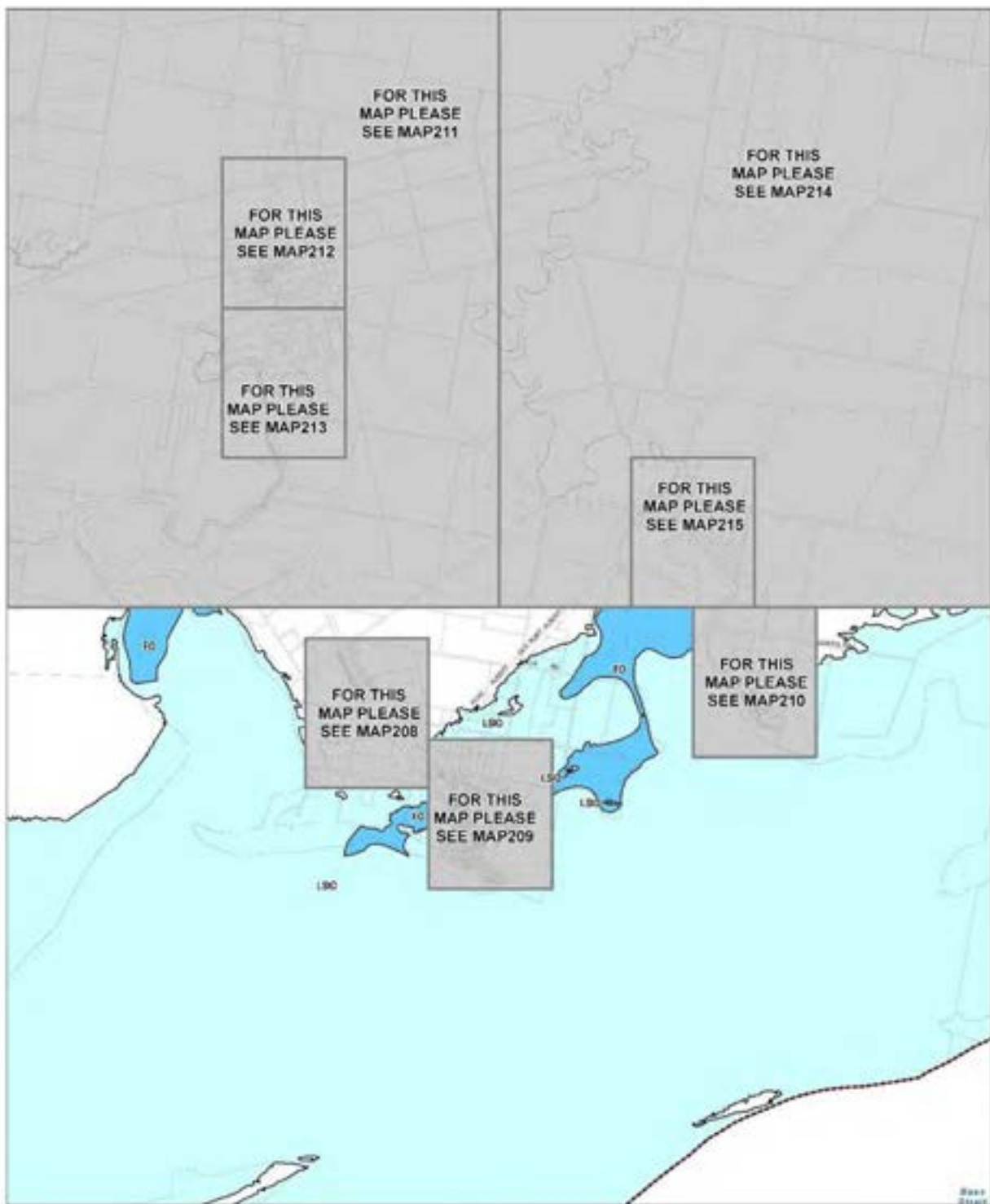
LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 204LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
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<p><b>LEGEND</b></p> <p> Land Subject to Inundation Overlay</p> <p> Municipal Boundary</p>	<p><b>Disclaimer</b></p> <p>This document may be of assistance to you for the State of Victoria and the authorities do not guarantee that the information is sufficient for any use or to satisfy requirements for your particular purposes and therefore disclaims all liability for any loss, cost or other consequence which may arise from any reliance on any information in this publication.</p> <p>© The State of Victoria Department of Environment, Land, Water and Planning 2019</p>	<p>0 150 300 Metres</p> <p> NORTH</p> <p>Planning Group Printed: 18/04/2019</p> <p> VICTORIA State Government Environment, Land, Water and Planning</p>	<p><b>INDEX TO ADJACENT SCHEME MAPS</b></p>
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**LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY** **MAP No 208LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- Floodway Overlay
- Land Subject to Inundation Overlay
- Municipal Boundary

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**Scale:**  
0 150 300  
Metres

