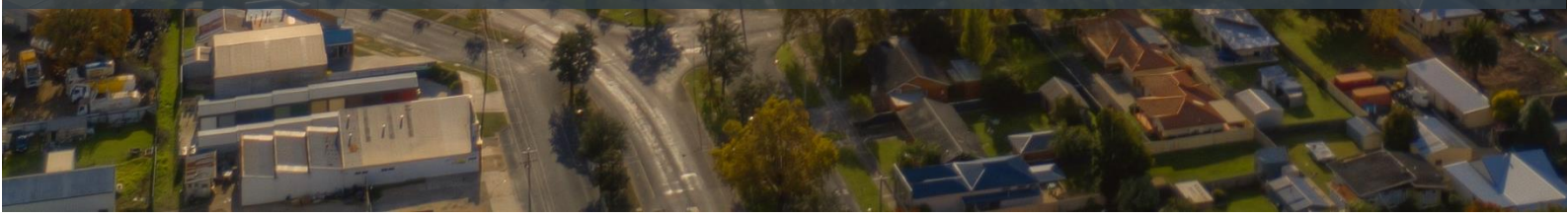
Growth Management Strategy: Technical Background Report

Wellington Shire Council

April 2024

SGS Economics & Planning

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1. Introduction

The Wellington Growth Management Strategy (GMS) sets out land use and development priorities for the Shire, in the context of forecast population growth and change to 2041. It provides a framework for accommodating future demand for residential and employment land. This report presents the evidence base underpinning preparation of the GMS and associated policies to be incorporated into the Planning Scheme.

1.1 Project purpose

The purpose of the GMS is to develop a Shire-wide land use planning framework to direct and manage future urban growth, with a focus on the role and growth potential of the six (6) main urban centres (Sale/Wurruk/Longford, Maffra, Stratford, Heyfield, Rosedale and Yarram) identified in the Gippsland Regional Growth Plan.

The project will deliver:

- Population, employment, and housing projections to inform estimates of future residential and employment land requirements.
- Assessment of the existing supply of residential and employment land.
- Assessment of suitable locations for future growth and appropriate locations for Infill development.
- Guidance on accommodating projected growth, including the establishment of a clear settlement hierarchy specifying township roles and long-term township boundaries.
- Priority economic development opportunities and actions to support job creation and investment across the municipality, including consideration of future investment in rural areas.

The GMS has a 2041 horizon and will form the basis of an Amendment to the Wellington Planning Scheme.

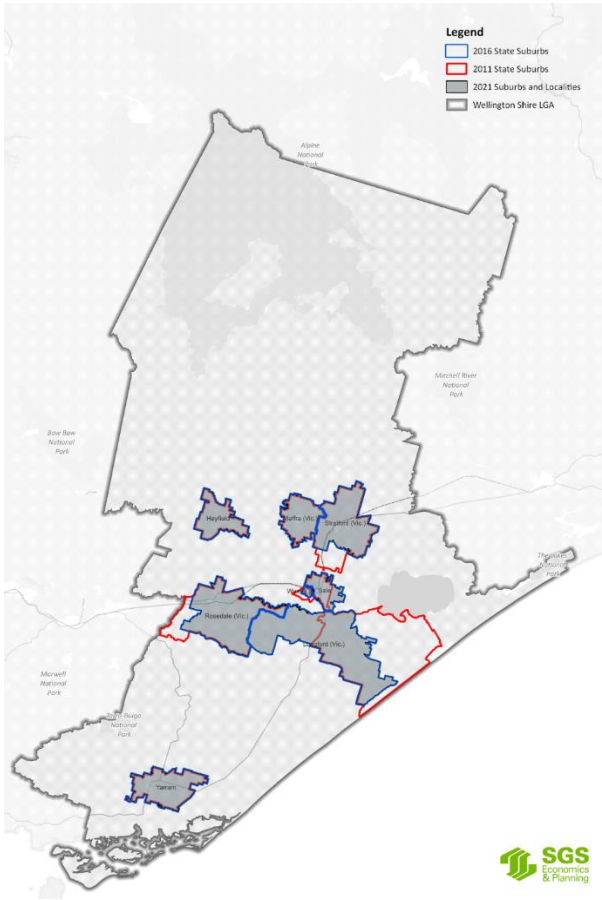
1.2 Study area

Analysis undertaken in this report has been undertaken for the following geographies:

- Sale/Wurruk/Longford
- Maffra
- Stratford
- Heyfield
- Rosedale
- Yarram
- Rest of Wellington

These areas have been defined using the 2016 and 2021 State Suburbs Census boundaries as shown in Figure 1.[1]

FIGURE 1: ABS URBAN CENTRE BOUNDARIES - WELLINGTON SHIRE LGA 2011, 2016, 2021



Source: SGS Economics and Planning, 2023 using ABS SSC and SAL geographies 2011, 2016, 2021

[1] Note that SSC boundaries generally differed in the 2011 Census.

1.3 Structure and purpose of this report

This report presents the detailed methodology and findings of research undertaken to inform the development of the GMS. Following this introduction, this report contains the following sections:

- Section 2 overviews the strategic context of the Shire, covering the macroeconomic drivers of change in Wellington.
- Section 3 outlines state, regional and local policy relevant to planning for housing and employment, with further detail regarding the local content of the Wellington Planning Scheme provided in Appendix A.
- Section 4 overviews the existing population and housing profile of Wellington Shire.
- Section 5 outlines the method and key findings of analysis of the built form characteristics of the Shire's six main towns.
- Section 6 presents possible future population and housing growth scenarios and assesses the capacity for future growth to be accommodated in existing residential zoned areas.
- Section 7 identifies current and projected need for housing assistance in Wellington Shire.
- Section 8 presents possible future employment growth scenarios and assesses the capacity for existing commercial and industrial zoned areas to accommodate forecast growth.
- Section 9 outlines planned and potential economic development opportunities and their respective land use implications.
- Section 10 identifies suitable, unconstrained land to accommodate projected housing and employment land needs that are in excess of existing residential, industrial and commercially zoned areas.
- Section 11 summarises the implications for the Growth Management Strategy.

2. Strategic context

This section provides an overview of national trends and macroeconomic drivers influencing population and housing outcomes in the Wellington Shire.

Population growth



The COVID-19 pandemic stalled Australia's population growth and impacted population movement. Capital cities saw a downturn in population while regional areas continued to grow. In 2018-2019, 9,900 people moved to Regional Victoria, which increased to 15,200 in 2020-21.

Ageing population



Australia's population is ageing, and the proportion of people aged over 65 is increasing. In Wellington, the median age is 44 years, which is high compared to the Victorian average of 38, and retirees made up 88 per cent of total population growth between 2006 and 2021.

Household structure



In recent years, the composition of households in Australia has shifted. While one family households remain the most dominant household structure, there has been a significant increase in lone person households. In Wellington, lone person households made up 30 per cent of households in 2021 compared to 25.9 per cent of households in Victoria.

Housing affordability



Housing affordability is recognised as a state-wide issue that requires increasing choice in housing type, tenure, and cost to support diverse communities. Wellington Shire recognises issues of housing availability and affordability within Wellington.

Remote working



In recent years, there has been a trend towards **remote working**, which has attracted new residents to Wellington who are able to work remotely, either part-time or full-time. The COVID-19 pandemic accelerated remote working trends, particularly for professionals and those in some service sectors.

Economic shifts



Global economic trends are driving **shifts in the structure of the national and state economies**. In particular, the economy is continuing to move towards creative and population-led sectors and away from traditional industries, such as manufacturing.

Short term accommodation



There is increasing tension between **short-term and long-term accommodation**, where an increasing number of homes are leased for short-term rental accommodation on platforms such as Airbnb. The increase in the cost of residential accommodation particularly impacts key workers and seasonal employment.

Climate change



Climate change is one of humanity's greatest challenges. Globally, temperatures are rising, and extreme weather events are becoming more frequent and severe. Climate change will result in increased fire danger, increased number of extreme heat days, long term drought, increased energy access variability, sea level rise impacts, and increased incidence of flooding.

Sustainable development



Sustainable development is about ensuring that development does not unnecessarily diminish resources, is able to be efficiently serviced, and promotes socially, economically, and environmentally friendly lifestyles.

3. Policy context

This section reviews state, regional and local planning policy that informs the development potential and settlement patterns across Wellington Shire.

3.1 Planning for housing and economic development

State and regional context

Planning Policy Framework

The Planning Policy Framework (PPF) outlines state strategy and policy directions for land use planning. The PPF establishes direction for local government to prepare plans at the local level, that are implemented in the *Wellington Planning Scheme.* Key objectives include promoting sustainable growth and development, protecting and conserving biodiversity, minimising the impacts of natural hazards and climate change, protecting natural resources, and facilitating housing to meet community needs.

The PPF requires planning authorities to plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Policy states that Residential land supply must be considered on a municipal basis, rather than a town-by-town basis, although in practice in a regional and geographically dispersed setting such as Wellington Shire, land supply is better assessed on a 'town by town' basis. Clause 11.01-1S identifies Sale as a regional centre for sustainable development.

Key PPF housing and settlement policies (Clause 11.01-1S, 11.02-2S, 15.01-5S, 16.01-1S, 16.01-2S, 16.01-3S) generally seek to support planning for urban growth by considering:

- Opportunities for the consolidation, redevelopment and intensification of existing urban areas.
- Neighbourhood character and landscape considerations.
- The limits of land capability and natural hazards and environmental quality.
- Service limitations and the costs of providing infrastructure.

Key PPF policies around economic development (Clause 17.01-17.04) generally aim to provide for a strong and innovative economy and foster growth to achieve the region's potential by considering:

- Employment in a strong and diversified economy through existing and planned employment areas, regional, cross-border and inter-regional relationships, better access to jobs closer to where people live, and growth in a range of employment sectors including rural economies.
- Development that meets the community's needs for retail, entertainment, office and other commercial services.
- The provision of an adequate supply of industrial land in appropriate locations including, where appropriate, in urban growth areas with good access and sufficient buffers, and the protection and enhancement of existing industrial land.
- A range of sustainable and accessible tourism facilities.

The PPF also speaks to the need to consider natural hazards and climate change (Clause 13.01-1S), coastal inundation and erosion (Clause 13.01-2S) and prioritising the protection of human life over all other policy considerations in response to bushfire (Clause 13.02-1S), floodplains (Clause 13.03-1S), and the siting, design and operation of major hazard facilities (Clause 13.07-2S).

The PPF requires planning authorities to consider relevant region-specific strategies (Gippsland Regional Growth Plan 2014). Further detail on relevant State and Regional PPF policies are outlined in Appendix A.

For PPF content that relates specifically to Wellington Shire, see the discussion of the Planning Scheme in Section 3.2. Key strategic documents and policies for planning in Wellington Shire are explored below.

Plan Melbourne 2017-2050

This strategic plan provides long-term guidance to accommodate Victoria's future population and employment growth, as well as high-level direction for social and affordable housing.

Outcome 07 of the plan, 'Continuing to invest in regional Victoria' supports housing and economic growth, social and economic participation and creation of strong, healthy communities in regional and rural areas of Victoria. Under this outcome the plan promotes diversification of local economies, creation of high quality freight and passenger transport connections between Melbourne and regional Victoria, and interstate and overseas, and promotes new development that respects local character while balancing protection of productive land, economic resources and biodiversity assets that are critical to the state's economic and environmental sustainability.

Likewise, Plan Melbourne acknowledges several planning-related barriers to affordable housing provision including the lack of clarity within legislation as to what constitutes affordable housing, as well as the absence of clear planning tools and mechanisms. Plan Melbourne highlights several areas in which affordable housing is to be addressed by the planning system.

Infrastructure Victoria's 30-year infrastructure strategy (2021-2051)

Provides a long-term view of Victoria's infrastructure needs over the next 30 years, recognising that infrastructure lasts many decades and must meet both immediate needs and those in the future and provides regional priorities for Gippsland.

The strategy addresses social housing challenges within Gippsland and provides recommendation to:

- Renew old and ageing public housing.
- Fund Youth Foyers (including accommodation services for vulnerable young people).
- Expand social housing in areas with good accessibility.
- Provide fit for purpose social housing which is climate resilient.

The strategy seeks to enhance economic growth within the regions through:

- Better freight networks and reliable access to services such as power, water, waste, and transport. Improving information and communications technology is key to economic and community development. It recommends long-term funding for road and rail maintenance and upgrades.
- Support the growth of regional tourism.
- The strategy identifies Gippsland as a potential Renewable Energy Zone (REZ) and the location for future transmission lines for the Marinus Link project.
- Other key initiatives and industries in Gippsland include the Macalister Irrigation District (MID) and a strong dairy industry.

Climate change will have a range of impacts. Water management is a key focus of the strategy, with irrigation, which is key in areas like Gippsland, needing to be modernised. There will be less water in storages and higher risks of bushfires, and coastal erosion and rising sea levels are concerns for Wellington's extensive coastline.

Homes for Victorians (2017)

Homes for Victorians is the principal state-level strategic document that establishes a coordinated approach to making housing more affordable and accessible. The plan is targeted to addressing the housing crisis in Victoria. Its purpose is to increase the supply of affordable and stable housing options for people from all walks of life. The primary goal of the strategy is to ensure that all Victorians have a safe and secure place to call home.

The plan address five topics:

1. Supporting people to buy their own home.
2. Increasing the supply of housing through faster planning.
3. Promote stability and affordability for renters.
4. Increasing and renewing social housing stock.
5. Improving housing services for Victorians in need.

Key actions of the strategy include allocation of funding for the construction of new social housing, increased support for private renters, and the implementation of targeted measures to help vulnerable groups such as Indigenous Australians, people with disabilities, and victims of family violence. The strategy also seeks to improve the quality and sustainability of existing housing stock through government initiatives and partnerships with community housing providers.

The plan acknowledged that local government has an important role in the implementation of the strategy. Some of the key actions relevant to local government include:

1. Identifying and unlocking suitable land for new housing developments.
2. Supporting and encouraging the development of diverse housing options, including social housing, affordable rental housing, and community housing.
3. Ensuring that planning processes are streamlined and efficient, to enable timely and cost-effective development of new housing.
4. Working with community housing providers and other stakeholders to identify and address local housing needs, and to provide support and services to residents.
5. Supporting initiatives to improve the sustainability and quality of existing housing stock, through programs such as retrofitting and energy efficiency upgrades.

Gippsland Regional Growth Plan 2014

The *Gippsland Regional Growth Plan* is one of eight Growth Plans developed by the Victorian Government to provide direction for land use and development across regional Victoria. The *Gippsland Regional Growth Plan* addresses a wide range of challenges by recognising Gippsland's assets of regional significance and putting an integrated planning framework in place to direct and manage sustainable growth across the region. The Regional Growth Plan plans for population to grow to 386,000 people by 2041. This is a forecast increase of 116,000 people from 2014.

Gippsland consists of a large and highly decentralised region. Gippsland's population is spread among several substantial regional centres, with around 40 percent of residents living in small settlements.

The plan identifies where development will be supported at a regional scale, guided by four key principles:

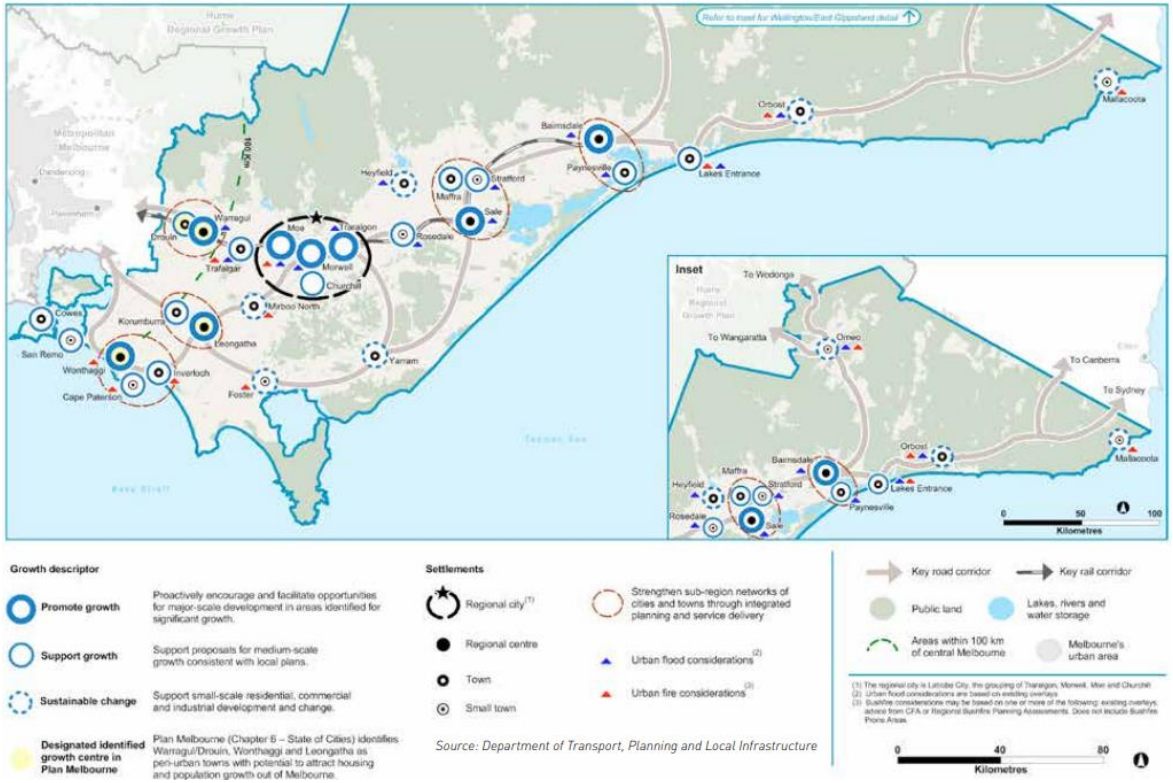
- Strengthen economic resilience by growing a more diverse economy that is supported by new investment, innovation and value-adding in traditional strengths.
- Promote a healthy environment by valuing Gippsland's environmental and heritage assets, and by minimising the region's exposure to natural hazards and risks.
- Develop sustainable communities through a settlement framework comprising major urban centres that ensures residents have convenient access to jobs, services, infrastructure, and community facilities.
- Deliver timely and accessible infrastructure to meet regional needs for transport, utilities and community facilities.

The plan also identifies several key challenges for growth in the region. Challenges most relevant to the development of the GMS are:

- Accommodating projected population and household growth, including balancing settlement growth with consideration of economic resources, environmental assets and natural hazards
- Managing the impacts of a changing community profile including an increasingly ageing population
- Planning and adapting settlements and infrastructure to respond to the impacts of climate change, including managing increased risk from natural hazards.

Sale is the regional centre and dominant settlement area within Wellington. Maffra (designated as a town) and Stratford (designated as a small town) to the north of Sale are projected to support the region's growth but will continue to require access to higher order services in Sale. The settlement plan for Gippsland is illustrated in Figure 2 below, which highlights Sale, Maffra and Stratford as a sub-region, with Rosedale, Heyfield and Yarram as supporting limited growth. It notes that most of these settlements need to be cognizant of flooding risks.

FIGURE 2: FUTURE DIRECTIONS FOR SETTLEMENT



Source: Gippsland Regional Growth Plan (2014)

A more detailed framework plan is provided for Sale, identifying areas for urban growth, industry, commercial areas, and future activity centres. The Sale framework plan (p.52) provides for future urban growth, identifying future land supply for residential, business, industrial use, community areas and neighbourhood centres, including sensitive areas relative to activity around the RAAF Base East Sale. The framework plan further identifies:

- Opportunities for agricultural trade, processing and transport
- The Macalister Irrigation District and RAAF Base East Sale as a key economic asset.

- The importance of road and rail transport for future economic growth.
- The importance of integrated planning for Sale, Stratford and Maffra.

The Sale CBD Precinct Plan aims to strengthen the role of the centre as the main retail and commercial hub for the area.

Gippsland Regional Plan 2020-2025

The *Gippsland Regional Plan 2020-2025* prepared by Regional Development Australia is a long-term strategic plan with a 2040 horizon for improving the economic, social, cultural, and environmental outcomes for the Gippsland region. The report identifies a number of opportunities and challenges for the region, including declining housing affordability.

Gippsland Regional Economic Development Strategy (2022)

The Gippsland Regional Economic Development Strategy outlines the strategic economic development directions for the region for the medium-to-long-term. These include:

- Maximising the role of the food and fibre industry
- Accelerating advanced manufacturing capabilities
- Pursue emerging opportunities in the clean and renewable energy and earth resources sector
- Support growth and diversification in the visitor economy
- Enhance regional specialisation in health care and social assistance.

Other Relevant strategies

Wellington Municipal Fire Management Plan

The recent Wellington Municipal Fire Management Plan (2023-2026) provides a yearly review of the fire risk register undertaken by the Municipal Fire Management Advisory Group (MFMAG). Last done in 2019, the results are shown in Figure 3 below, with much of the municipality at a high to extreme level of risk of bushfire (areas not shown are deemed to be low risk). Responsible authorities include the Country Fire Authority (CFA) and MFMAG.

The Bushfire Management Overlay (BMO) is a planning scheme restriction applied to land that has potential to be affected by extreme bushfires (Clause 44.06). New developments and certain land use within a BMO typically require a planning permit to ensure hazards such as vegetation, slope and site access are assessed, and mitigation measures put in place.

