

# The Port of Sale – East Bank Redevelopment Study

Newsletter – January 2019



This Newsletter provides information about the *Port of Sale East Bank Redevelopment Study* (the Study), which is currently being undertaken by Ratio Planning Consultants on behalf of the Wellington Shire Council.

## Study Area

The Study area is located to the south of the Sale CBD, within the existing Port of Sale Cultural and Civic Precinct and as such, is of considerable strategic significance to both Council and the community.

The site is bound by Desailly Street to the west, McMillan Street to the south, Raymond Street to the east and more generally by The Wedge (Wellington Entertainment Centre) to the north (see **Figure 1** below).



**Figure 1 – Study Area**

The site has prime frontages to both Desailly Street and the Port of Sale as well as Raymond Street.

A significant portion of the site is occupied by the (now vacant) Sale Specialist School and former Sale High School buildings, whilst the north-east corner contains the (heritage listed) George Grey Centre.

## Current Planning Controls

The site is currently within the Public Use Zone 2 - Education (PUZ2) of the Wellington Planning Scheme and is subject to the following Planning Scheme Overlays:

- Design and Development Overlay - Schedule 6 (DDO6: RAAF Building Height above 15 metres).
- Heritage Overlay (HO90) – (former) Sale High School/Continuing Education Centre; 63-67 Raymond Street.



The Port Precinct is characterised by a diverse range of uses, including recreational, tourism and community - all of which are housed within several iconic buildings and set within attractive, landscaped public open spaces.

## Purpose of the study

The purpose of the Study is to ensure that any future use and redevelopment of the site has regard to the strategic importance of its prominent location within the Port Precinct.

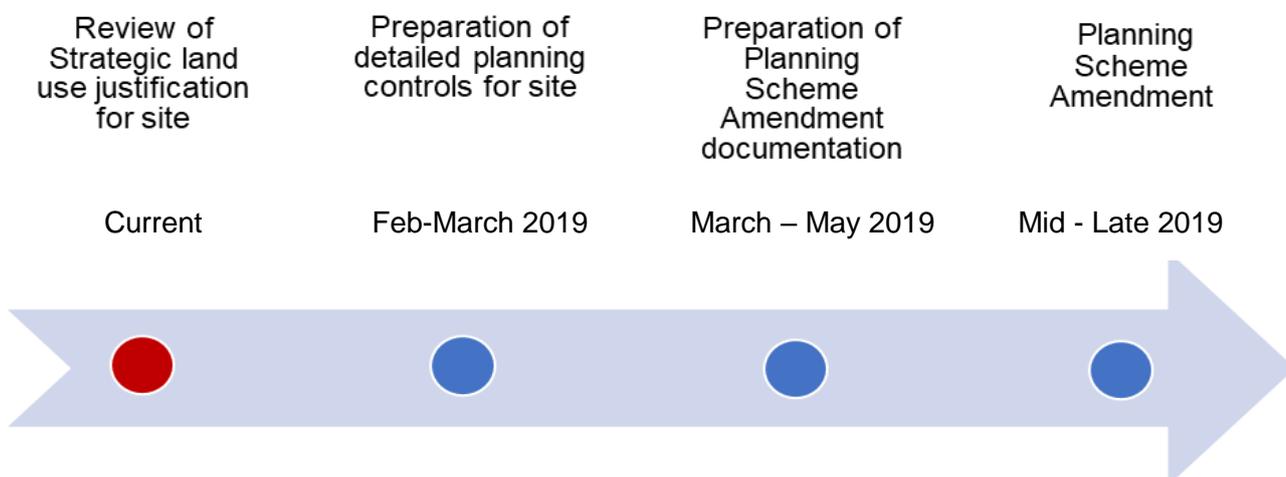
A key objective is to prepare new planning controls to guide and facilitate a range of appropriate uses and to create development, which is of a high architectural standard and responds, compliments and contributes to the character of the existing Port Precinct.

The preparation of detailed planning controls will ensure the future use and redevelopment of the land occurs in a way that achieves the aspirations contained within Council's relevant strategic land use planning documents, whilst having regard to existing and future environmental, social, heritage and economic considerations.



## Study Process

The Study will progress in the stages outlined in the graphic below.



Background research and a Strategic Justification Report to support new planning controls is currently in preparation. Once completed, this document will serve to inform the preparation of more detailed draft planning provisions for future inclusion within the Wellington Planning Scheme.

The Study is expected to be complete by May 2019.

## Community Consultation

The Study process includes engagement with a range of key stakeholders, and as such Ratio Planning Consultants will be holding a community 'drop-in' information session on **Wednesday 6 February 2019** anytime between **3.00pm and 5.30pm**. The session will take place in the Carang Carang Room, Level 2, Port of Sale – Wellington Centre, 70 Foster Street, Sale.

Interested members of the community are encouraged to come along to learn more about the Study, which is expected to be complete by May 2019.

## Further Information

Further information about the Study can be found under the 'Developing Wellington' section of the Council's website:

[www.wellington.vic.gov.au](http://www.wellington.vic.gov.au).

If you have any queries, please contact a member of the Strategic Planning Team on 1300 366 244 or email

[barry.hearsey@wellington.vic.gov.au](mailto:barry.hearsey@wellington.vic.gov.au)