**North Arrow:**  
NORTH

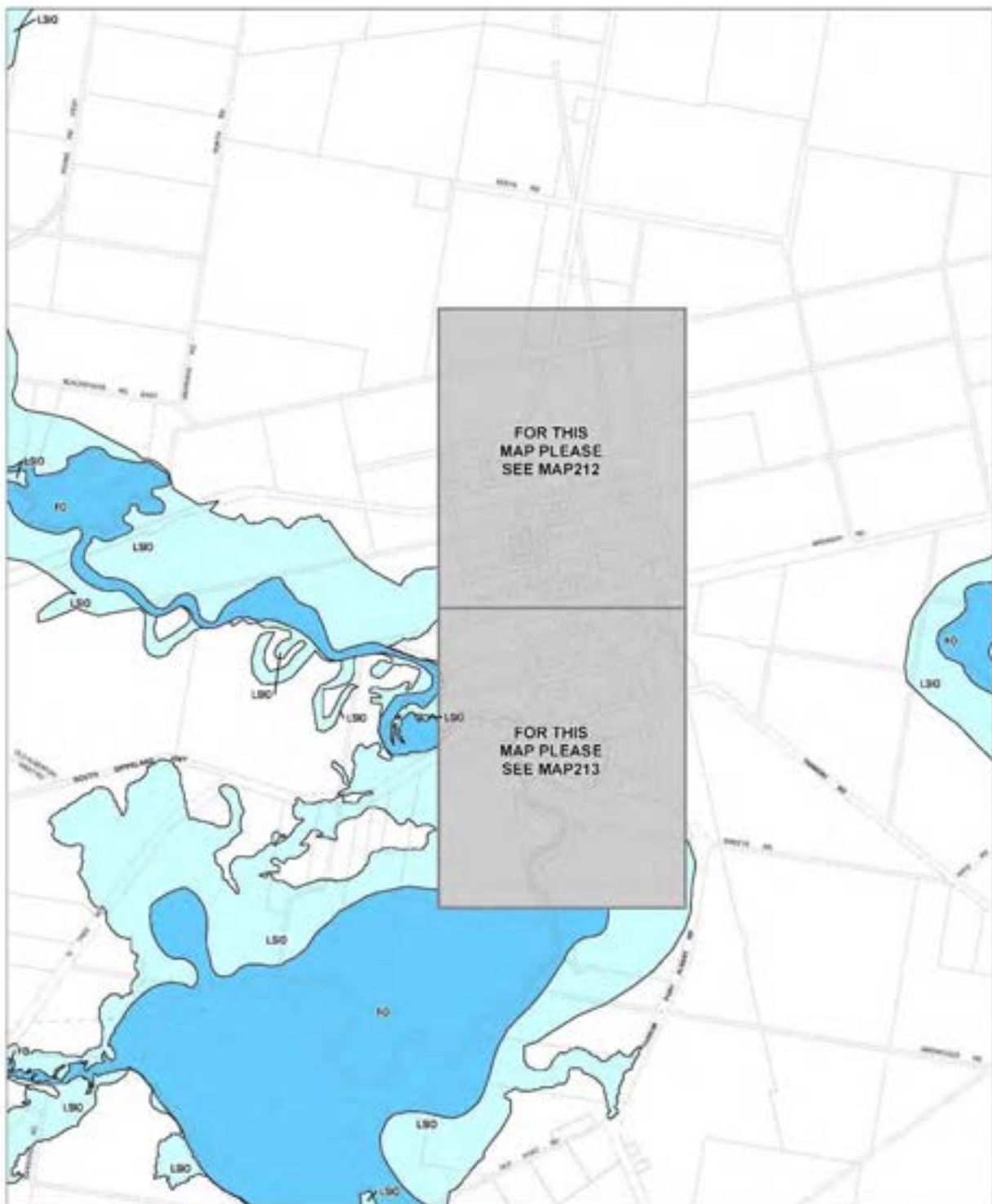
**Published:**  
18/06/2019

**Map No:**  
210LSIO-FO

**Map Title:**  
LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

**Map No:**  
210LSIO-FO

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99



**LEGEND**

- F0 Floodway Overlay
- L90 Land Subject to Inundation Overlay

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**Scale**  
0 500 1,000 Meters

**North Arrow**  
NORTH

**Published**  
18/06/2019

**Map No**  
211LSIO-FO

**Map No 211LSIO-FO**

WELLINGTON PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C99

**LEADING**  
☐ (10) (and) Subject to Executive Order

 Holt Rinehart & Winston

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 Flowering Group  
 Product 186A0019

A map of Victoria, Australia, showing the Gold Zone. The map includes a scale bar from 0 to 100 km and a north arrow. The Gold Zone is highlighted in yellow. The proposed development is located in the Gold Zone, near the border with New South Wales.

LAND SUBJECT TO INUNDATION OVERLAY/FLOODWAY OVERLAY

MAP No 212LSIO-FO