FIGURE 3: VICTORIAN FIRE RISK REGISTER - BUSHFIRE (VFRR-B) FOR WELLINGTON

	Extreme	
Coongulla	Balook	Seaton
Carrajung	Dargo	Upper Dargo
	Licola	
Great Dividing Range- Briagolong North Interface		
Great Dividing Range - Briagolong Woolenook Interface		
Great Dividing Range - Newry Interface		
Great Dividing Range - Maffra West Upper Interface		
Great Dividing Range - Valencia Creek Interface		
Lake Glenmaggie South Rural Living Zone		
	Very High	
Langsborough	Port Albert	Seacombe
Mann's Beach	Woodside Beach	Robertson's Beach
Glomar Beach	Golden Beach	Paradise Beach
Loch Sport	McLoughlin's Beach	Glenmaggie
	Tarra Valley	
Great Dividing Range - Coongulla Interface		
	High	
Woodside	Devon North	Won Wron
Munro	Alberton	Gormandale
Seaspray	Briagolong	Valencia Creek
Longford	Kilmany	
Heyfield North Rural Living Zone		
Great Dividing Range - Munro Interface		
Great Dividing Range - Briagolong Stockdale Interface		
	Medium	
Tarraville	Heyfield	Cowwarr
Wurruk	Sale Interface	Stratford Interface
Rosedale North Interface	Rosedale South Interface	Maffra Interface
	Yarram Interface	

Source: Wellington Shire Council (2023)

Gippsland Water Urban Water Strategy

The Gippsland Water Urban Water Strategy (2022) reviews current water resources, wastewater system capacities, and the demands for these services, including risks. Key actions for Wellington include:

- Action 2: Provision of reticulated water to Knob Reserve, a significant meeting place for the Gunaikurnai Community. Reticulated water will support sustainable use of water and health outcomes for Community.
- Action 10: Drill a production bore in the deeper aquifer at Briagolong, buy a water licence and upgrade the water treatment process at the Briagolong water treatment plant.
- Action 12: Continue to work with SRW and DELWP to better understand the Boisdale aquifer and its future sustainable use.
- Action 13: Explore alternative flow sharing arrangements for the Merriman Creek Bulk Entitlement.
- Action 15: Develop an augmentation strategy for servicing future growth at the Heyfield sewage treatment plant.

The Strategy outlines the water resource systems and sewer systems in Wellington that consist of the Sale, Briagolong, Maffra, Stratford and Heyfield, and Seaspray systems. An interactive online map is available.[2] These systems provide water and sewerage for the urban areas around the above centres.

- Briagolong: currently services 720 people and no major customers. There is no stormwater system or sewer system. Demand is forecast to be modest, but augmentation is expected to be required.
- Sale: currently servicing nearly 15,000 people and four major industries - Central Gippsland Health Service (Sale Hospital), RAAF Base East Sale, Sale Livestock Exchange and The GEO Group Aust P/L (Fulham Correctional Centre). The aquifer providing water for Sale has been in decline for over two decades and is some cause for concern for long-term forecasts.
- Seaspray: currently servicing 339 people and no major customers, however this can increase in holiday periods. The Seaspray system has shown a general trend of decreasing demand over the last two decades, however the forecast is for a significant shortfall for all climate scenarios.
- Maffra, Stratford and Heyfield: currently servicing 10,000 people. This system is expected to be reliable, however under a high-climate change scenario there may be issues by approximately 2040.

[2] Gippsland Water (2023), Gippsland Water's Urban Water Strategy 2022, https://app.powerbi.com/view?r=eyJrIjoiMzQzODNlYzUtYTdjZC00NWJkLWJiYzAtNzkwM2RhNzhhOTc3IiwidCI6IjYwMjI4YjdjLTM5MzQtNDMxMC1hMjdkLTI1MzZkZDFiZGY5ZCJ9&pageName=ReportSection6e03d48d26968609e577

Traditional Owners

Gunaikurnai Whole of Country Plan

As the Traditional Owners of the land within and beyond Wellington Shire, the Gunaikurnai are organised through the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC). The vision contained in the Gunaikurnai Whole of Country Plan (2015) contains seven strategic goals:

1. A strong, healthy, happy mob
2. Healthy Country
3. Protecting and practicing our culture
4. Respect as Traditional Owners of our Country
5. The right to use, manage and control our resources
6. Economic independence
7. A strong focus on learning

The Plan outlines GLaWAC's desire to be involved in decision making 'relating to use of and access to natural resources, how we wish to participate in the management of our Country and include agreed strategies to help deliver on our aspirations', securing 'decision-making rights in relation to land use activities carried out on public land', addressing disadvantage and creating opportunities.

The Plan highlights their rich history and the diversity and fertility of the land and water cared for over tens of thousands of years. It also highlights challenges that include strained environmental systems resulting from the introduction of industrial agriculture and urban expansion, loss of native vegetation and habitat, and climate change, and the dispossession of land.

Planning Practice notes

Planning Practice Note 90: Planning for housing

Planning Practice Note 90 (2019) about 'Planning for housing' provides information and guidance about how to plan for housing growth.

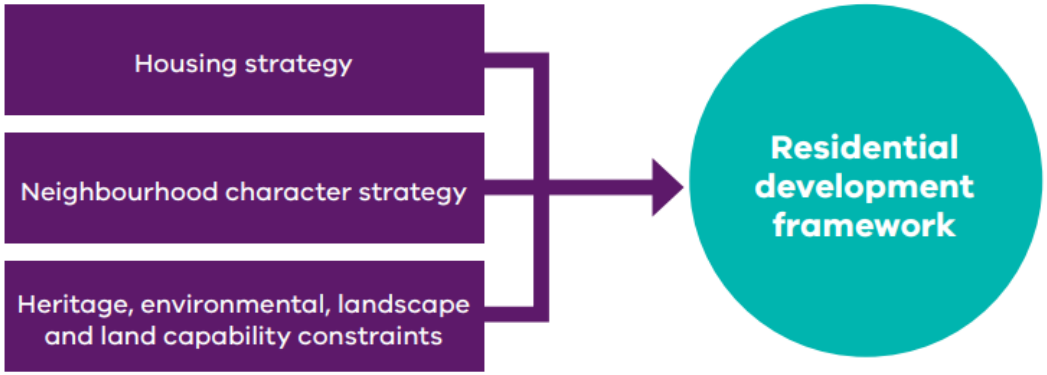
It acknowledges that many of the changes occurring to the Victorian housing market are due to population changes, for example, whether the population is ageing, having fewer children, forming smaller households and preferring different lifestyles. These are the drivers that impact housing demand, type and location.

The Practice Note states that one of the key actions associated with developing a residential development framework is the identification of housing change areas of minimal, incremental and substantial change. Identifying housing change areas provides a means for prioritising competing housing and

neighbourhood character objectives arising out of local strategic work. It also provides the basis for the application of requirements through zones and overlays to give effect to desired planning outcomes.

Planning authorities should use Victorian Government population projections and land supply estimates when planning for population growth and managing housing change.

FIGURE 4: INPUTS FOR A RESIDENTIAL DEVELOPMENT FRAMEWORK



Source: Victorian Government (2019) Planning Practice Note 90 'Planning for housing'

Planning Practice Note 91: Applying the residential zones

Responding to reforms of residential zones, PPN91 provides information and guidance about how to:

- use the residential zones to implement strategic work
- use local policies and overlays with the residential zones
- make use of the key features of the residential zones.

Importantly PPN91 outlines the following Principles underpinning the application of the suite of residential zones:

- Housing and neighbourhood character plans need to be consistent and align with one another when specifying preferred future housing and neighbourhood character outcomes for an area.
- All residential zones support and allow increased housing, unless special neighbourhood character, heritage, environmental or landscape attributes, or other constraints and hazards exist.
- The Residential Growth Zone promotes housing intensification in locations close to jobs, services and facilities serviced by public transport including activity centres.
- The General Residential Zone is a three-storey zone with a maximum building height of 11 metres.
- The density or number of dwellings on a lot cannot be restricted in the Neighbourhood Residential Zone unless special neighbourhood character, heritage, environmental or landscape attributes, or other constraints and hazards exist.

A general guide for applying residential zones based on level of future housing change is shown in Figure 5. A guide for matching preferred or mandatory building heights with the appropriate residential zone is shown in Figure 6.

FIGURE 5: ALIGNING THE HOUSING CHANGE AREAS AND THE RESIDENTIAL ZONES

Zone	Special or constrained	Minimal	Incremental	Substantial
Low Density Residential Zone	✓	✓		
Mixed Use Zone			✓	✓
Township Zone		✓	✓	
Residential Growth Zone			✓	✓
General Residential Zone			✓	✓
Neighbourhood Residential Zone	✓	✓	✓	

Source: Victorian Government (2019) Planning Practice Note 91 'Using the residential zones'

FIGURE 6: MAXIMUM BUILDING HEIGHT MATRIX AND RECOMMENDED RESIDENTIAL ZONES

Table 3: *Maximum building height matrix*

Maximum building height	Best zone	Best height tool	Rationale
Less than 9m or 2 storeys	NRZ	Overlay	A maximum building height lower than the NRZ cannot be specified in a zone schedule. An overlay is required to recognise the special characteristics.
9m (2 storeys)	NRZ	NRZ	The zone mandates this maximum building height and storey control.
Greater than 9m (retain 2 storeys)	NRZ	NRZ schedule	The schedule to the zone enables a greater maximum building height to be specified while maintaining the 2-storey requirement.
11m (3 storeys)	GRZ	GRZ	The zone mandates this maximum building height and storey control.
Greater than 11m (retain 3 storeys)	GRZ	GRZ schedule	The schedule to the zone enables a greater maximum building height to be specified while maintaining the 3-storey requirement.
13.5m (4 storeys)	RGZ	RGZ schedule	The schedule to the zone forces the discretionary maximum building height to be mandatory.
Greater than 13.5m and greater than 4 storeys	RGZ	Overlay	Maximum building height requirements along with other specific design and built form requirements should be in included in an overlay so all built form requirements are included in the one provision.

Source: Victorian Government (2019) Planning Practice Note 91 'Using the residential zones'

Planning Practice Note 37: Rural Residential Development

PPN37 provides guidance on planning for rural residential development – land in a rural setting that is used and developed for dwellings that are not primarily associated with agriculture.

PPN37 outlines the zones usually applied to rural residential land but acknowledges that limited residential development can occur in other rural zones. The primary zones are the Low Density Residential Zone (LDRZ), Rural Living Zone (RLZ) and Green Wedge A Zone (GWAZ).

While rural residential development is important to facilitate diversity and choice in housing, it can also have environmental, social and economic costs. PPN37 provides the following objectives for rural residential development to follow:

- minimise land use conflicts between agricultural activities and the amenity expectations of rural residential dwellers
- avoid significant impacts to primary production or to the environmental or cultural values of a rural area
- preserve finite and valuable natural resources present on the land
- avoid generating demand for costly or inefficient social or physical infrastructure
- ensure growth and development is directed to locations with a low risk of natural hazards and will not increase the risk of natural hazards.

In addition, the PPN37 provides broad questions to help plan for rural residential development. A summary of this guidance is provided in the table below.

TABLE 1: PPN37 RURAL RESIDENTIAL DEVELOPMENT GUIDANCE QUESTIONS

Guidance question	Guidance notes
Strategy - Does rural residential development fit into the overall strategic directions and planning of the municipality?	A proposal for rural residential development should be considered as part of the broader strategic context. This includes relevant state, regional and local planning policies such as PPF, MPS and adopted land use strategies.
Housing need - How much rural residential development is required to provide appropriate housing diversity and choice?	A planning authority must be able to demonstrate that a rural residential rezoning is part of its strategy to provide appropriate housing for forecast population increases and changes in household structure and composition.

Location – Where should rural residential development take place?	The appropriateness of a site or sites for rural residential development must be assessed against location-specific criteria. Criteria to consider include: – integration with existing urban areas – protection of natural resources – protection of environmental areas and biodiversity – landscape and heritage values – provision of social and physical infrastructure – land use compatibility – land servicing capability.
Natural hazards – How do we protect life and property from natural hazards?	Rural residential development must be planned in locations that avoid or are at low risk of natural hazards. Rural residential development should be planned to avoid: – bushfire radiant heat exposure that exceeds 12.5 kilowatt/square metre in bushfire prone areas (including the bushfire management overlay), where subject to a planning scheme amendment – intensifying the impact of flood – coastal inundation and sea level rise by planning for no less than 0.8 metres by the year 2100.
Subdivision – Has subdivision layout been designed to provide an attractive setting, high amenity efficient infrastructure and natural hazard mitigation measures?	Subdivision layouts should respond to environmental, landscape and infrastructure features and constraints of the land.

Source: Department of Transport and Planning (2023) Planning Practice Note 37

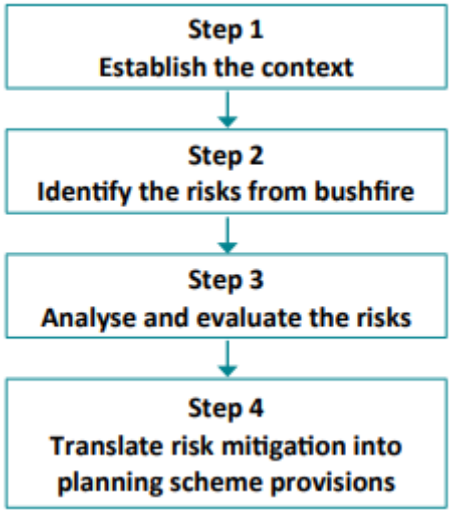
Planning Practice Note 64: Local planning for bushfire protection

PPN64 (2015)[3] provides guidance about local planning for bushfire protection, including the preparation of schedules to the Bushfire Management Overlay (BMO) and tailoring Local Planning Policy Framework to respond to bushfire matters.

Bushfire should be considered wherever there is a bushfire hazard that may impact on planning objectives, including when preparing strategic plans and polices for settlements such as the Wellington Growth Management Strategy.

PPN64 clarifies that BMO should not be used as a sole indicator of where bushfire matters need to be considered. Instead planning authorities should draw on a range of information and apply a four-step approach to understand the bushfire risk (Figure 7).

FIGURE 7: FOUR STEP APPROACH TO CONSIDERIGN BUSHFIRE

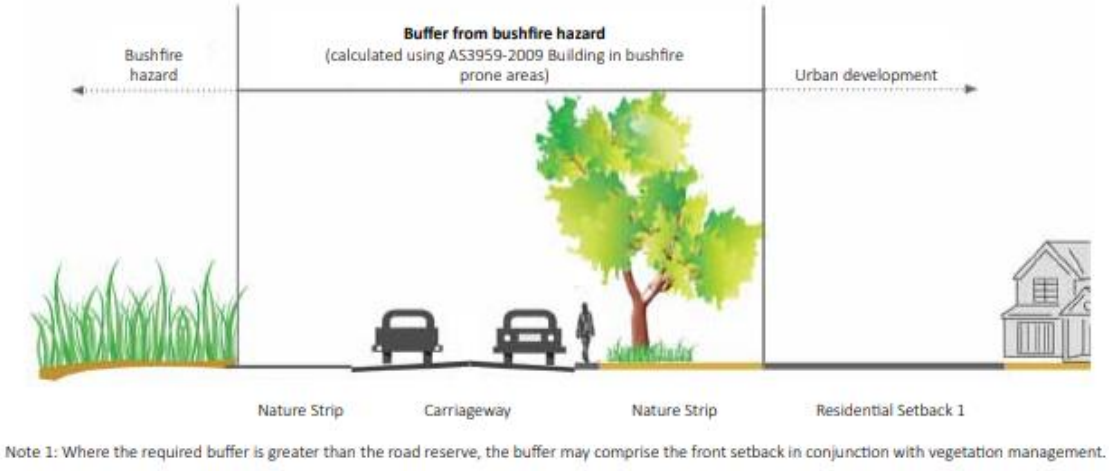


Source: Department of Transport and Planning (2015) Planning Practice Note 64

[3] PPN64 is currently (Sep, 2023) under review.

Directing development to the lowest risk locations is the most effective way to prioritise the protection of human life. PPN64 provides guidance for mitigating bushfire risk outside of the BMO through subdivision design, including the use of perimeter roads (Figure 8).

FIGURE 8: USE OF PERIMETER ROADS TO DELIVER BUSHFIRE PROTECTION IN NEW SUBDIVISIONS



Source: Department of Transport and Planning (2015) Planning Practice Note 64

Planning Practice Note 53: Managing Coastal Hazards and the Coastal Impacts of Climate Change

PPN53 provides guidance on managing coastal hazards, the decision-making process for assessing coastal hazard risk, and planning for development in coastal areas. A coastal hazard refers to coastal inundation and erosion and riverine flooding:

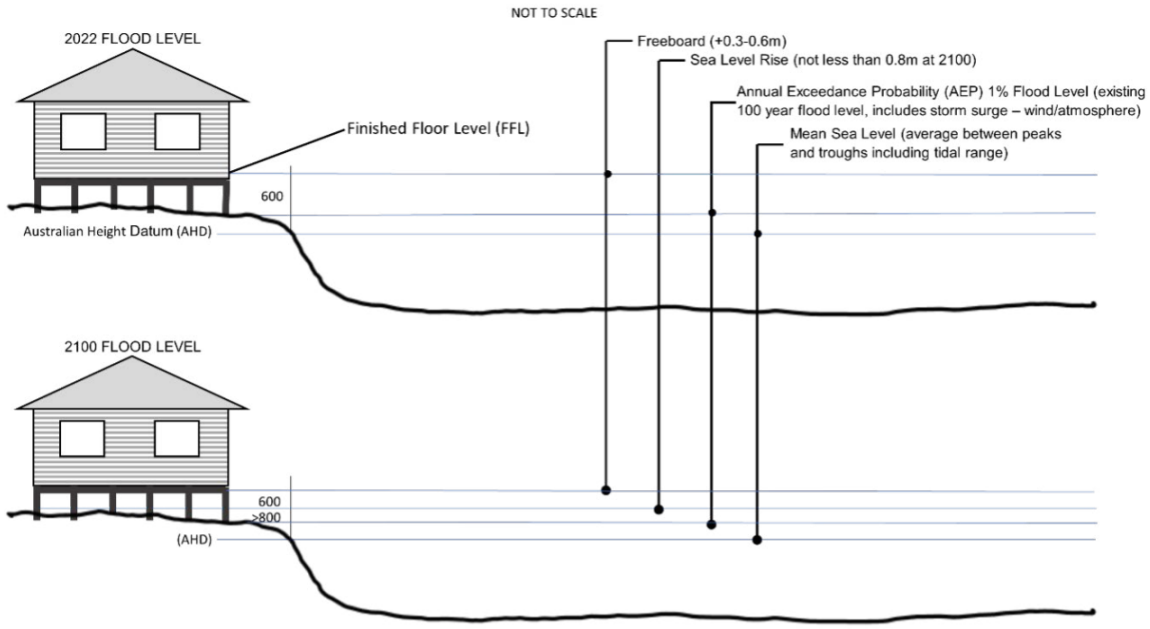
- Coastal flooding can occur along all low-lying areas of the coast and riverine flooding may combine with coastal inundation from the sea, increasing the extent of coastal flooding, and the frequency, extent and magnitude of coastal flooding is likely to be altered by climate change.
- Coastal erosion is a naturally occurring process of sediment shifting away from localised areas of the coast (offshore or alongshore) and can be either long- or short-term.

New development or rezoned land should be avoided where projected coastal hazards are likely. Where development or rezoning is appropriate PPN53 includes a number of investigations to consider as part of a coastal hazard assessment for the proposal. Proposals are required to be referred to a floodplain management authority (relevant catchment management authority (CMA)) where the following apply:

- Urban Floodway Zone (UFZ)
- Land Subject to Inundation Overlay (LSIO)
- Floodway Overlay (FO)
- Special Building Overlay (SBO)

The Marine and Coastal Policy (Department of Environment, Land, Water and Planning, March 2020), which is reflected in Clause 13.01-2S in the planning scheme, sets a benchmark of sea-level rise of not less than 0.8 metres by 2100 when assessing risks and impacts associated with climate change (indicated in Figure 9). A coastal vulnerability assessment may assist a council to inform decision making outside an existing settlement or urban zoned area.

FIGURE 9: FINISHED FLOOR LEVELS AND COASTAL SEA-LEVEL RISE



Source: Department of Transport and Planning (2023) Planning Practice Note 53

Planning provisions

Zones and overlays contain built form parameters that may limit the extent of residential supply in a given area, through density and height controls that are enforced through the planning permit application process. The application of these zones and overlays will determine housing capacity across the Shire.

The application of **residential zones** must be derived from the municipal-wide strategic framework plan or residential development framework plan contained in a Municipal Planning Strategy (MPS).

Overlays control a broad range of development matters such as the protection of vegetation or heritage values, the design of built form or mitigating flood risk. They play an important role to give effect to preferred built form outcomes when a zone will not fully achieve the identified housing or neighbourhood character objectives for an area. For instance, lowering the maximum building height specified in a residential zone can only be implemented by using an overlay to recognise a special neighbourhood, heritage, environmental, and landscape value or constraint.

Detail about the purpose of the relevant zones and overlays that currently apply in the Wellington Planning Scheme is outlined in **Appendix A**.

3.2 Local plans and strategies

Local plans and strategies have been reviewed to understand the planning approaches applied to Wellington's urban areas, relating to residential supply and demand and employment land.

Planning Scheme

Municipal Planning Strategy

The Municipal Planning Strategy (MPS) outlines the context, vision and strategic planning directions for Wellington. The MPS contains the following clauses relevant to residential land uses and economic development in Wellington Shire:

02.03-1 Settlement

This clause sets policy objectives for planning residential settlements and identifies a settlement hierarchy which sees Sale as the principal town and main growth settlement, with strong interdependencies with both Wurruk and Longford. Together they form the regional centre of Wellington, providing for diverse commercial, cultural, health and industrial activities. Council's strategic directions for 'Large Settlements' are to:

- Support higher population and growth and reinforce the regional centre role of Sale.

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

There are also several smaller inland and coastal settlements that typically support a principal industry such as agriculture, timber or tourism, with the coastal settlements supporting a large population influx during holiday periods. Strategic directions include:

- Support limited population and growth within other inland townships as minor settlements or tourism nodes.
- Encourage rural living areas in proximity to developed settlements to utilise existing social, cultural and infrastructure facilities.
- Limit unplanned development outside the defined settlement boundaries along the Ninety Mile Beach.

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

02.03-2 Environmental and landscape values

Owing to native vegetation clearance, many of Wellington's native species and communities are listed as highly significant and threatened, with remnant native vegetation in agricultural landscapes forming important bio-links between key natural areas. Wellington's rural areas contain some of the most ecologically important and diverse areas in Victoria with many wetlands recognised by the Ramsar Convention on Wetlands of International Importance. Rivers and waterways support ecologically significant stands of remnant vegetation and form part of a network wildlife corridors and offer significant environmental landscapes.

The clause identifies challenges to these values that include water quality, inappropriate residential development and protection of vegetation habitat and neighbouring wetlands and coastal parks. Infrastructure development can have significant detrimental effects on these landscapes.

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

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

02.03-3 Environmental risks and amenity

Clause 02.03-02 identifies several environmental risks that may impact on land use and development decisions that include bushfire, flooding, salinity, drought and land degradation, and inundation, with climate change increasing the impact of these events. Productive land is subject to risks that include Salinity, acid sulphate soils, sedimentation and high nutrient loads.

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

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

Note: The Wellington Planning Scheme provides flood mapping (updated by amendment C33 in 2014) at Clause 44.03 (see

Overlays in Appendix A).

02.03-4 Natural resource management

Clause 02.03-4 sets out strategic directions for natural resource management across agriculture, water and earth and energy resources. Strategic directions seek to protect resources by directing urban growth and development away from agricultural areas, water catchments, and resource extraction areas, and promoting sustainable practices.

02.03-6 Economic development

Wellington's economy is linked to the natural resource base and productive agricultural land (including horticulture, dairying, intensive agriculture), but also supports important industries including defence, aviation, health, education, manufacturing, forestry and forestry support, fishing, tourism, oil and gas, brown coal production, mining support and environmentally sustainable green energy.

The clause identifies the RAAF Base East Sale and the West Sale Airport as important economic assets, with opportunities for increased growth coming from the renewable energy sector and tourism.

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

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

Planning Policy Framework (Local Policy)

Local policies in the PPF aim to provide further guidance for urban growth and development. While the Wellington Planning Scheme does not include any local policies for housing (Clause 16), the following clauses are key to development in Wellington Shire:

11.01-1L: Settlement

Clause 11.01-1L establishes policies that apply to the area within the settlement boundaries identified in the strategy plans for Sale, Wurruk, Longford, Maffra, Rosedale, Heyfield, Yarram (and Buckleys Island Road), Stratford, and 'Other' settlements that include Briagolong, Alberton, Dargo and Licola.

The strategies generally seek to facilitate residential, commercial, and industrial development where it is efficient, sustainable, and does not conflict with incompatible uses and resources that are important within the region.

As the primary settlement area within Wellington, the strategies for Sale, Wurruk and Longford are provided below.

Sale, Wurruk and Longford

For Sale, Wurruk and Longford, Clause 11.01-1L seeks to maintain settlement growth boundaries to protect the operation of the RAAF Base East Sale, and support redevelopment of the Sale Golf Club, including provision of housing and tourist accommodation around the golf course. Lower order neighbourhood activity centres should be facilitated that include community services in the general locations identified in the Sale & Wurruk Strategy Plan.

The following strategies apply to residential development:

- Encourage higher density residential development:
  - Within and close to the Sale CBD – within and adjoining a 400m radius of the Sale CBD in particular.
  - Within and around the medical precinct identified in the Sale & Wurruk Strategy Plan.
  - Around neighbourhood activity centres.
  - On major transport routes.
- Support residential growth within the North Sale growth area.
- Encourage residential development in the Wurruk growth area adjacent to the Princes Highway.
- Encourage low density residential development in Wurruk in the area south of Arnup Road, subject to heritage investigations and considerations.
- Encourage development that respects the rural character of Longford.
- Encourage rural living development in Longford to enhance its existing character and function.
- Promote further residential intensification of the Longford township zone area subject to the provision of sewerage and water infrastructure.

11.02-3L: Sequencing of development – Wellington

Clause 11.02-3L sets out that development should be sequenced in areas of growth so that services are available from early in the life of new communities, coordinating infrastructure planning and funding. New development should make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads, with planning for water supply, sewerage and drainage works receiving high priority in early planning for areas of growth.

11.03-1L: Sale activity centre

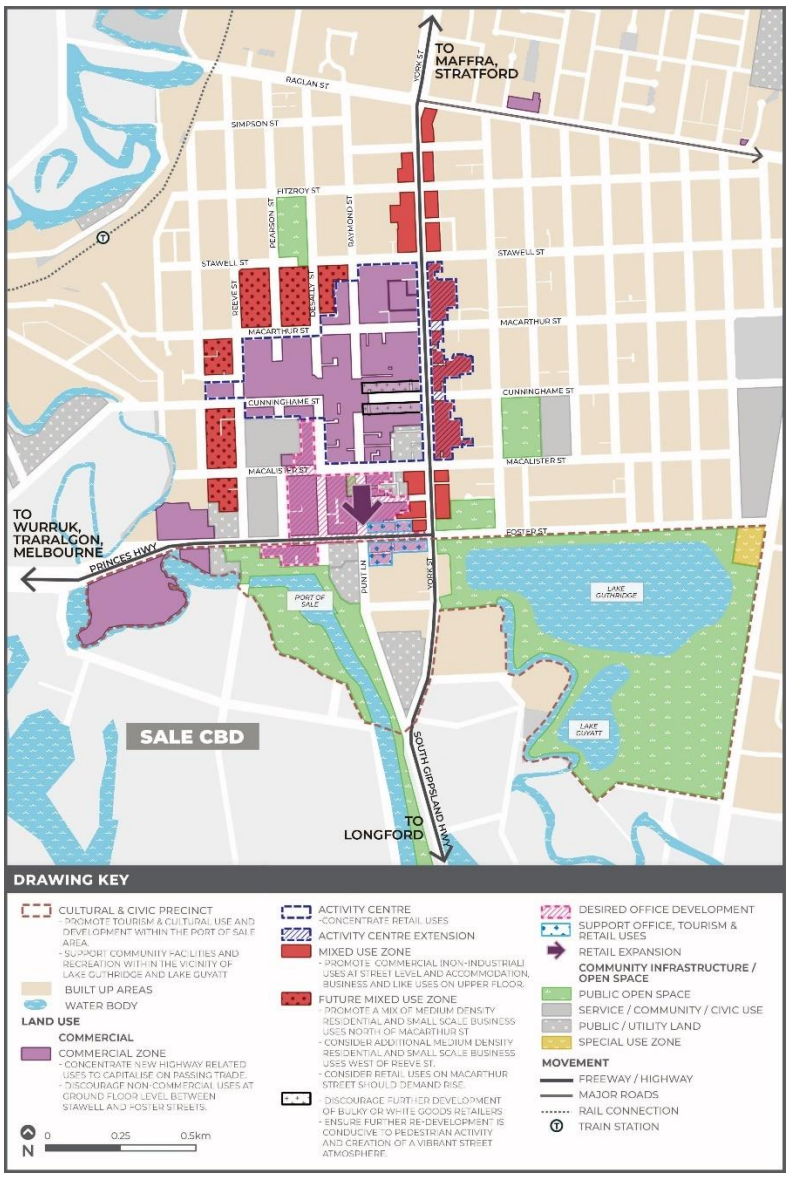
Clause 11.03-1L seeks to maintain the primacy of the Sale CBD as a commercial hub. Limited commercial facilities that are strategically required outside of the CBD should also be provided for.

Strategies include:

- Concentrating retail activities in the Activity Centre precinct.
- Development occurring within the Port of Sale Cultural and Civic Precinct.
- Expanding retail development to the south, and commercial development, small-scale businesses and medium density housing in the mixed use zone.

- Improve legibility of, and connectivity to, the CBD.
- Targeted improvements to the attractiveness of and engagement with the CBD through limiting non-commercial uses at ground floor levels with accommodation and businesses on upper floors, a high standard of design development, active frontages, and enhanced pedestrian safety and amenity
- Encourage establishment of entertainment facilities within and close to the CBD.
- Some commercial facilities should be provided south of the CBD, such as office development, tourism and cultural uses, and arts and entertainment, but discourage development of higher order retailing and commercial development outside the CBD, with the exception of the corner of Cobains Road and Princes Highway.

FIGURE 10: SALE CBD STRATEGY PLAN



11.03-4L: Coastal settlements – Wellington

Clause 11.03-4L seeks development that responds to the environmental constraints of coastal settlements, and applies to the settlement boundaries identified in the Strategy Plans for Loch Sport, Port Albert and Palmerston, Golden Beach/Paradise Beach, Manns Beach, McLoughlins Beach, Robertsons Beach, Seaspray, The Honeysuckles, and Woodside Beach. Strategies include:

- Ensuring development has adequate infrastructure and maintaining existing development densities
- Facilitate the restructuring of old and inappropriate coastal subdivisions.
- Ensuring that the design of new buildings complements the character of coastal settlements
- Maintaining natural sightlines
- Develop effective public spaces within Loch Sport to provide for passive recreation.

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

Economic development

Clause 17.01-1L promotes a diversified economy that will increase employment opportunities and diversify industry. Industries specified include:

- Agricultural, defence and oil and gas industries and supply chains, including industrial and commercial business activities.
- Further opportunities are highlighted in the RAAF Base East Sale and the West Sale Airport (including the development of a major industrial node) to strengthen Wellington's employment and economic profile.
- Development and diversification of local vegetable processing industries in the Maffra and Boisdale area, and business that uses Wellington's natural resources in a sustainable manner.

Clause 17.03-1L promotes the expansion of industrial land in Sale and Wurruk in accordance with the Sale and Wurruk Strategy Plan and the West Sale Industrial Strategy Plan

17.04-1L seeks to facilitate rural based tourist activities that do not adversely impact upon agricultural activities or land, are sustainable, and accessible by pedestrian and cycle paths. It highlights tourism opportunities around the Gippsland Plains Rail Train, Dargo and Licola, the Gippsland Lakes, Tarra Bulga National Park, Port Albert, and 'cottage' based tourism in Briagolong. Clause 17.04-2L supports Loch Sport's role as a boating centre. Coastal tourist and commercial recreation development should be concentrated in established urban areas and townships.

Local Strategy Plans

Clause 11.01 includes Local Strategy Plans for the area within the settlement boundaries of the following areas in Wellington: Sale & Wurruk, Longford, Maffra, Rosedale, Heyfield, Yarram, Buckleys Island Road, Straford, Briagolong, and Alberton. The strategy plans identify current and current and future residential, industrial, commercial, agricultural, and community land uses, as well as overlays. A detailed analysis of the capacity identified in the areas covered by these strategy plans and development plans is found in section 6 - Housing demand and capacity assessment.

FIGURE 11: SALE & WURRUK STRATEGY PLAN

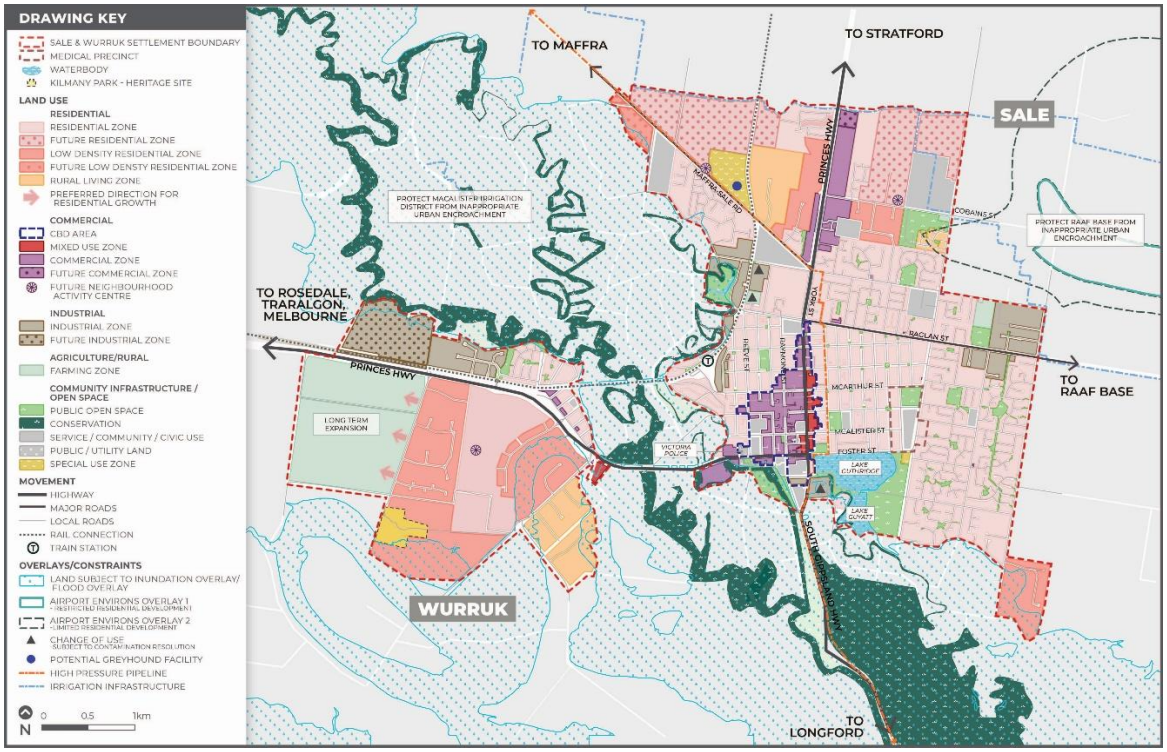


FIGURE 12: LONGFORD STRATEGY PLAN

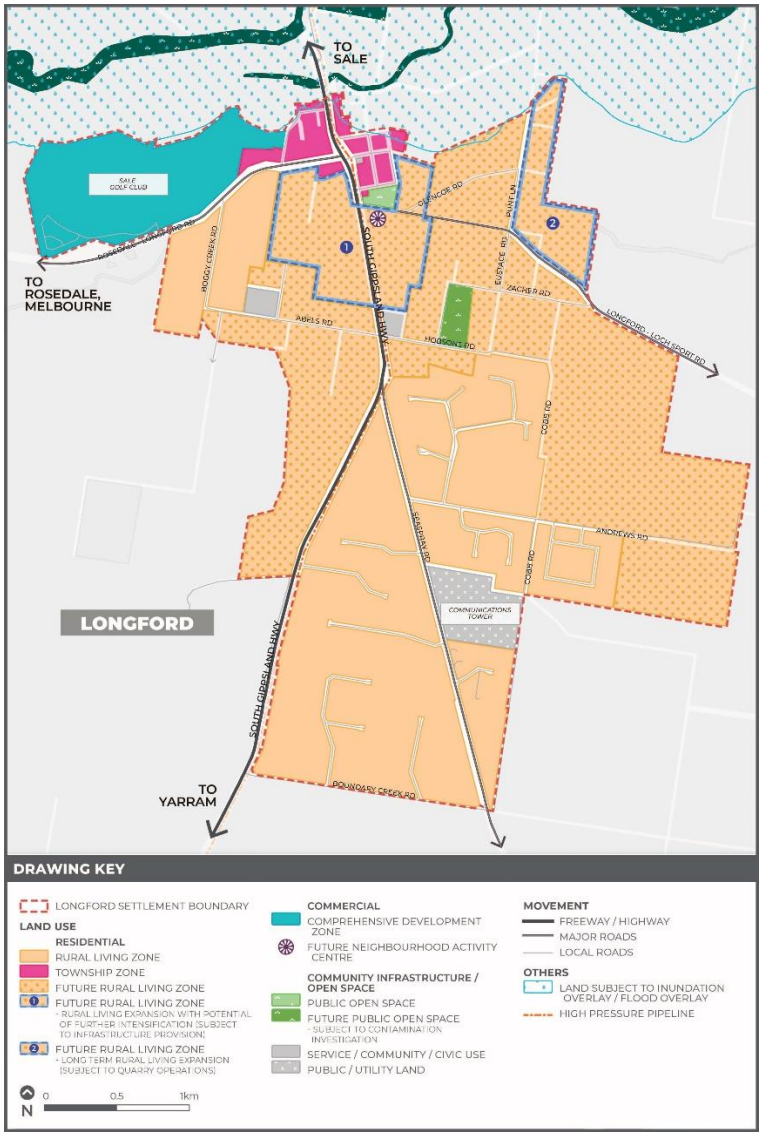


FIGURE 13: MAFFRA STRATEGY PLAN

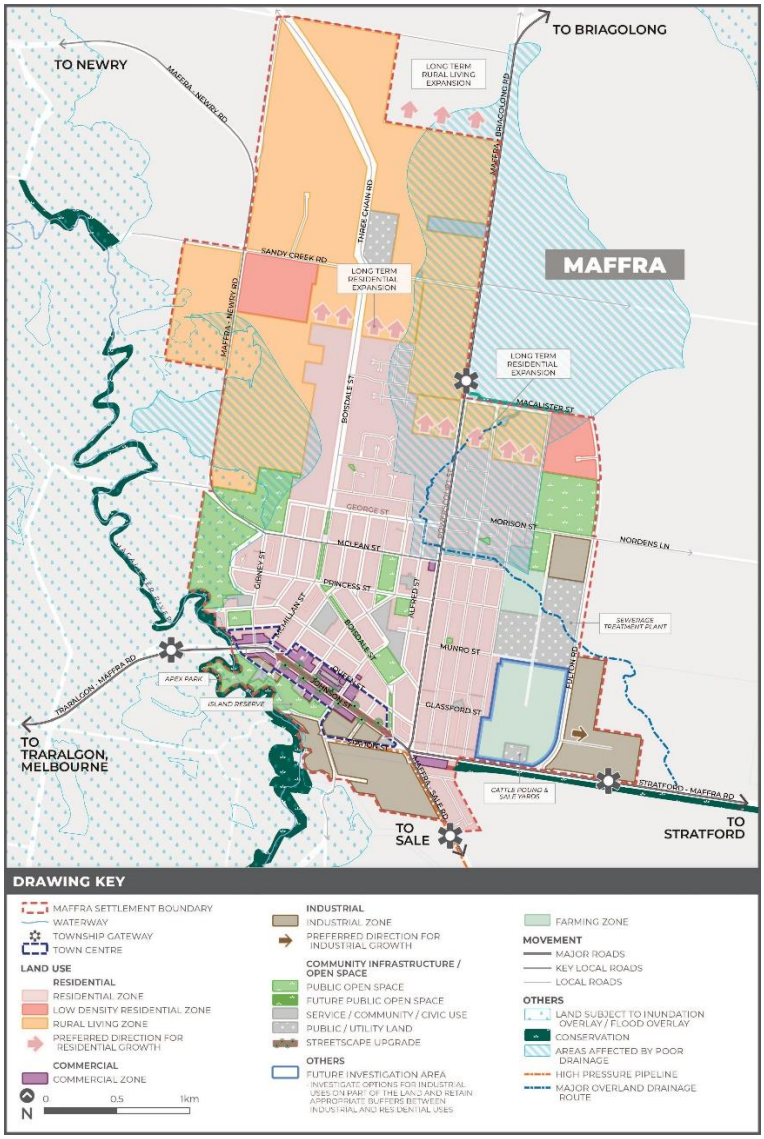


FIGURE 14: ROSEDALE STRATEGY PLAN

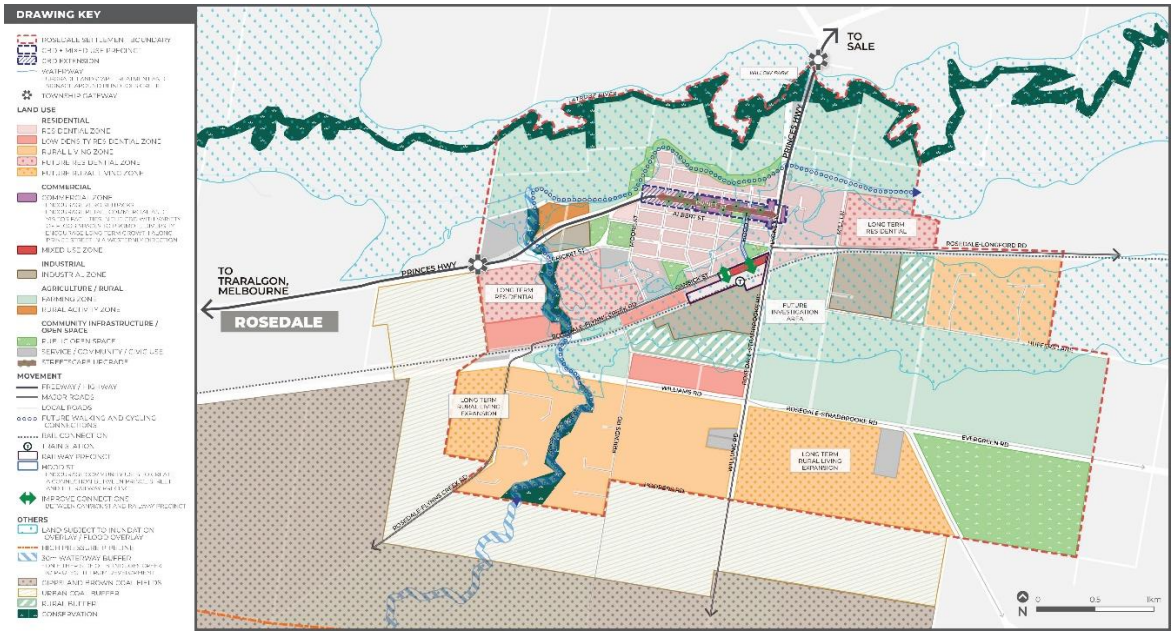


FIGURE 15: HEYFIELD STRATEGY PLAN

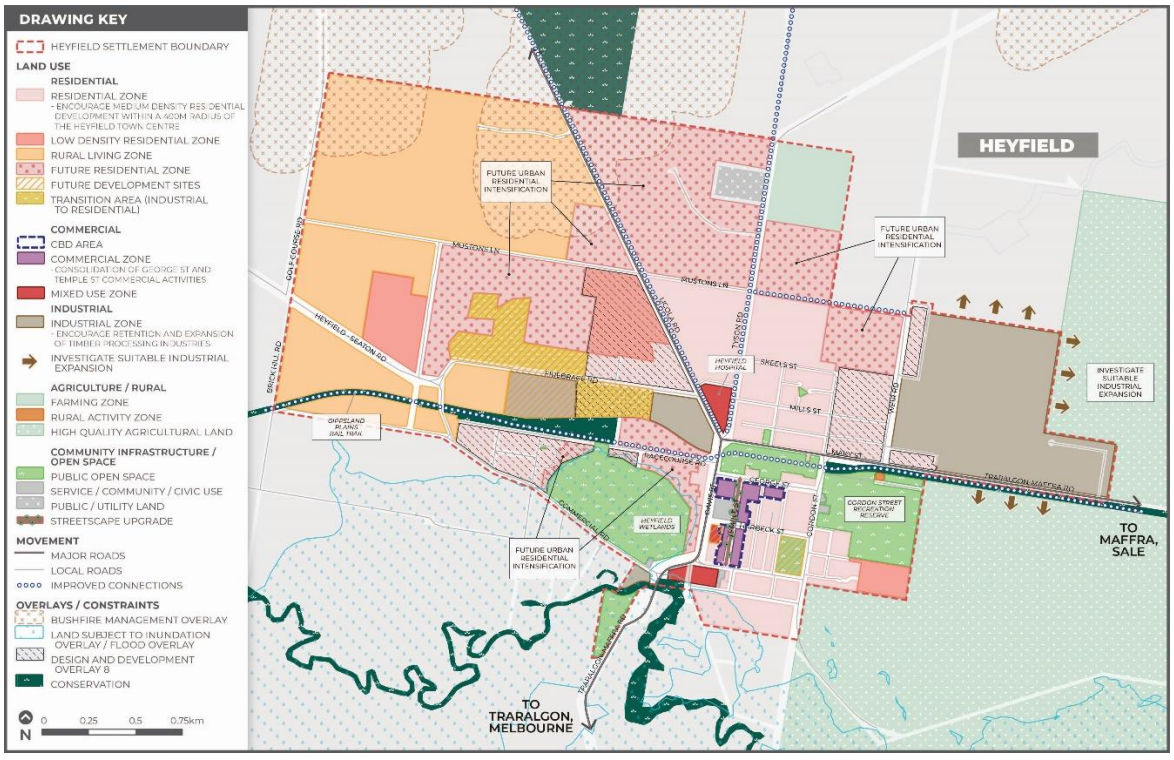


FIGURE 16: YARRAM STRATEGY PLAN

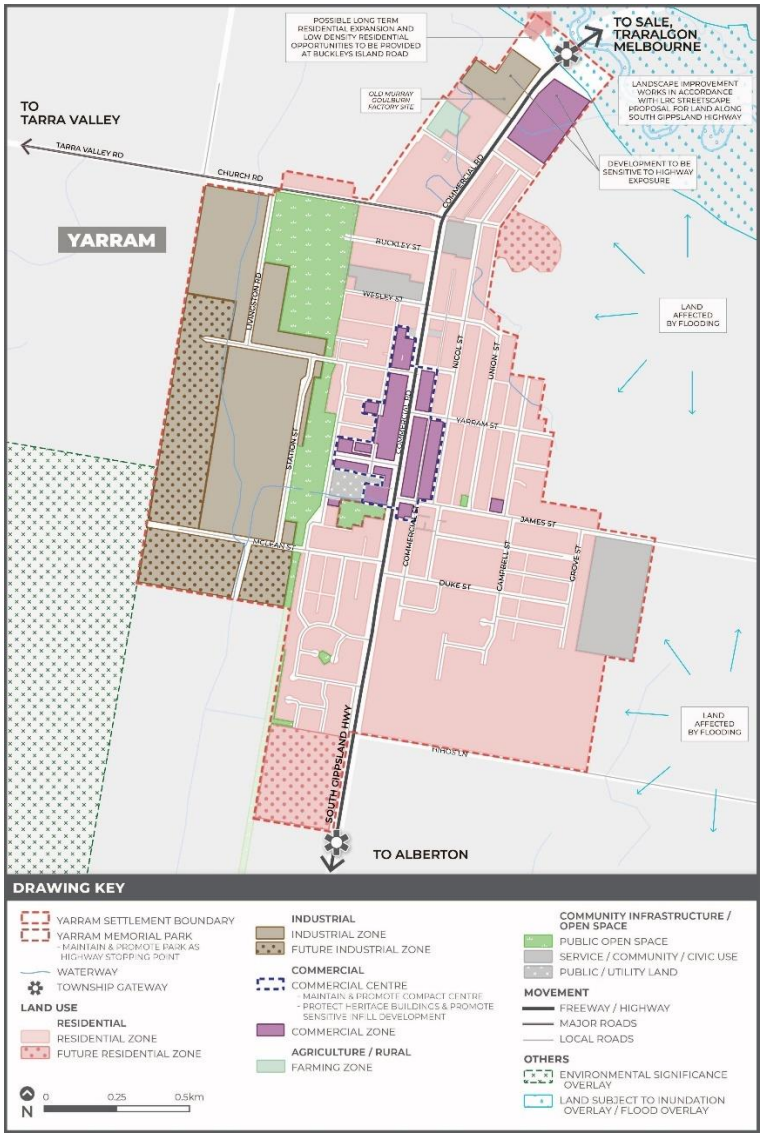


FIGURE 17: STRATFORD STRATEGY PLAN



Also included in clause 11.01 are strategies for:

- Buckleys Island Road
- Briagolong
- Alberton

Planning Amendments

The following recent amendments to the Wellington Planning Scheme have transitioned land formerly designated as Farming Zone to land permissible for housing within the General Residential Zone and Rural Living Zone.

TABLE 2: KEY AMENDMENTS

Amendment	Description	Gazettal Date
C114well	The amendment rezones land in North Sale from Farming Zone to the General Residential Zone (Schedule 1) and applies a new Development Plan Overlay (Schedule 13) **Objectives of Schedule 13** To create an integrated and coordinated development that achieves high-quality land use outcomes. To create a vibrant new community with distinct character and sense of place. To create an efficient, safe and legible network for vehicles, pedestrians and cyclists. To ensure provision of all key infrastructure necessary to facilitate the efficient servicing of the North Sale Development Plan area. To ensure expansion opportunities are available through the subdivision design and access networks.	23, June, 2023
C115well	The amendment is a combined planning permit application and planning scheme amendment which rezones land (10.11 Hectares) located on the corner of Cantwell Drive and Surkitt Boulevard, Sale (Crown Allotment 114B Section 1 Parish of Sale) from Farming Zone (FZ) to General Residential Zone Schedule 1 (GRZ1). The planning permit application P542/2021 approves the subdivision of land into 82 lots over four stages.	11, May, 2023
C116well	The amendment rezones approximately 150 hectares of land located at 216 & 286 (part) Longford-Loch Sport Road, Longford from Farming Zone (FZ) to Rural Living Zone Schedule 5 (RLZ5) and applies the Development Plan Overlay Schedule 14 (DPO14).	23, June, 2023

Local strategies and studies

Wellington Council Plan 2021-2025

The Wellington Council Plan 2021-25 identifies the priority actions and projects that will be focused on, which are linked to emerging opportunities and priorities for Council. These include the environment and climate change, the economy and sustainable growth in light of a transition away from traditional industry to renewables, liveability and wellbeing, and services and infrastructure with a focus on sustainable growth management, housing choice and access to key services. Crossing all of these priorities is the development of strong relationships with the Gunaikurnai people.

Priorities for housing supply and demand include:

- Develop and implement a Shire-wide combined Growth Management and Economic Development Strategy.
- Work with partners such as Housing Victoria to ensure sufficient supply of affordable housing.
- Facilitate the development of housing that offers a range of living settings and lifestyle choices.
- Promote and facilitate land releases to develop in growth areas
- Improve access to service infrastructure such as stormwater, sewer, and internet.

Priorities for the employment land include:

- Investing in the modernising and expansion of industries that are already present in the Shire, including Defence, Health, Agriculture, Tourism, Education, Timber, Renewables and the Oil and Gas transition.
- Attract a diversified range of large-scale agriculture and food manufacturing and processing without compromising sustainability.
- Facilitate growth in and around the airport for aviation and industrial activity.

Wellington Shire Residential Stocktake & Facilitation Strategy (2021)

This strategy looks at the key issues impacting growth within the Shire, the role of Council in facilitating this, and the role of financial assistance, if any. The report identifies the current residential infill supply and theoretical residential lot supply (number and years) for each centre in the region, including Sale, Maffra, Stratford, Heyfield, Yarram, Longford, and Rosedale

Wellington Economic Development Strategy 2016-2022

The Strategy Vision is:

> "To ensure a diverse and sustainable economy by connecting our people and businesses to one another and to markets; by strengthening existing industries; and by ensuring Wellington is well-placed to take advantage of new opportunities."

It was guided by five strategic objectives that included economic diversity, amenity and infrastructure to service residents and current activity and attracting new investment, leadership and governance to support growth, keeping up with skills and education in a changing market, and branding to promote Wellington's strengths.

West Sale and Wurruk Industrial Land Supply Strategy (2018)

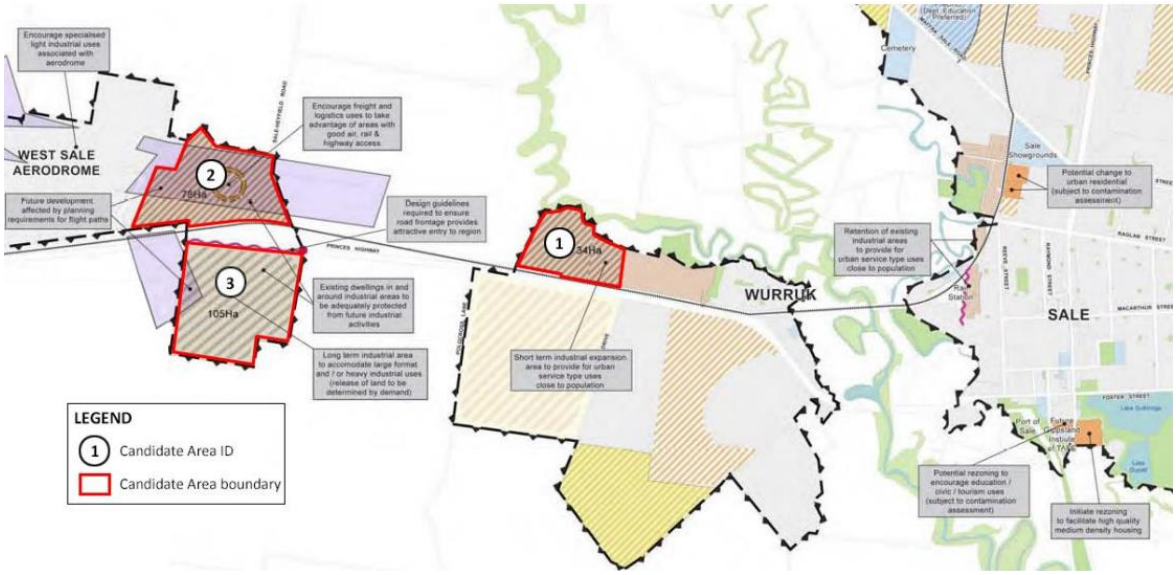
This strategy encourages the supply of industrial land suitable for medium and large lots in Sale and Wurruk.

Three candidate areas were identified for future investigation for industrial purposes at Wurruk, adjacent to West Sale Airport and at Fulham. These sites (shown in Figure 18) provide a total of almost 220ha of potential industrial land, noting that Area 2 adjacent to the West Sale Airport has now been rezoned to the Industrial 1 Zone.

Key points include:

- The key economic strengths of Wellington generally include defence, aviation, high quality agricultural land and oil and gas production.
- While the Wellington economy is diverse, its mature industries are unlikely to drive growth.
- Improvements and expansions of existing aviation infrastructure near Sale, including RAAF Base East Sale and the West Sale Aerodrome, is likely to drive new economic opportunities in the aviation and related industries in Sale.
- There are two drivers of demand for industrial land, being local industrial business and larger regional/export industrial businesses.
- An indicative allowance for at least 40 hectares is recommended and could accommodate 5-10 large businesses and a range of medium businesses. Rezoning further land as a contingency is also supported given the long lead times associated with planning for employment areas.

FIGURE 18: FUTURE INDUSTRIAL AREAS, WEST SALE AND WURRUK



Source: Sale Wurruk and Longford Planning Scheme Strategy Plan, 2010

Yarram, Maffra and Stratford Industrial Land Strategy (2011)

This strategy assesses the supply and demand for industrial land in the towns of Yarram, Mafra and Stratford. It aims to enhance the ability of the three towns to attract industries and meet demand for industrial growth.

Sale CBD Precinct Plan (2010)

The Sale CBD Precinct Plan (2010) guides development of the CBD and provides direction on:

- Where to allow for retail and commercial expansion.
- Improving access to and parking within the CBD.
- Improving the appearance of the CBD.
- Better use of existing land and resources.

- Capturing passing trade and tourism dollars.
- Encouraging people to walk and cycle to and within the centre.
- Making the Sale CBD a vibrant and bustling local and regional centre.

West Sale Airport Master Plan Update (2017)

The objectives for the airport are:

- Facilitate opportunities within aviation–related industries.
- Increase aviation activity at the airport.
- Provide for further growth in aircraft movements.
- Ensure appropriate resources undertake essential planning, budgeting and management of the airport.
- Develop well maintained, appealing and self-sustainable infrastructure.
- Support the continued presence and future growth of the Defence sector in Gippsland.

Economic strategies and studies

Wellington's Economic Development Strategy is formatted around seven themes and five strategic objectives. The Economic Development Strategy Action Plan 2016-2018 identifies 48 actions that are tied to the five objectives.

Council's 2023-24 draft budget identifies funding for transportation and infrastructure projects as well as the Aqua Energy Redevelopment (indoor aquatic centre). A key focus of the budget continues to be working towards a renewable energy future by prioritising land and infrastructure to support this, community infrastructure to support a growing population, and branding to attract more investment and tourism.

Themes	Strategic Objectives
1. Connecting - Improving the links between places, products and people 2. Diversifying - Value adding to the major anchor industries. 3. Digital Economy - Driving growth with the Digital Economy. 4. Living - Leveraging from Wellington's enviable liveability. 5. Skilling - Improving the workforce skills profile. 6. Investing – Facilitating investment in enabling infrastructure. 7. Promoting - Revealing Wellington's secrets to a wider audience of investors and visitors.	1. Economic diversity 2. Amenity and infrastructure 3. Leadership and governance 4. Skills and education 5. Branding

Current and future major projects in Wellington

Renewable Energy

The Council adopted Wellington Renewable Energy Impact and Readiness Study ('Study') summarises the cumulative scale and impact of planned renewable energy investment in the Wellington Shire (and broader Gippsland area), with more than $40 billion of planned investment.

F13. PROPOSED RENEWABLE ENERGY PROJECTS



Source: Various, compiled by Urban Enterprise, 2022; Note 1: Where a range was provided for the construction and operating costs, a midpoint was used; Note 2: 'Estimated jobs supported' includes direct local, regional, state and national FTE jobs and are not annualised.

The Study also documents State Government policy support for the Gippsland 'Renewable Energy Zone' and the Commonwealth Government's declaration of Bass Strait as the first area in Australia suitable for offshore wind development.

Consistent with the Council Plan, Council supports renewable energy investment and transition in the Wellington Shire. Council recognises, however, that individual renewable energy projects remain subject to required consultation and statutory assessment processes which are controlled by the State and/or Commonwealth Government.

- Council seeks to unlock the economic potential of renewable energy investment and will advocate for and support employment and procurement opportunities for the Wellington Shire community.
- Council supports (subject to future private sector investment and statutory approvals) Barry Beach/Port Anthony (located in the South Gippsland Shire) having both a construction and operations and maintenance role to support renewable energy investment in Gippsland.

The Study identifies that planned renewable energy investment will impact on housing demand and industrial land needs, particularly in Sale and Yarram (given Yarram's close proximity to Barry Beach/Port Anthony). In the context of an already constrained housing and labour market, the Study recommends that Council work collaboratively with regional partners to ensure that Wellington Shire is land and infrastructure ready to support nationally and State significant new energy transition.

Agribusiness

A feasibility study has recently been completed to consider the economic viability of establishing a broiler processing facility given the growth in broiler farming in the Wellington Shire. Further investigation will be required in relation to market viability and an appropriate location to support a future processing facility.

Likewise, another feasibility study for a multi-purpose feed mill has been prepared, which recognises that Gippsland has ideal growing conditions (in climate, farming expertise, soils and suitable land) to support a multi purpose feed mill, which could be located in Rosedale or Sale. Further investigation is required in relation to market viability and an appropriate location to support a multi purpose feed mill.

Commercial and Cultural

The Wellington Investment Prospectus identifies locations that are particularly suited to further development. The Port of Sale Cultural and Civic Precinct and the Swanlake Business Park are emerging opportunities, with the former expected to support tourism, commercial, and high density residential development, while the later is already zoned and serviced into a business park to host a range of retail services and bulky goods lots. The Port of Sale Masterplan[4] sets out a vision for this precinct to attract both residents, visitors and businesses to the cultural centre and the CBD more generally.

[4] Wellington Shire Council (2021), Port of Sale Master Plan, https://your.wellington.vic.gov.au/portofsalemasterplanreview

FIGURE 19: CONCEPT PLAN FOR PORT OF SALE PRECINCT REDEVELOPMENT



Source: Wellington Shire Council (2021)

Industrial

The Prospectus also identifies the 55 acre West Sale Industrial Precinct adjacent to the West Sale Airport as an important job creating precinct, , while the West Sale Airport is capable of supporting additional aviation related developments.

4. Historic population, housing and employment trends

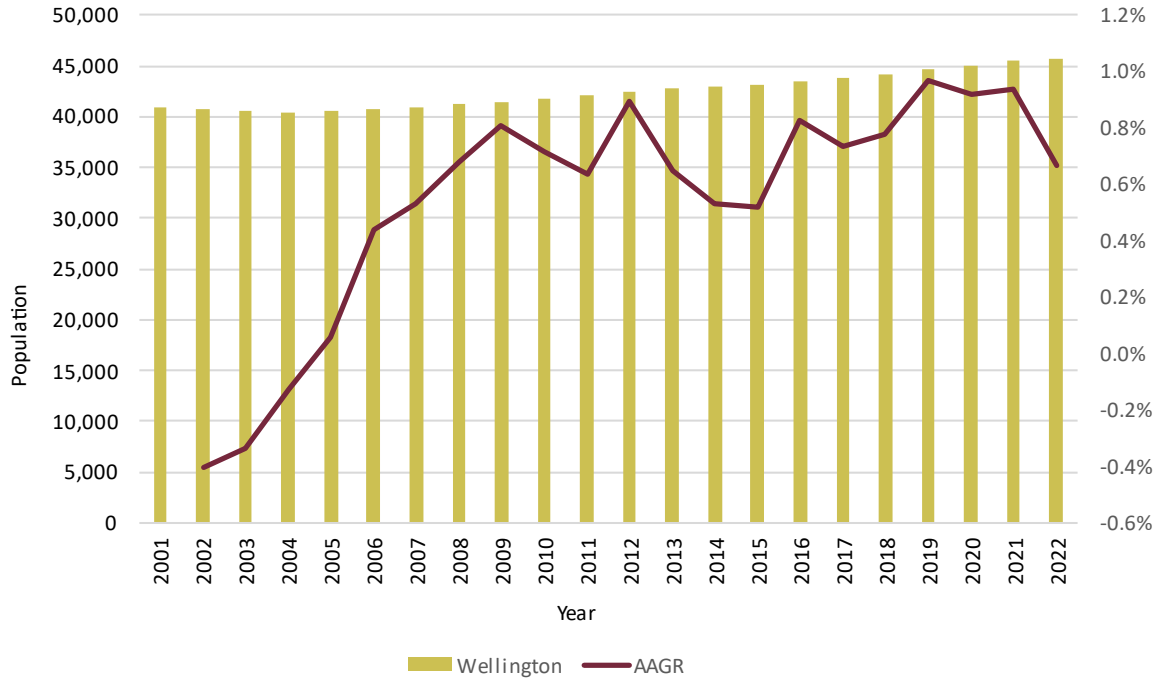
This section sets out population and housing and employment profile of Wellington Shire, forming the basis of the housing and employment projections (supply, demand, and capacity analysis) presented in the subsequent sections.

4.1 Population profile

Historic population change

The population of Wellington Shire over the past 20 years is shown in Figure 20. Since 2006, the Shire has seen steady growth, with an average annual growth rate of 0.74 per cent. The average annual growth rate (AAGR) for the whole of Regional Victoria over the same timeframe was 1.34 per cent. The Shire's population in 2022 was 45,754.

FIGURE 20: HISTORICAL POPULATION CHANGE, WELLINGTON SHIRE, 2001 TO 2022



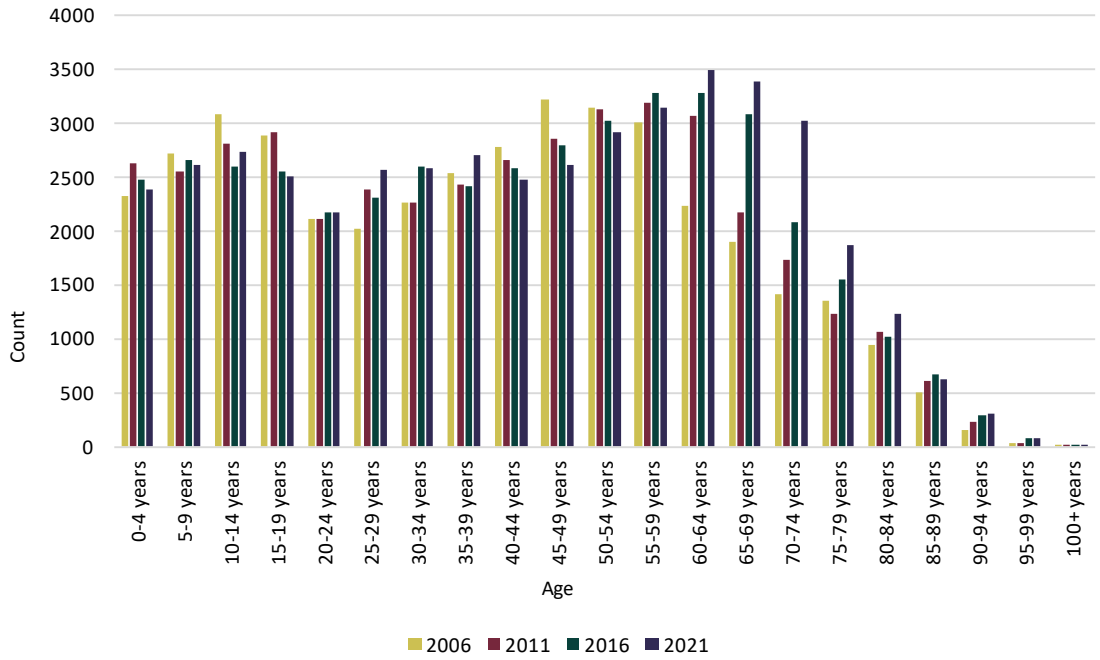
Source: Australian Bureau of Statistics, Regional Population 2001-2022

Age profile

From 2006 to 2021, Regional Victoria saw a rise in its 65+ year old age group, a 6.3 per cent increase from 16.0 per cent up to 22.3 per cent over this decade and a half. Wellington has also seen this trend in its population over the past 15 years.

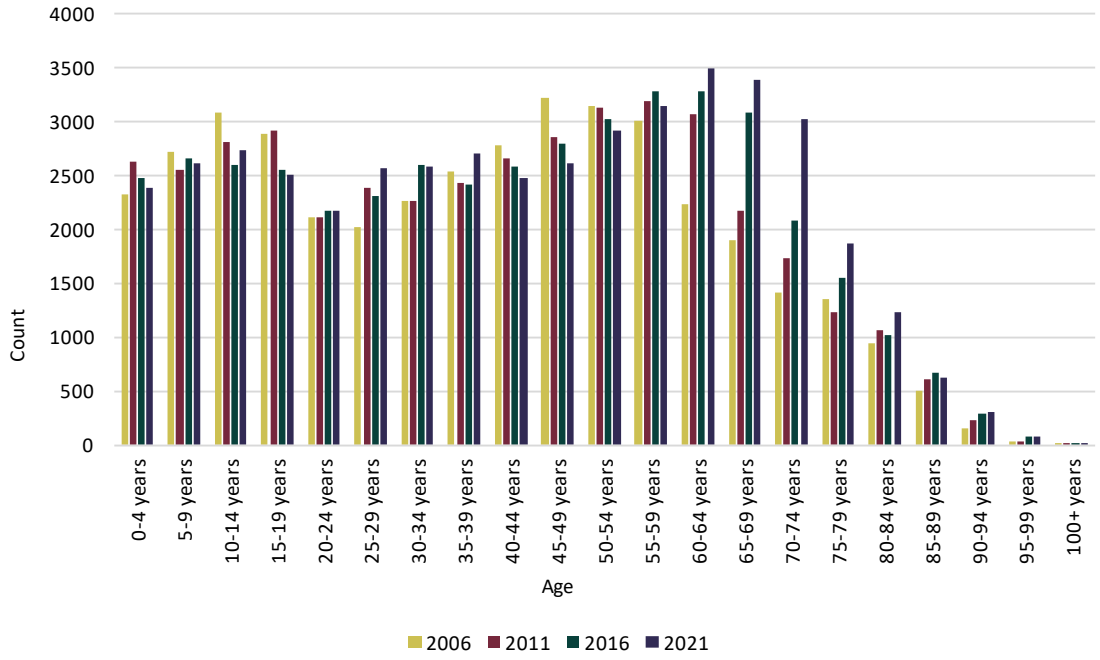
Figure 21 below shows a shift in the population toward older age groups in the LGA. In 2006, the 65+ age group accounted for approximately 15.5 per cent of the population. This share has grown to 23.1 per cent in 2021, a 7.6 per cent increase over the 15-year period.

FIGURE 21: HISTORIC POPULATION GROWTH BY AGE GROUP, 2006 TO 2021



In total, the 65+ age group accounted for over 88 per cent of total population growth between 2006 and 2021. This aging of the population suggests that Wellington is somewhat of a popular location for retirement living.

FIGURE 21: HISTORIC POPULATION GROWTH BY AGE GROUP, 2006 TO 2021



Source: Australian Bureau of Statistics, Regional Population 2001-2022

Migration

Recorded population growth and ageing can largely be attributed to internal migration. According to the 2021 ABS Census, 19 per cent of the Wellington population did not live in Wellington five years ago. This migration figure is far greater than the total population growth over the same timeframe (4.4 per cent), and greater than the migration figure across the rest of Regional Victoria, in which 7.5 per cent of Regional Victorians lived in a different LGA five years ago.

Within Wellington, the Sale area received the largest number of migrants (2,664), followed by Maffra (1,729), and Longford-Loch Sport (1,141). The COVID-19 pandemic has caused a surge in remote working and allowed professionally mobile workers to move away from cities to regional areas, though while the effects of this were seen in Wellington, it did not see the same level of growth as some other Regional LGAs, such as Geelong

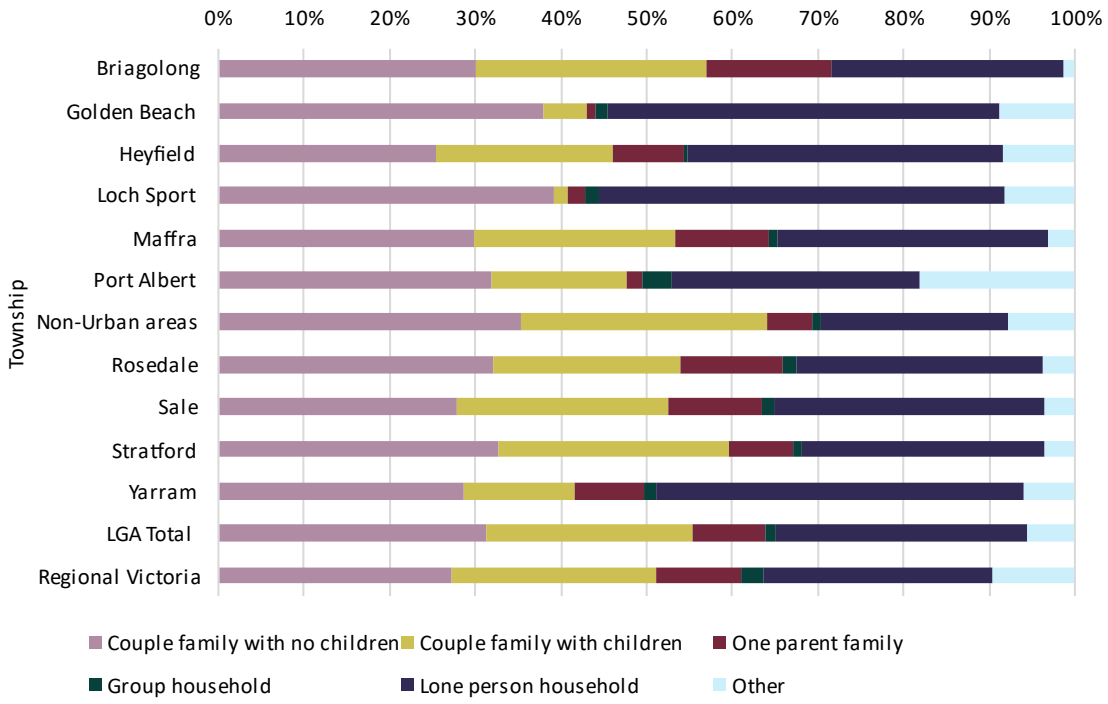
Family composition

Figure 22 shows the family composition across Wellington's six main towns and the LGA total. Couple families without children (31 per cent) and lone person households (30 per cent) make up the largest proportion of family types in Wellington.

While many of the towns follow a similar pattern of couple families with no children and lone person households being the most prominent family compositions, there is some variation across towns. The non-urban areas of Wellington have the highest proportion of couple families with children (29 per cent) and significantly less lone person households (22 per cent) when compared with the towns. Lone

person households are most common across the towns of Loch Sport (47 per cent), Golden Beach (46 per cent) and Yarram (43 per cent).

FIGURE 22: HOUSEHOLD COMPOSITIONS BY TOWNSHIP, 2021



Source: Australian Bureau of Statistics, Census Data 2021Housing profile

4.2 Housing profile

This section examines the range of dwelling and tenure types within Wellington and recent trends in these figures.

Dwelling count by area

Table 3 shows the number of dwellings present in each of the six main towns between 2011 and 2021. The largest dwellings growth in Wellington was in Sale/Longford/Wurruk, which accounted for 62 per cent of the growth in the LGA, followed by Golden Beach, which accounted for 12 per cent.

Golden Beach saw the largest percentage growth, with a 446 per cent increase in the dwelling count from 2011 to 2021. Yarram grew more slowly than the LGA average over this time frame, despite being one of the larger townships.

TABLE 3: HISTORIC DWELLING COUNT BY TOWNSHIP, 2011 TO 2021

	2011		2016		2021		% of Change (2011 – 2021)
Township	Total	% of total	Total	% of total	Total	% of total	

Sale/Longford/Wurruk	5,801	32%	8,818	40%	9,181	39%	62%
Maffra	1,792	10%	1,952	9%	2,015	9%	4%
Stratford	599	3%	782	4%	974	4%	7%
Heyfield	693	4%	724	3%	731	3%	1%
Rosedale	480	3%	562	3%	591	3%	2%
Yarram	916	5%	948	4%	952	4%	1%
Briagolong	168	1%	268	1%	286	1%	2%
Golden Beach	134	1%	760	3%	772	3%	12%
Loch Sport	1,473	8%	1,671	8%	1,782	8%	6%
Port Albert	244	1%	231	1%	265	1%	0%
Coastal	1,130	6%	1,099	5%	1,177	5%	1%
Regional	4,514	25%	4,387	20%	4,700	20%	3%
LGA Total	**17,944**	**100%**	**22,202**	**100%**	**23,426**	**100%**	**100%**

Source: Australian Bureau of Statistics, Census Data 2011 – 2021

Dwelling structure

Wellington's housing typology is dominated by separate houses, much like most other regional areas across Victoria. Wellington sees a roughly equal number of semi-detached dwellings, and units/flats, though they together make up less than 10 per cent of the LGA housing stock. While Figure 23 shows that almost 20 per cent of the housing in Golden Beach consists of semi-detached housing it is recognised that this is most likely an error in census reporting and data as the town is observed to consist almost entirely of separate houses. Sale has the most diversity in housing typologies with 8 per cent of dwellings classified as semi-detached and 7 per cent flat or apartment.

FIGURE 23: DWELLING STRUCTURE BY TOWNSHIP, 2021



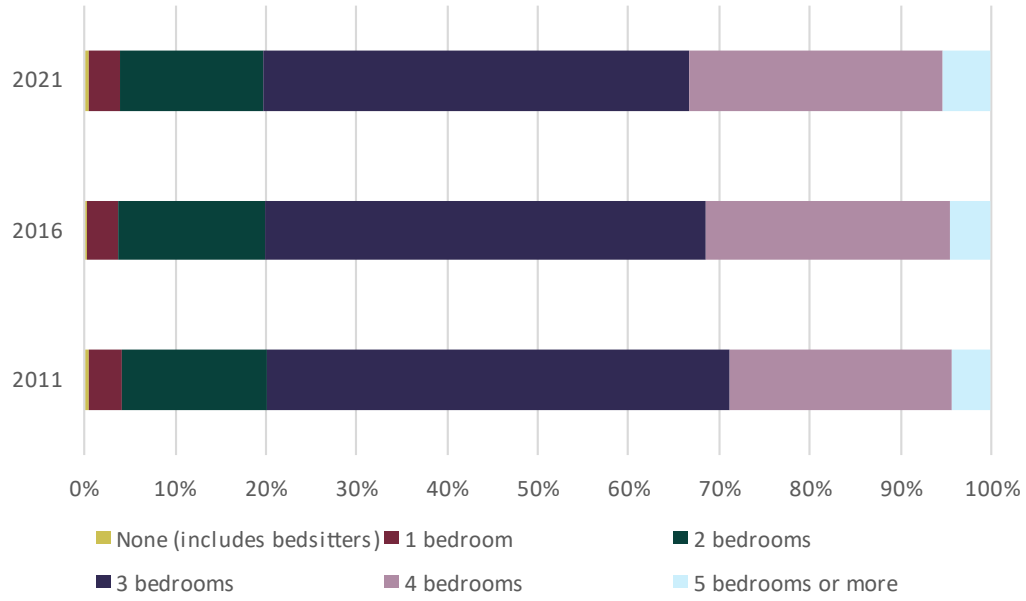
Source: Australian Bureau of Statistics, Census Data 2021

Dwelling size

The size of dwellings in Wellington can be considered through the proxy measure of how many bedrooms they contain. Figure 24 shows the change in dwelling size in the LGA across Census years.

Despite three bedroom dwellings accounting for the largest share of the housing stock, this share has decreased from 51 per cent in 2011 to 47 per cent in 2021 as 4+ bedroom homes have continued to increase and make up a larger share of houses in Wellington.

FIGURE 24: HISTORIC DWELLING SIZE, 2011 TO 2021

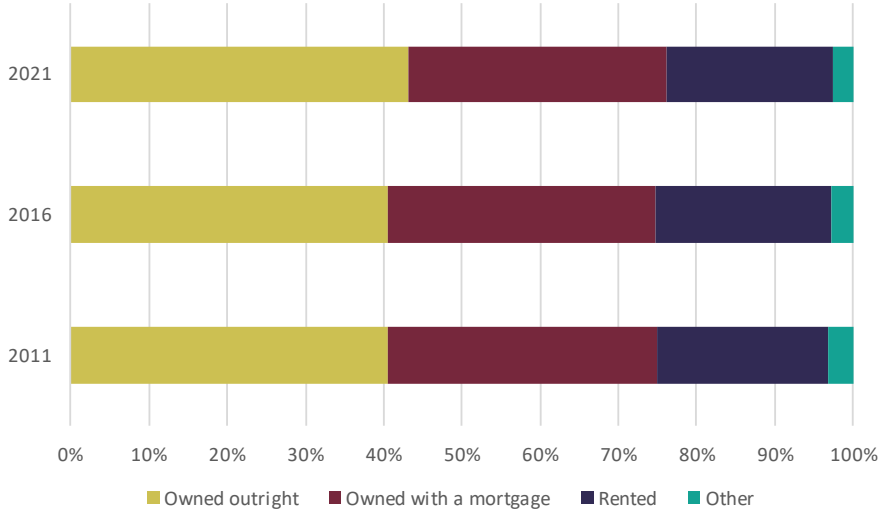


Source: Australian Bureau of Statistics, Census Data 2021

Tenure

As shown in Figure 25, outright home ownership is the dominant tenure type across Wellington and the percentage of homeowners has continued to increase between 2011 to 2021. Owned with mortgage and rent tenure types did not significantly decrease over this timeframe, implying that other less common tenure types are declining.

FIGURE 25: HISTORIC TENURESHIP TYPE, 2011 TO 2021

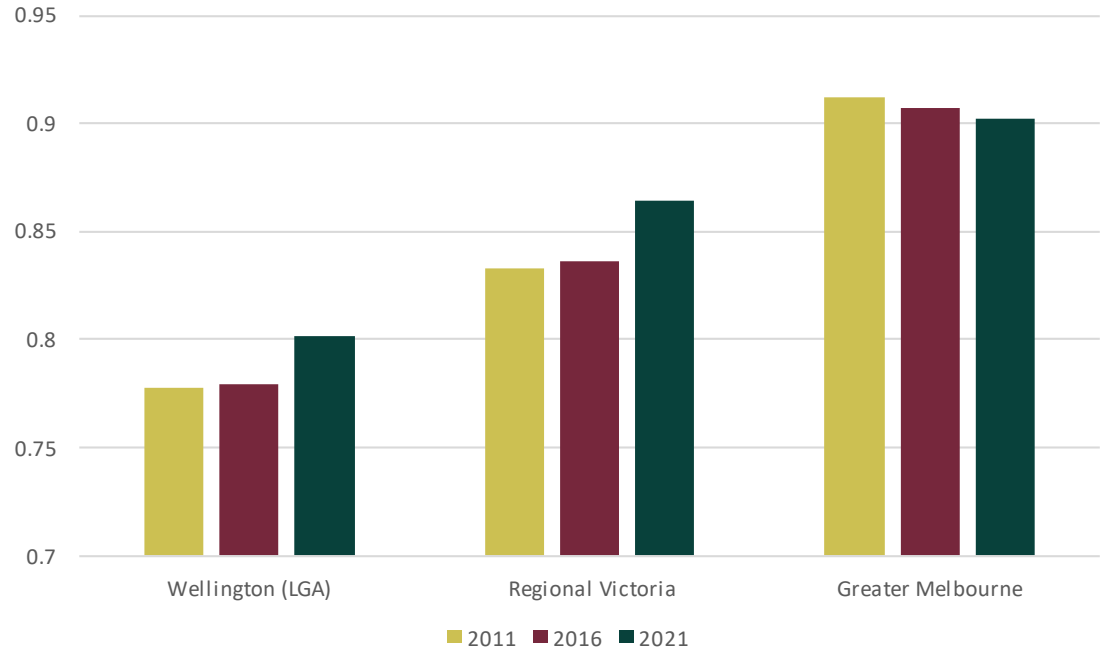


Source: Australian Bureau of Statistics, Census Data 2021

Occupancy

Wellington has a significantly lower percentage of occupied private dwellings in comparison to other regional local government areas and metropolitan local government areas, as shown below in Figure 26. The number of unoccupied private dwellings in an area indicates the prevalence of short term lettings and holiday homes within Wellington. While not all unoccupied private dwellings will be holiday homes (for example, some may be vacant for sale or lease, newly built, or a habitable dwelling being renovated), a large proportion of these would be holiday houses.

FIGURE 26: HISTORIC OCCUPANCY RATES BY REGION, 2011 TO 2021



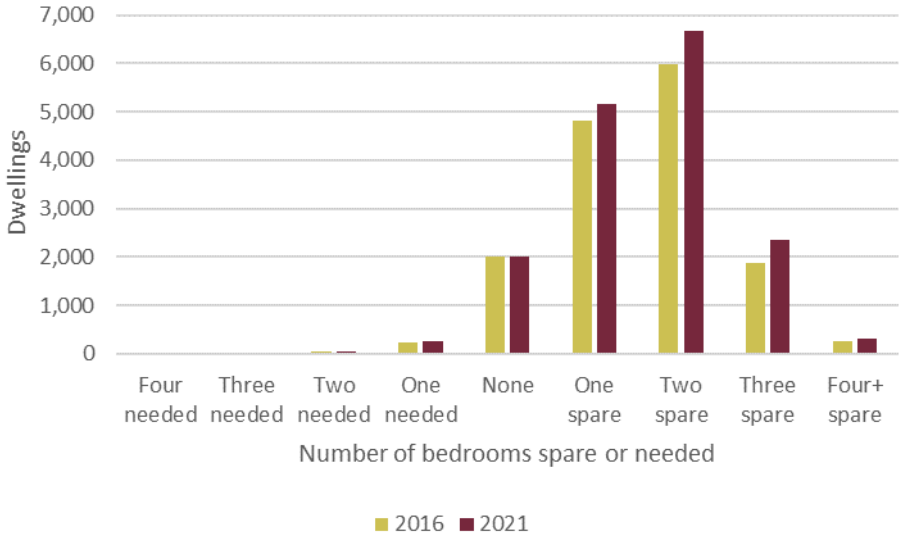
Source: Australian Bureau of Statistics, Census Data 2011 – 2021

Housing Suitability

Housing Suitability has only been reported since 2016, and in that time, there have been far more spare bedrooms than bedrooms needed in the community. Though the number of spare bedrooms has increased by over 3,000, the ratio of spare bedrooms to bedrooms needed has been similar between 2016 and 2021, falling from 73 to 70. In this same time, occupancy rose by 2 per cent.

Given that three bedroom houses are the most common dwelling size, but those with 4 or more have been growing faster than other dwelling sizes, it is not surprising that houses with two spare bedrooms are the most common, as shown in Figure 27. In total in 2021, there were approximately 27,000 spare bedrooms, and increase of nearly 3,400 from 2016. The number of spare bedrooms grew by 14 per cent in this time, while the number of dwellings rose by 5.5 per cent suggesting that many new houses are being built with spare bedrooms.

FIGURE 27: HOUSING SUITABILITY IN WELLINGTON, 2016 TO 2021

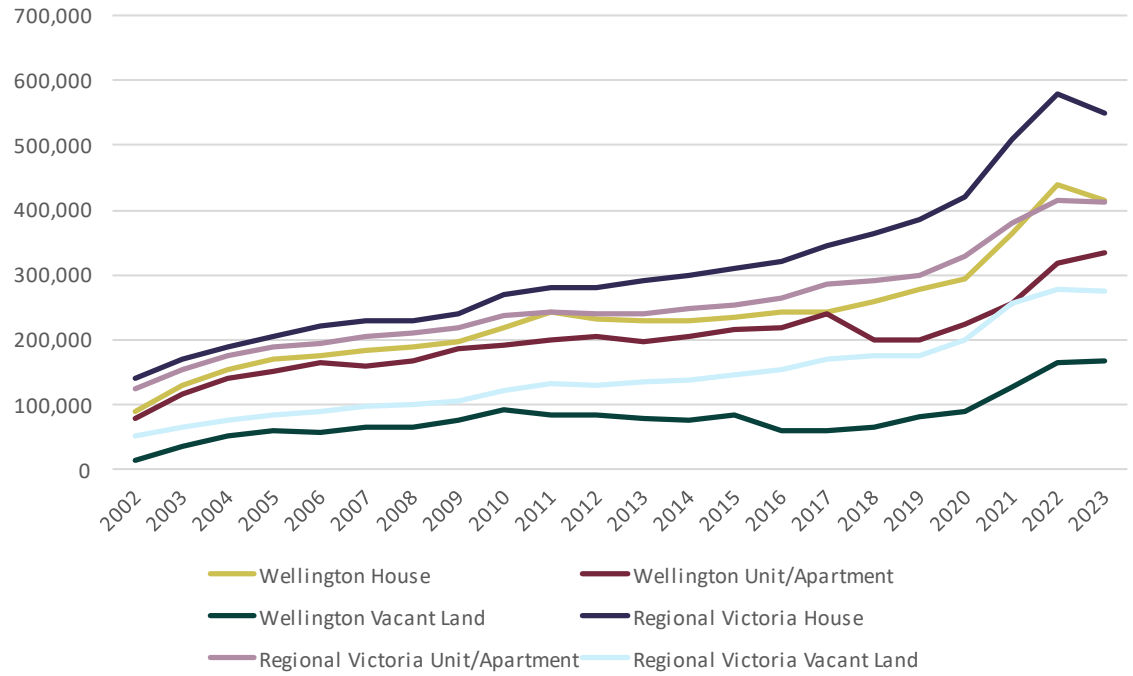


Source: ABS Census, Counting Dwellings, Housing Suitability HOSD (2016, 2021)

Housing and rental prices

Wellington has not been immune to the steep rises in housing costs experienced across Victoria. Dwelling prices in Wellington Shire compared to regional Victoria are shown in Figure 28. House and unit prices have increased markedly over this time period, especially over 2020-2022, during and due to, the COVID-19 pandemic. Following this however, 2023 has seen a notable decline in prices across both houses and units. All dwelling types in Wellington have been on an overall upwards trend over the past 20 years, even when accounting for the price increases seen across Regional Victoria. Wellington's units and apartments in particular have risen from around 60 per cent of the regional average to around 80 per cent. Vacant land has seen the largest relative increase, increasing from 25 per cent of the regional average to 60 per cent.

FIGURE 28: HISTORIC DWELLING PRICES BY REGION, 2002 TO 2023

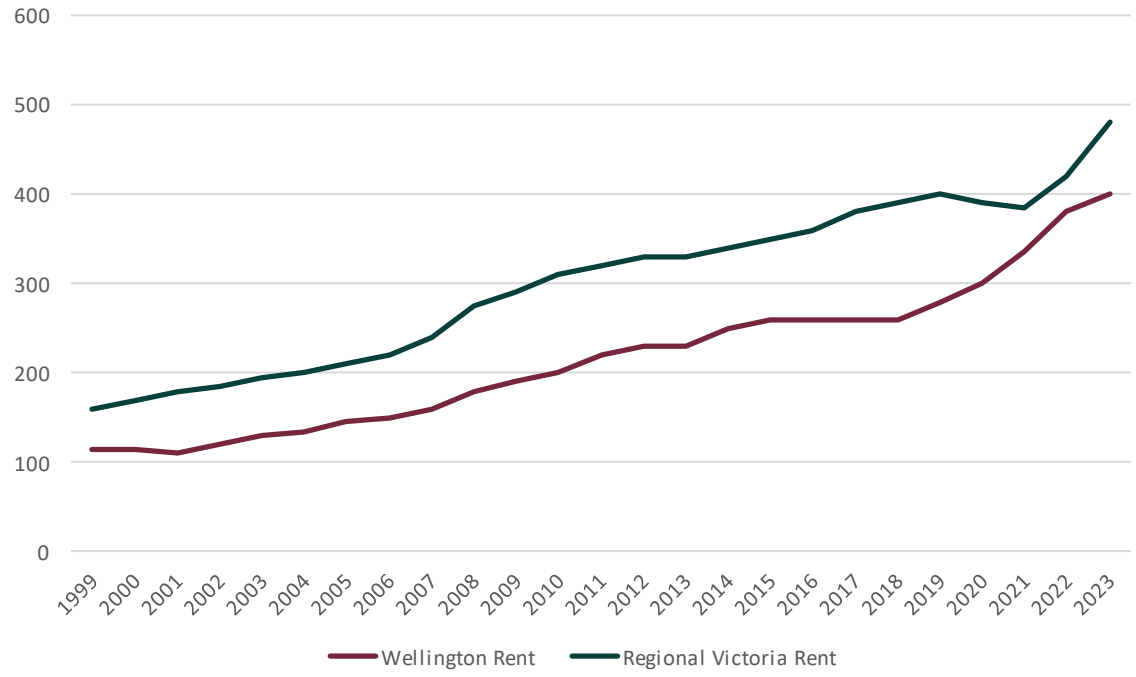


Source: Land Use Victoria, Year Summary 2022[5]

The growth in median weekly rents in Wellington since 2002 is shown in Figure 29. Rents have grown substantially over this time period. Wellington's median weekly rent in 2023 ($400) remains lower than the regional Victorian median ($480), a difference of around 17 per cent. In line with housing trends across Australia, Wellington has experienced a large spike in rental prices since 2020 as a result of the COVID-19 pandemic. Although unlike house purchasing prices, there has not been a recorded decrease or flattening of the price in 2023.

[5] https://www.land.vic.gov.au/__data/assets/excel_doc/0017/660131/Copy-of-Year_SummaryV2022z.xlsx

FIGURE 29: HISTORIC WEEKLY RENT PRICES BY REGION, 1999 TO 2023



Source: Land Use Victoria, Year Summary 2022

As shown in the Table 4 below, both rent and house prices have been increasing at a greater rate than income in Wellington. This shows a decrease in the affordability of dwellings to purchase or rent in real terms.

While household income increases have outpaced increases in median unit/apartment prices between 2011 to 2021, the steep increase in unit/apartment prices between 2021-2023 is not reflected in Table 7 due to unavailability of 2022/2023 household income data. Considering that between 2021 and 2023 alone median unit/apartment prices increased by over 30 per cent, the affordability of units/apartments in Wellington is also decreasing.

TABLE 4: WELLINGTON HISTORIC INCOME, RENT, AND HOUSE PRICES, 2011 TO 2021

	Weekly Household Income ($)	House Price ($)	Unit Price ($)	Weekly Rent ($)
2011	906	243,000	199,000	220
2016	1,101	241,350	218,750	260
2021	1,272	365,000	256,225	335
Per cent increase 2011-2021	40%	50%	29%	52%

Source: SGS Economics and Planning, Based on data from Land Use Victoria, Year Summary 2022, and ABS Census Data, 2011 – 2021

Recent development trends

The average annual growth rate does not meaningfully vary over the last ten years. By comparing two timeframes (2011 to 2021 and 2016 to 2021), the difference in development rates is negligible.

TABLE 5: PAST WELLINGTON DEVELOPMENT TRENDS, 2011 TO 2021

Wellington LGA	Recent Developments (2011 to 2021)	Recent Developments (2016 to 2021)
Housing Growth	2,536	1,314
Average Yearly Change	254	263
AAGR	1.15%	1.16%

Source: SGS Economics and Planning, based on id profile for Wellington, 2011 - 2021[6]

Development in Wellington has occurred most frequently in GRZ1 zoned land, though there is some variation between the towns. Briagolong and Golden Beach notably do not follow this trend, with most of their growth occurring in TZ and LDRZ respectively. The non-urban areas of the LGA also deviate from the trend, with the farming zone as the site for most of its growth.

TABLE 6: NEW RESIDENTIAL DEVELOPMENTS BY TOWNSHIP AND PLANNING ZONE, 2011 TO 2021

Township	C1Z	FZ	GRZ1	LDRZ	RLZ	TZ	Other	Total
Sale/Wurruk/Longford	1%	1%	77%	7%	13%	0%	1%	836
Maffra	0%	0%	84%	5%	9%	0%	1%	234
Stratford	0%	0%	87%	1%	8%	0%	4%	324
Heyfield	0%	0%	44%	6%	46%	0%	4%	72
Rosedale	3%	4%	76%	12%	5%	0%	0%	99
Yarram	2%	0%	80%	12%	5%	0%	0%	41
Briagolong	0%	0%	0%	0%	33%	67%	0%	42
Golden Beach	0%	0%	0%	98%	0%	0%	2%	119
Loch Sport	5%	0%	95%	0%	0%	0%	0%	141
Non-Urban Areas	0%	51%	8%	10%	10%	16%	5%	479

Source: Building Permit Data, Wellington Shire Council, 2011 – 2021
Note: This data does not align exactly with the ABS Census data earlier in this chapter, as it comes from a smaller data sample.

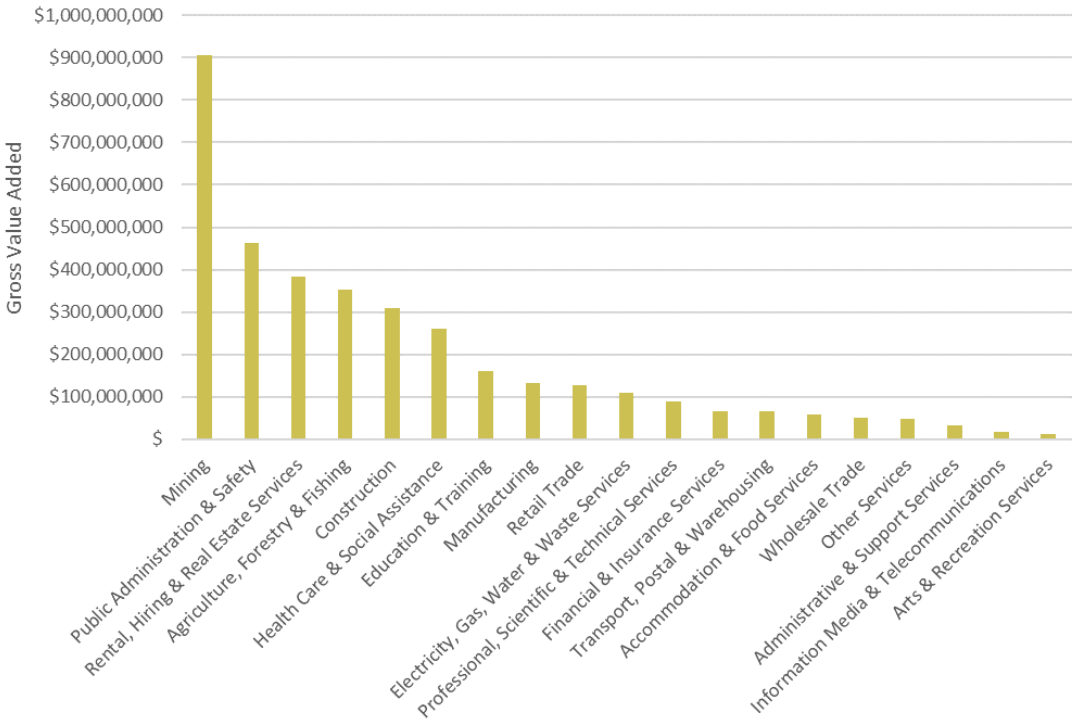
[6] https://profile.id.com.au/wellington-vic/population

4.3 Employment profile

Gross Regional Product

The Gross Regional Product (GRP) of Wellington in 2022 was $3.864 billion. As Figure 30 shows, Mining is the largest contributor to the economy of Wellington Shire, supplying almost a quarter of GRP, or about $905 million, in value added. This industry total includes the extraction of oil and gas much of which is offshore. Public Administration and Safety continues to be another major industry in the region, while the rural nature of the shire is also demonstrated by the size of the Agriculture, Forestry and Fishing sector.

FIGURE 30: GROSS REGIONAL PRODUCT BY INDUSTRY CATEGORY WELLINGTON LGA, 2022



Source: REMPLAN Wellington Value Added by Industry (2022)

As shown in Figure 31 below, prior to the pandemic, the economy of Wellington Shire was growing rapidly, having increased by almost a third between financial years 2017 and 2020, or from approximately $3 billion to approximately $4 billion. In 2021, the economy contracted, however this appears to have been a temporary dip associated with the pandemic, as it bounced back in 2022, to grow by 7.33 per cent year on year. From 2017 to 2022, the economy grew at an AAGR of 4.94 per cent. At the same time, the Victorian economy grew by an AAGR of 2.36 per cent.

FIGURE 31: GROSS REGIONAL PRODUCT AVERAGE ANNUAL GROWTH, WELLINGTON LGA, 2011 TO 2021

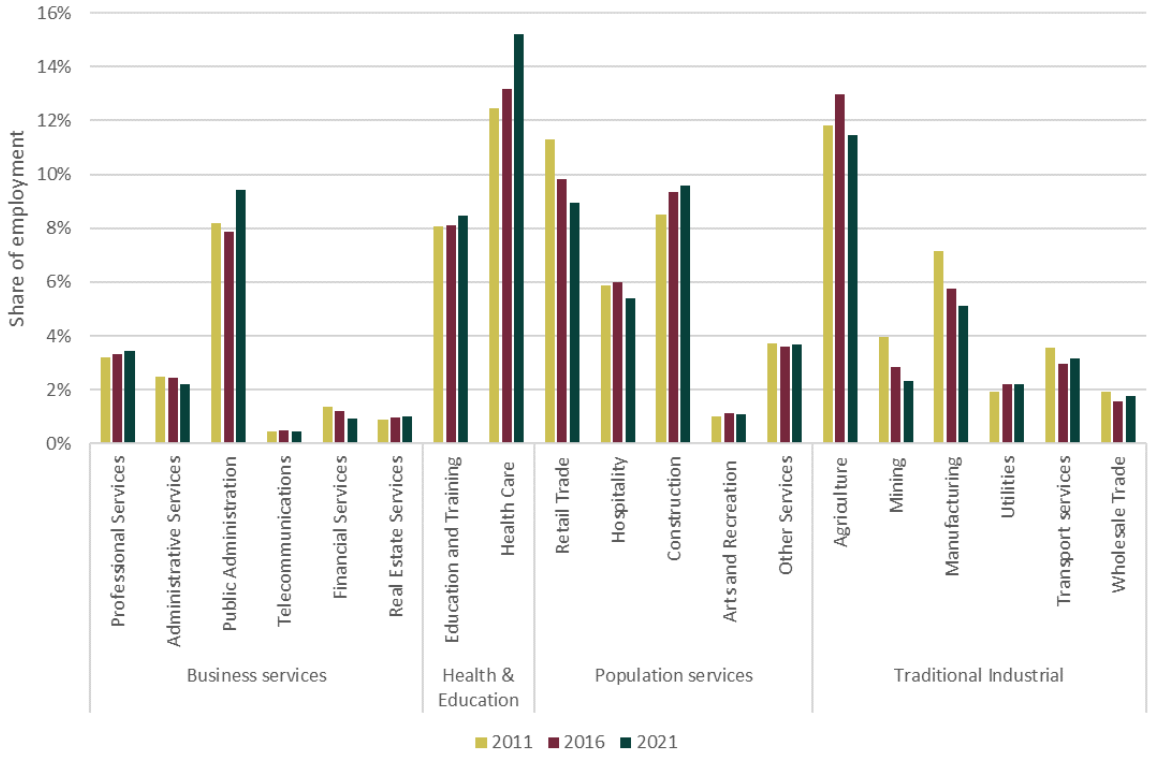


Source: REMPLAN Wellington (2022)

Structure of the economy

While the economic output of Wellington is dominated by its primary produce industries such as Mining and Agriculture, its labour force is concentrated in the broad industry category of Health & Education, as shown in Figure 32. The total number of employed persons grew by 8 per cent over the period 2011 to 2021, but almost all of this occurred between 2016 and 2021. The share of the labour force employed in the broad industry category of Health & Education grew from 20 per cent to 24 per cent, while the traditional industrial sectors employed 15 per cent in 2021, down from 19 per cent in 2011.

FIGURE 32: SHARE OF JOBS BY INDUSTRY, WELLINGTON LGA AND REGIONAL VICTORIA, 2011-2021



Source: ABS Census, Industry of Employment (INDP) by Place of Work (2011, 2016, 2021)

Between 2011 and 2021, the number of jobs in Wellington grew by 2,100, from about 19,200 and 21,300. The Health Care industry has been the fastest growing by share of employment in Wellington, increasing by 32 per cent between 2011 and 2021. Despite being an economic powerhouse in the Wellington Shire region, the Mining industry's share of employment fell by 36 per cent over the same period, as the sector relies heavily on physical capital, and less so on human capital.

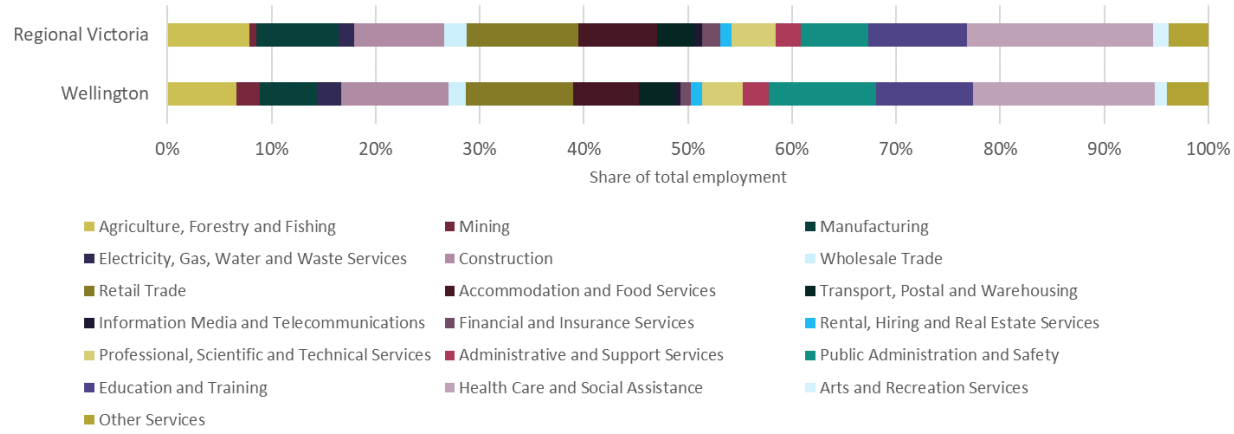
Other notable growing industries include Public Administration (25 per cent growth in employment), Utilities (23 per cent growth), Real Estate Services (22 per cent growth) and Construction (22 per cent growth). Some of the industries contracting include Financial Services (25 per cent contraction in employment), Manufacturing (22 per cent contraction) and retail trade (15 per cent contraction).

Wellington Shire has a roughly similar spread of employment across industries to Regional Victoria, as demonstrated in Figure 33, which presents the relative shares of employment in each sector. It has larger shares of people employed in Agriculture, Mining and Construction, and smaller shares in Retail Trade, Hospitality and Education. The largest discrepancy is in the Public Administration and Safety sector, which employs 10% of Wellington workers, and only 6% in Regional Victoria.

Despite the rapid growth of employment in the Health Care industry, the sector is relatively smaller than Regional Victoria's with 16 per cent of people employed in Wellington's health sector, compared to 18 per cent at the state level (excluding Greater Melbourne). Sale, the largest town in the region, has the largest share of employment in the Health Care sector with 19 per cent, although all towns have a roughly similar share in this industry.

Golden Beach has the most prominent Retail Trade sector, with 17 per cent of employed people working in the industry, almost double the rate across Wellington Shire, which is 9 per cent. 10 per cent of Port Albert employed people work in the Transport industry, more than double Wellington Shire's share and that of any other town in the region. Examples of local industry hotspots for employment highlight the diverse structure of the Wellington Shire economy which is spread across several towns, which each provide their own competitive and comparative advantages in certain industries.

FIGURE 33: SHARE OF JOBS BY INDUSTRY, WELLINGTON LGA AND REGIONAL VICTORIA, 2021



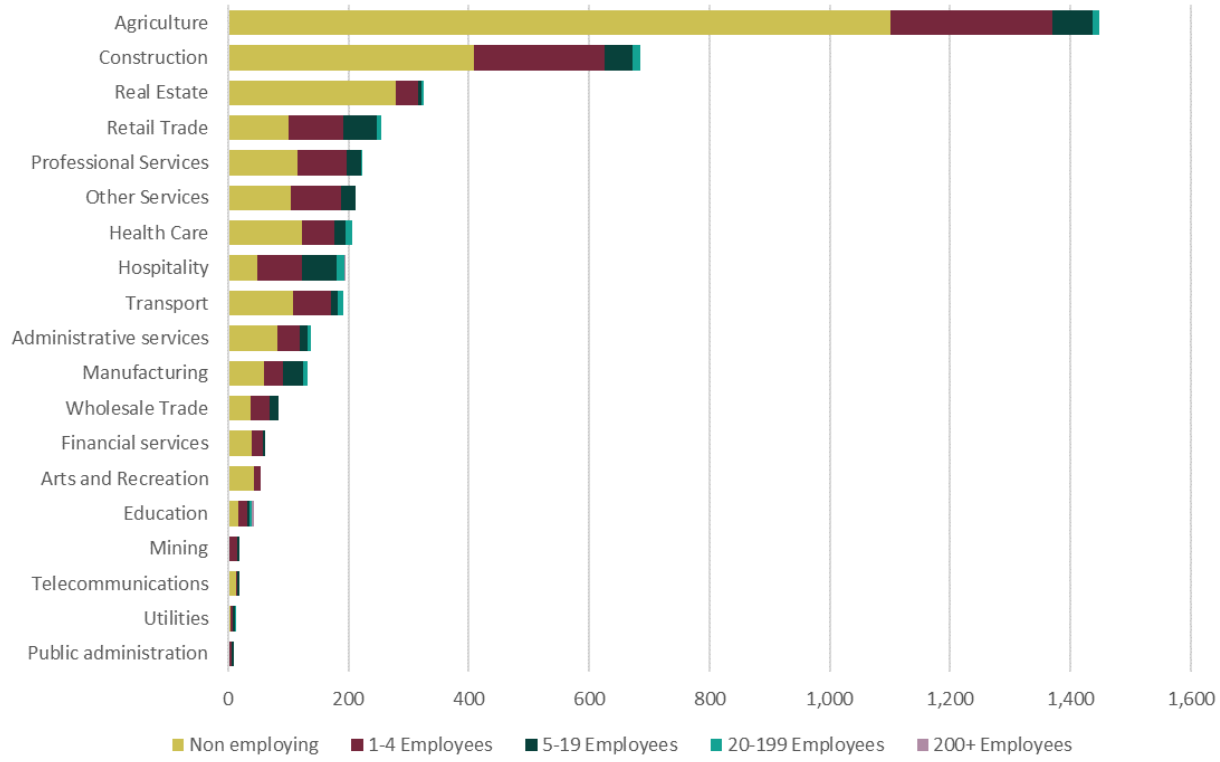
Source: ABS Census, Industry of Employment (INDP) by place of enumeration (2021)
* Regional refers to employment occurring outside of the towns listed

Business profile

As of June 2023, there were 4,311 businesses across all industries in Wellington Shire. Over a third of these businesses are in the Agriculture industry, and over three quarters of these have no employees, i.e., they are sole traders. In fact, 62 per cent of all businesses in Wellington Shire are sole traders, and 26 per cent have 1 to 4 employees, while only 2 per cent have more than 20. This is shown below in Figure 34.

Despite Mining being a major player in the local economy, there are only 20 businesses in the sector, only three of which have five or more employees. Together, Agriculture and Construction make up half of the businesses in Wellington.

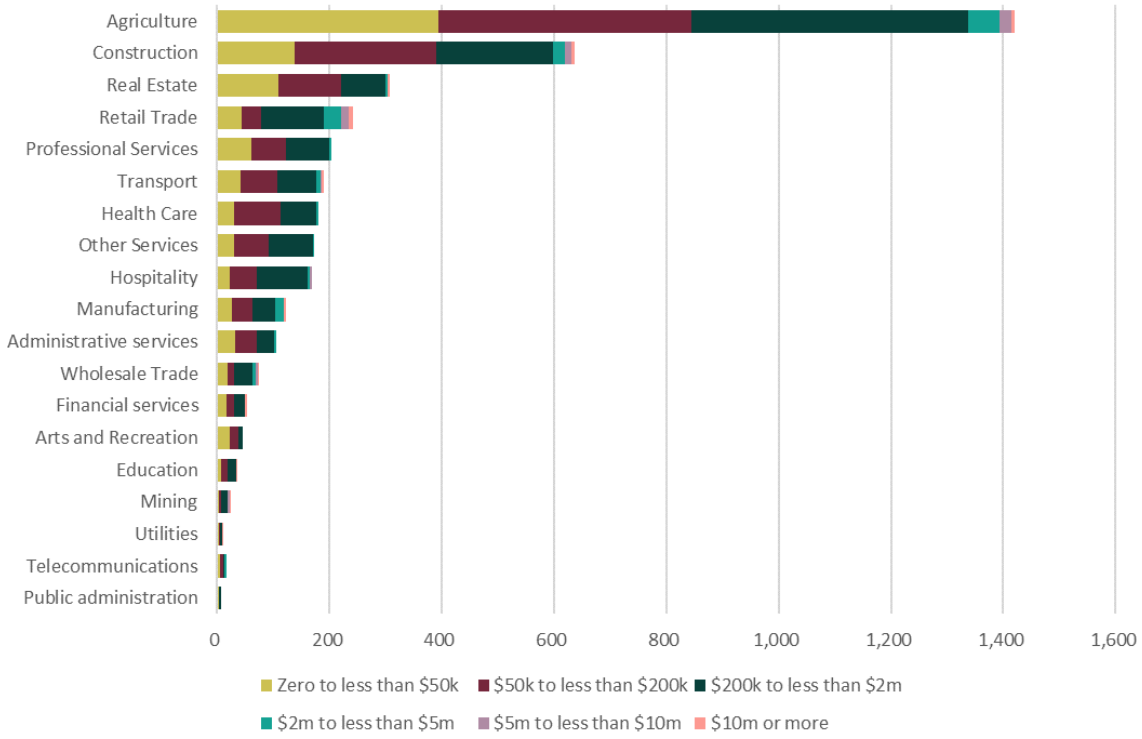
FIGURE 34: COUNT OF BUSINESSES BY NUMBER OF EMPLOYEES BY INDUSTRY, WELLINGTON, 2023



Source: ABS Counts of Australian Businesses including entries and exits (2023), accessed from peclet.

As of June 2021, there 4,080 registered businesses in Wellington Shire. 1,018 of these had turnover of less than $50,000, while the vast majority of businesses with a turnover of greater than $50,000 (91 per cent) are small businesses with a turnover of less than $2 million. Of the shire's medium to large businesses, those with a turnover of at least $2 million, Agriculture is still the most prominent industry, making up 31 per cent of medium to large businesses. While Retail trade makes up only 6 per cent of the shire's total businesses, it makes up 20 per cent of businesses with a turnover of at least $2 million. Likewise, the Manufacturing industry makes up 3.3 per cent of all businesses in Wellington Shire, but 7.5 per cent of those with a turnover of at least $2 million.

FIGURE 35: COUNT OF BUSINESSES BY TURNOVER, WELLINGTON, 2021

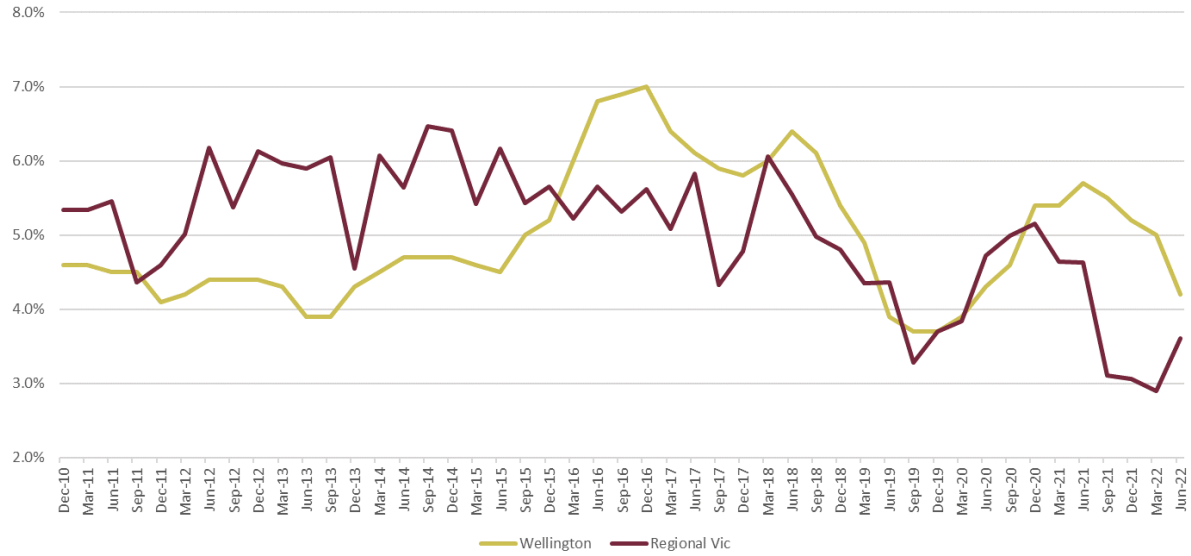


Source: ABS Counts of Australian Businesses, including Entries and Exits (2021)

Employment participation

In 2021, Wellington had a participation rate of 53.5%, well below the statewide rate of 62.4%, and quite considerably lower than Regional Victoria's participation rate of 57.4%. Since 2010, Wellington's labour market has fluctuated between periods of higher and lower unemployment than that of Regional Victoria. As of June 2022, labour markets around Australia were tight, and unemployment was falling. In Regional Victoria, the unemployment rate was 3.6 per cent, compared to 4.2 per cent in Wellington. Wellington's however, had dropped from 5.7 per cent a year earlier. Since the final quarter of 2020, Wellington's unemployment rate has been higher than the Regional Victoria unemployment rate.

FIGURE 36: UNEMPLOYMENT RATE, WELLINGTON LGA AND REGIONAL VICTORIA, 2011 TO 2021



Source: National Skills Commission small area labour markets, 2023; ABS Labour force status table 6291016, 2023

5. Built form analysis

Analysis of the Shire's six main towns has been undertaken to understand, at a high-level, the current built form characteristics of each place. The findings of this analysis will inform descriptions of preferred change in the Growth Management Strategy. A summary of the method and key findings is provided below with further detail provided in Appendix C.

5.1 Purpose and method

The purpose of the built form analysis is to define the existing neighbourhood characteristics of urban areas, focussing on the six main centres (Sale/Wurruk/Longford, Maffra, Stratford, Heyfield, Rosedale and Yarram). This assessment will inform development of the Growth Management Strategy by:

- Outlining existing patterns of established and infill housing.
- Providing a basis for drafting preferred character statements for key precincts in each of the six main towns.
- Informing the identifications of minimal, incremental and substantial change areas as required by PPN90, including areas most conducive to infill development.
- Support drafting of planning scheme provisions at the planning scheme amendment stage.

This assessment documents established characteristics in terms of prevailing housing characteristics including street patterns, lot sizes, siting patterns (typical setbacks, location of open space, concentration of built form), and housing mode (such as established detached housing or infill housing). Broad characteristics of architectural form are also considered at a high-level, as have areas containing significant constraints to development.

Broad precincts in each of the key towns have been identified to allow for more nuanced description of each place. The assessment has been desktop-led, using aerial photography and StreetView imagery.

Further detail regarding the method and considerations are outlined below:

6. Define precinct boundaries

Precinct boundaries were defined within each township using GIS by identifying areas with consistent factors such as:

- Land use zone: Each precinct is defined by a single zoning category. Occasionally precincts contain two similar residential zones. Rural Living and Low Density Residential zones are typically excluded. Where they are included, analysis is kept simple and they usually contain large lots with diversely sited and designed houses.
- Subdivision patterns: Precincts contain consistent subdivision patters based on lot size and street patterns.

- **Physical boundaries**: Built and natural features forming natural barriers between areas informed precinct boundaries. These were:
  - Major transport corridors
  - Waterways
  - Topography

7. **Precinct-based built form analysis**

A desktop analysis of each precinct was undertaken using GIS, satellite imagery, and Vic Plan. The analysis describes the following features:

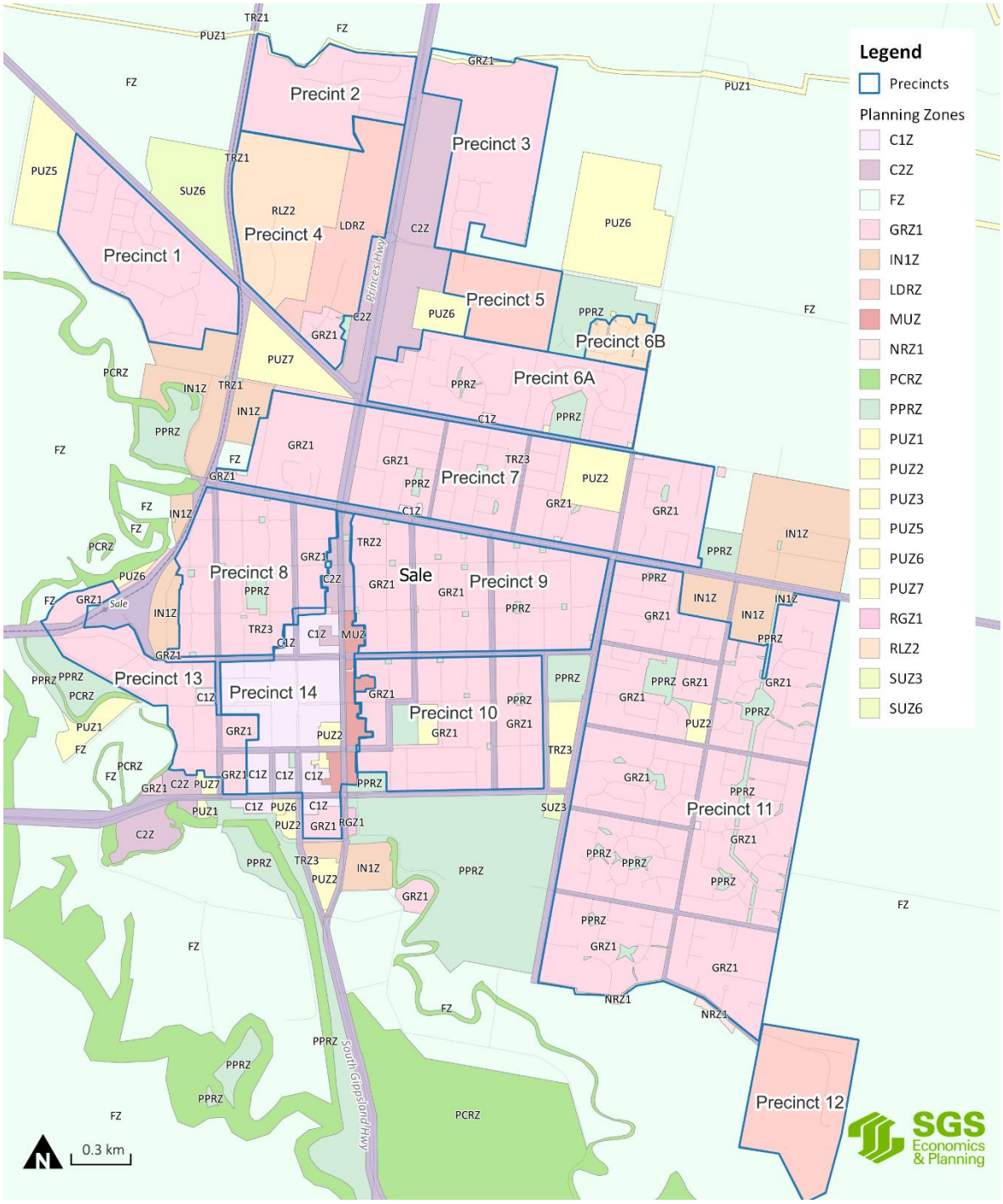
- Proximity to the nearest commercial centre, transport, parks, and other services
- Constraints, both physical and planning, such as topography and overlays (BMO, LSIO, FO) that may constrain development
- Subdivision pattern, consisting of mean and median lot sizes derived from GIS, lot uniformity, street pattern and street treatment (e.g., characteristics such as footpaths or verges)
- An overview of development, consisting of an estimated number of lots, the percentage of developed lots.
- The typical envelope, including rear, side, and front setbacks as well as car parking and tree canopy.
- Housing style, including height, roof style, and building materials

8. **Infill analysis**

- An estimate of existing infill in each precinct was determined by identifying the number of strata lots and the number of lots below 300sqm in size. These two factors were used as a proxy for infill development.
- Typical infill configurations (duplex, single storey units, formation) was determined.
- The potential capacity for further infill development was assessed based on the amount of existing infill, the percentage of vacant lots, accessibility to services and amenities, and the eras of development present e.g. recently built precincts indicated a low potential for infill compared to older, established precincts.
- High potential for infill is indicated by high lot vacancy, low constraints, high existing infill, established older housing that could potentially be replaced, and high accessibility to services and amenities.

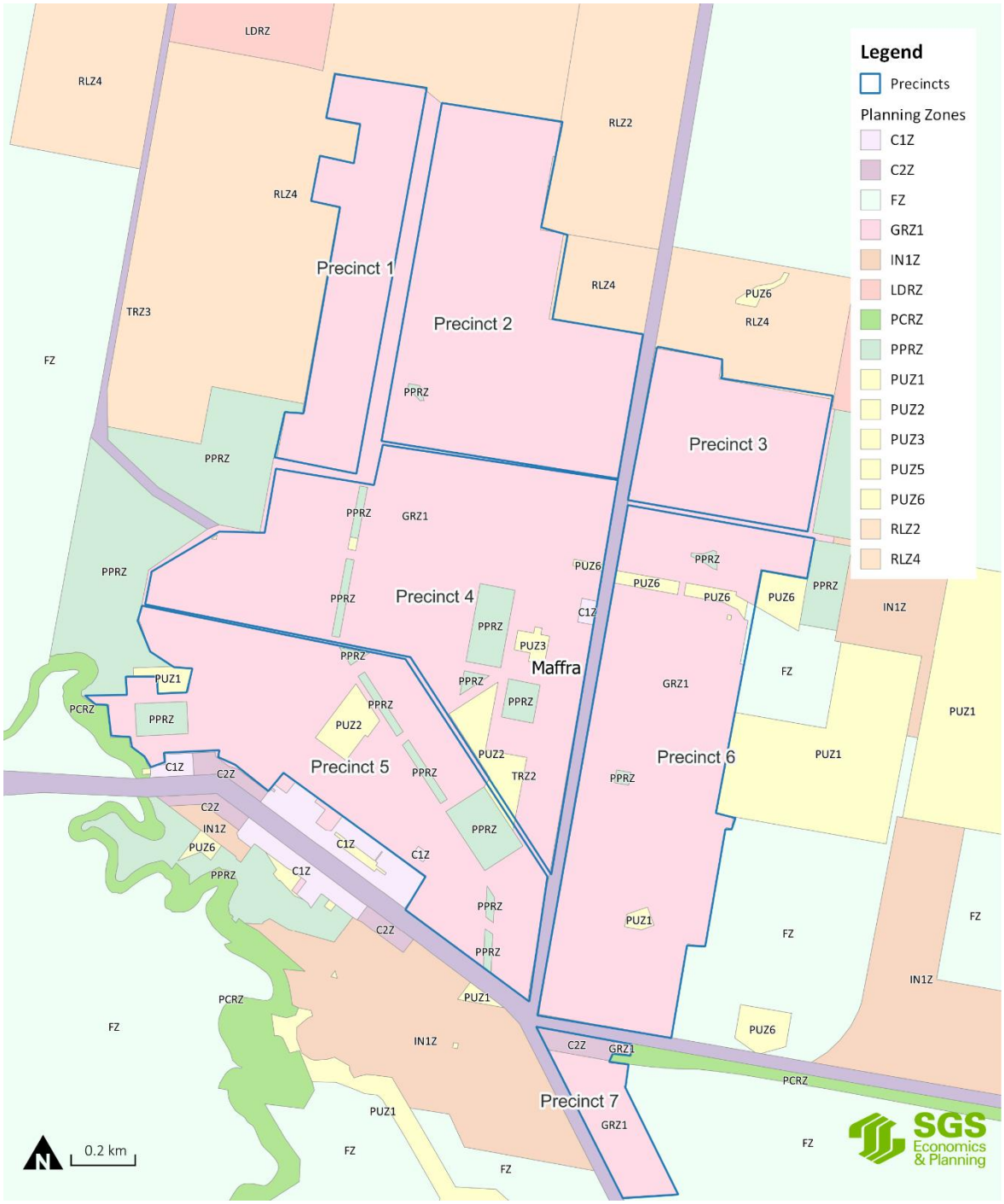
Data derived from GIS was checked manually using satellite imagery and Vic Plan to help verify findings.

FIGURE 37: SALE PRECINCTS



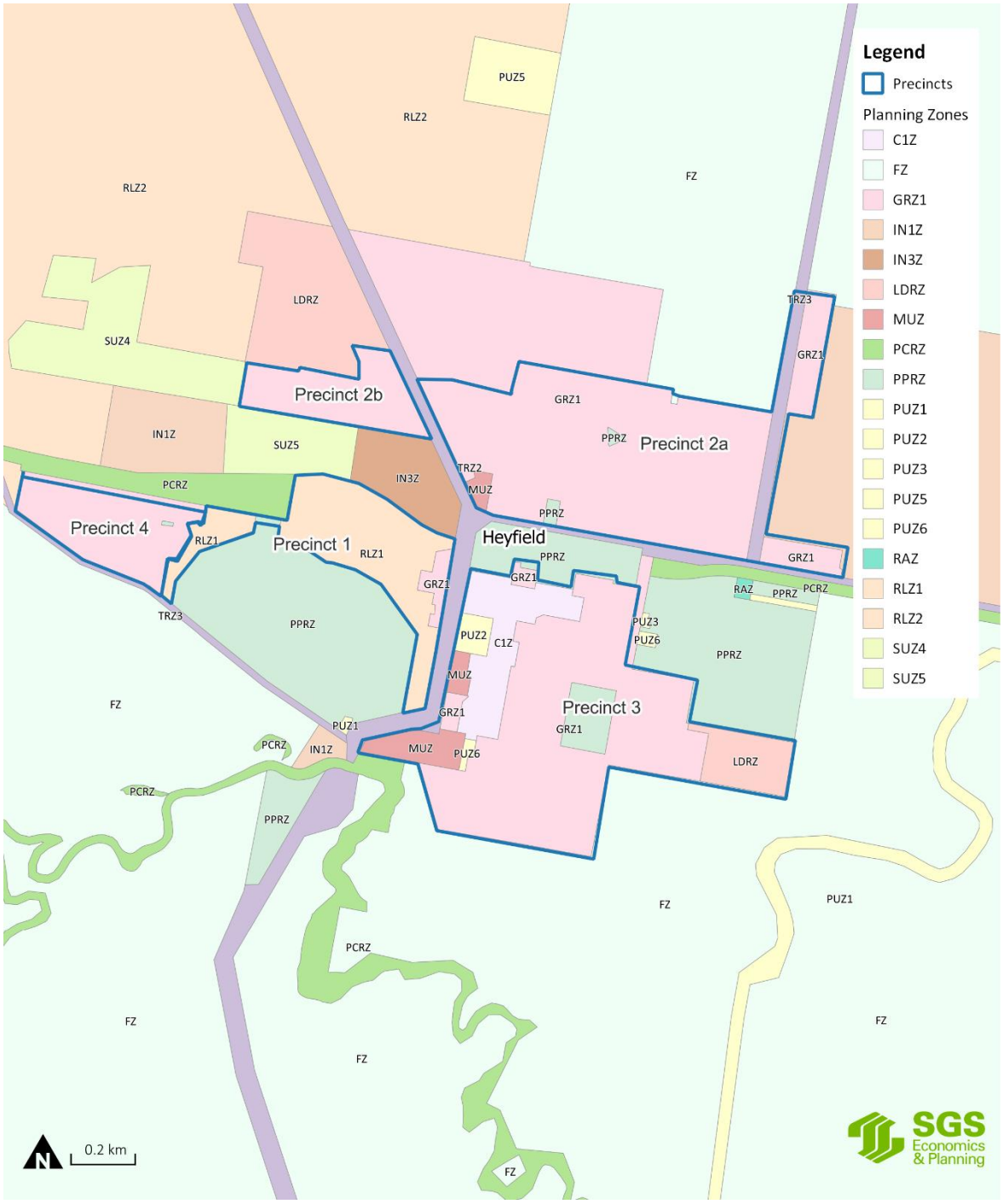
Source: SGS Economics and Planning, 2023. Note: lot parcels are not shown on this map.

FIGURE 38: MAFFRA PRECINCTS



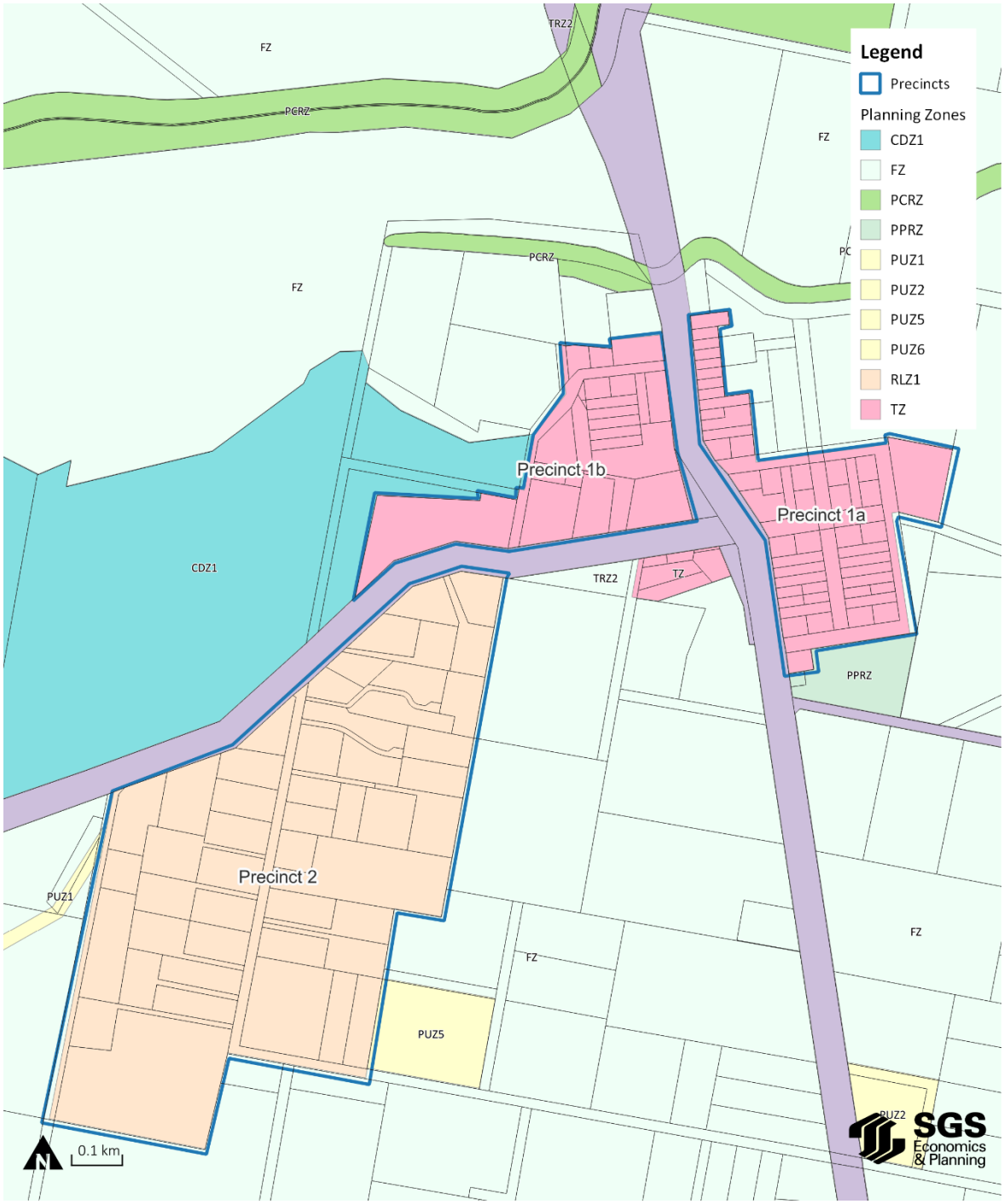
Source: SGS Economics and Planning, 2023. Note: lot parcels are not shown on this map.

FIGURE 39: HEYFIELD PRECINCTS



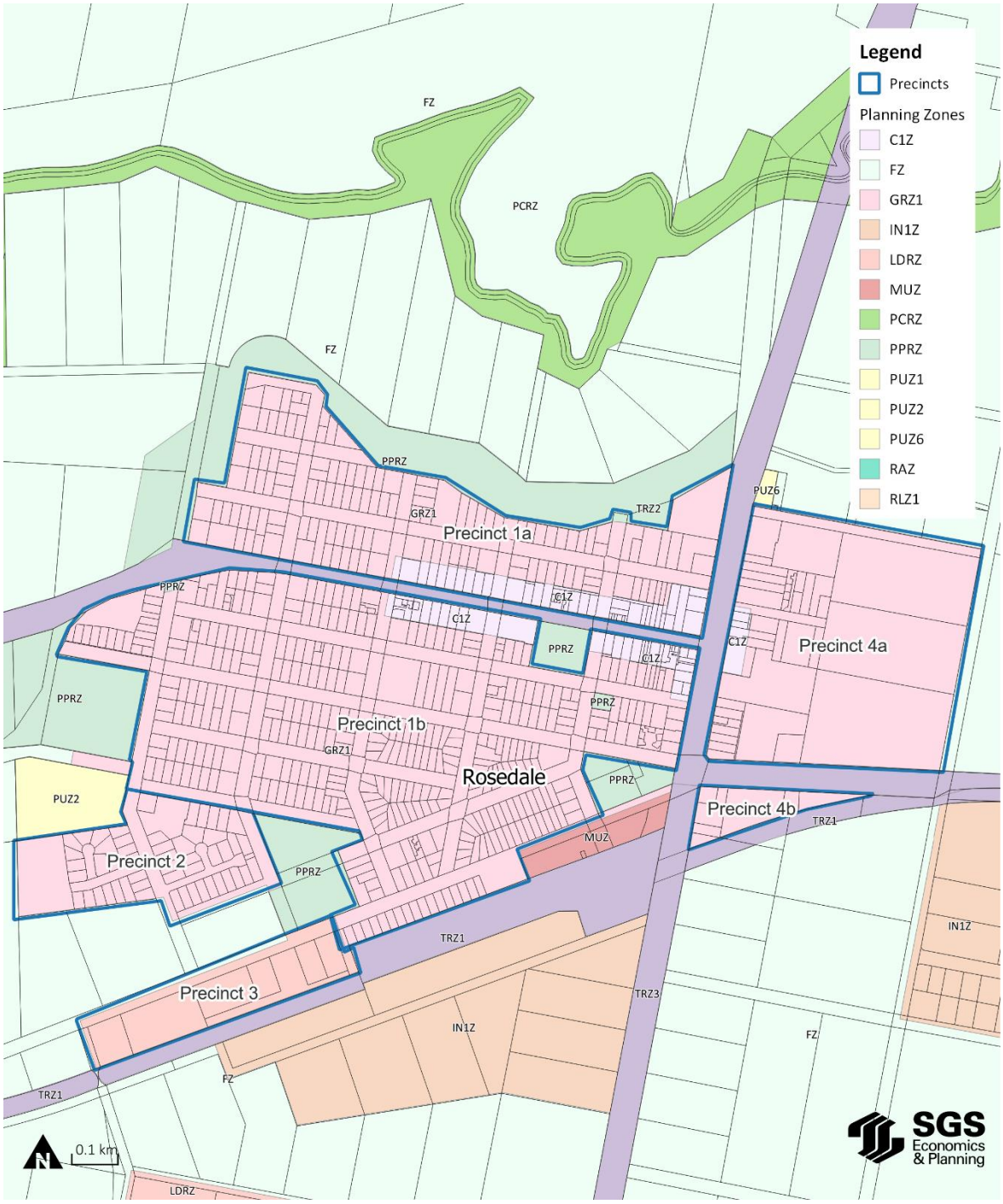
Source: SGS Economics and Planning, 2023. Note: lot parcels are not shown on this map.

FIGURE 40: LONGFORD PRECICNTS



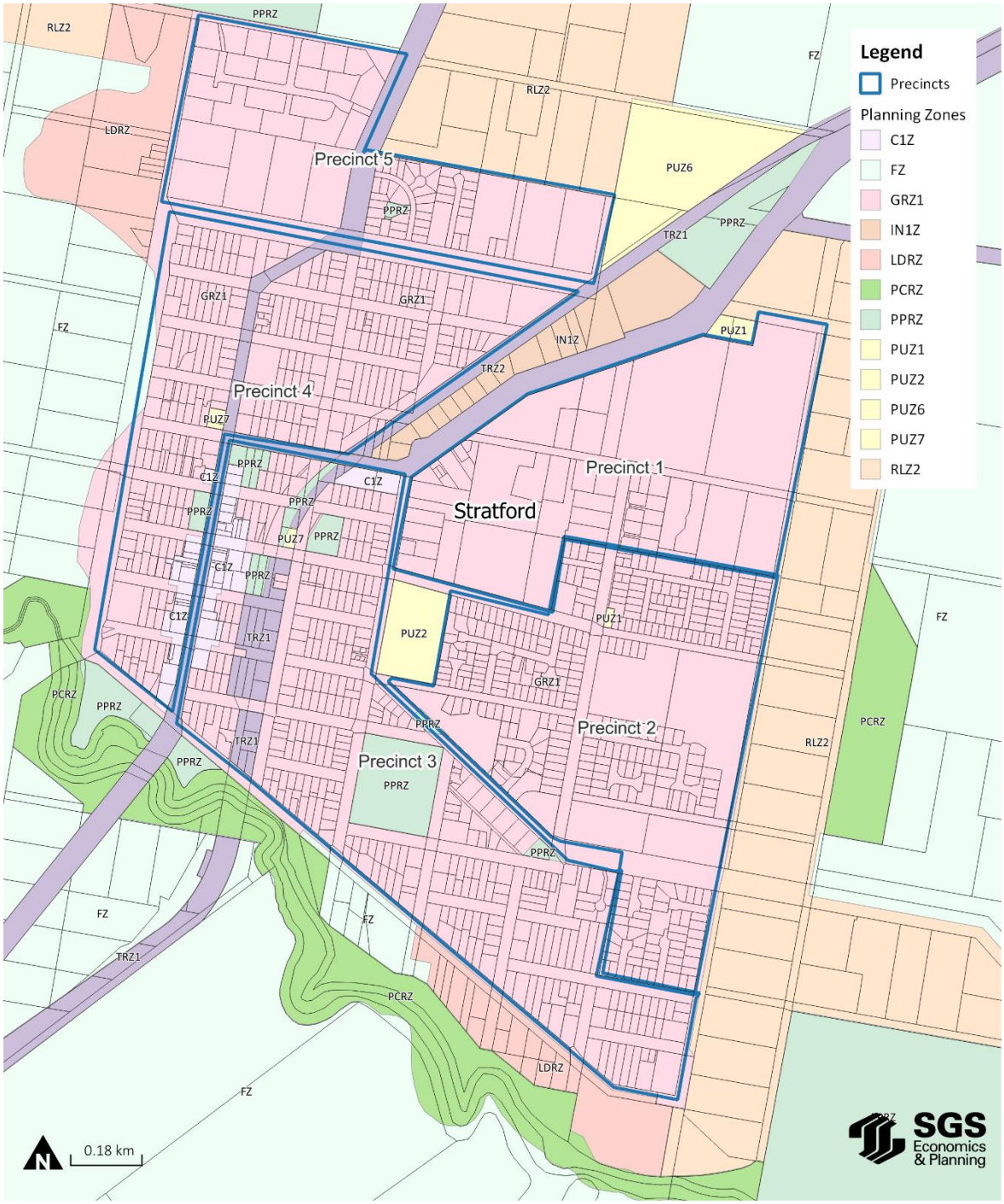
Source: SGS Economics and Planning, 2023

FIGURE 41: ROSEDALE PRECINCTS



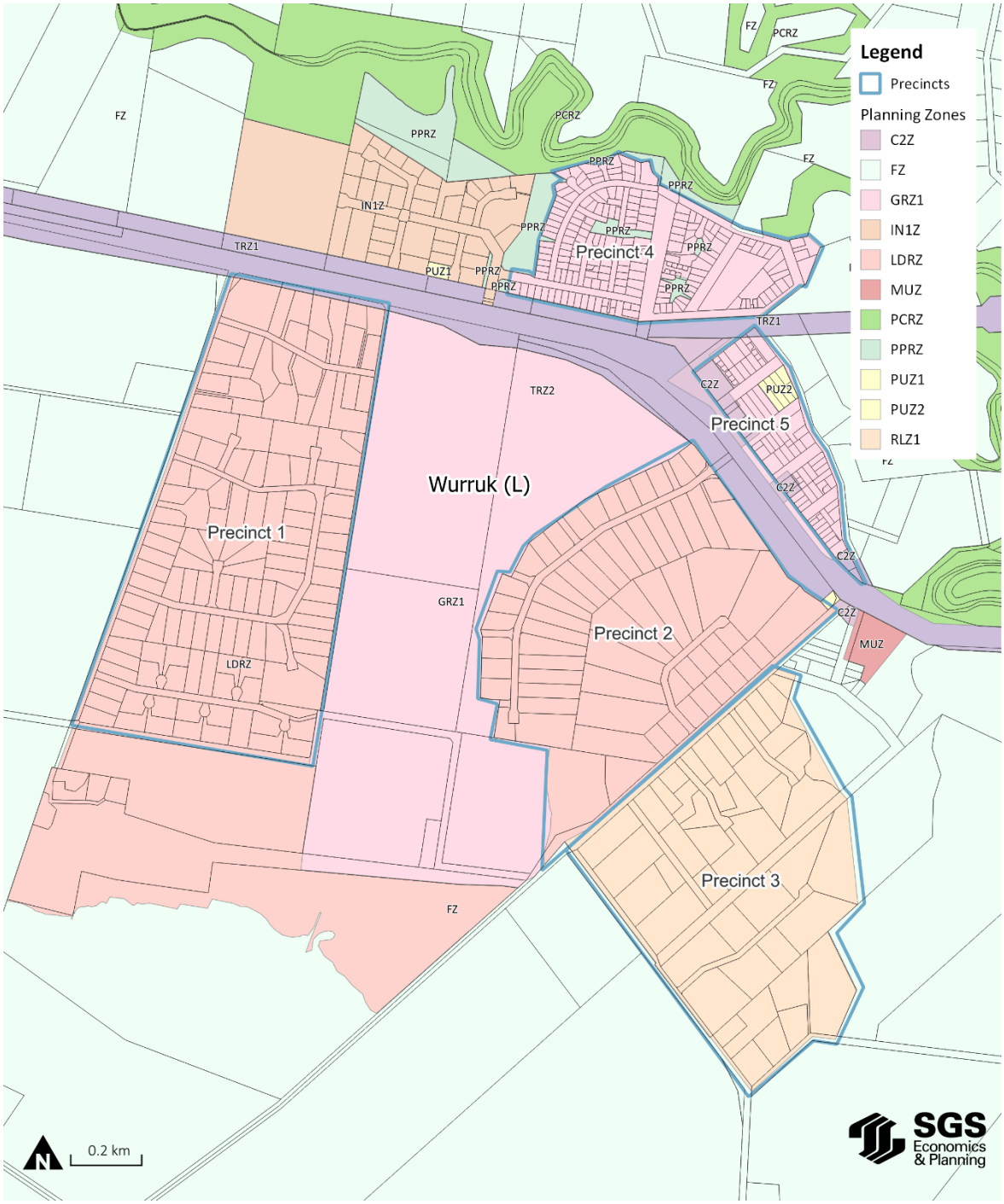
Source: SGS Economics and Planning, 2023

FIGURE 42: STRATFORD PRECINCTS



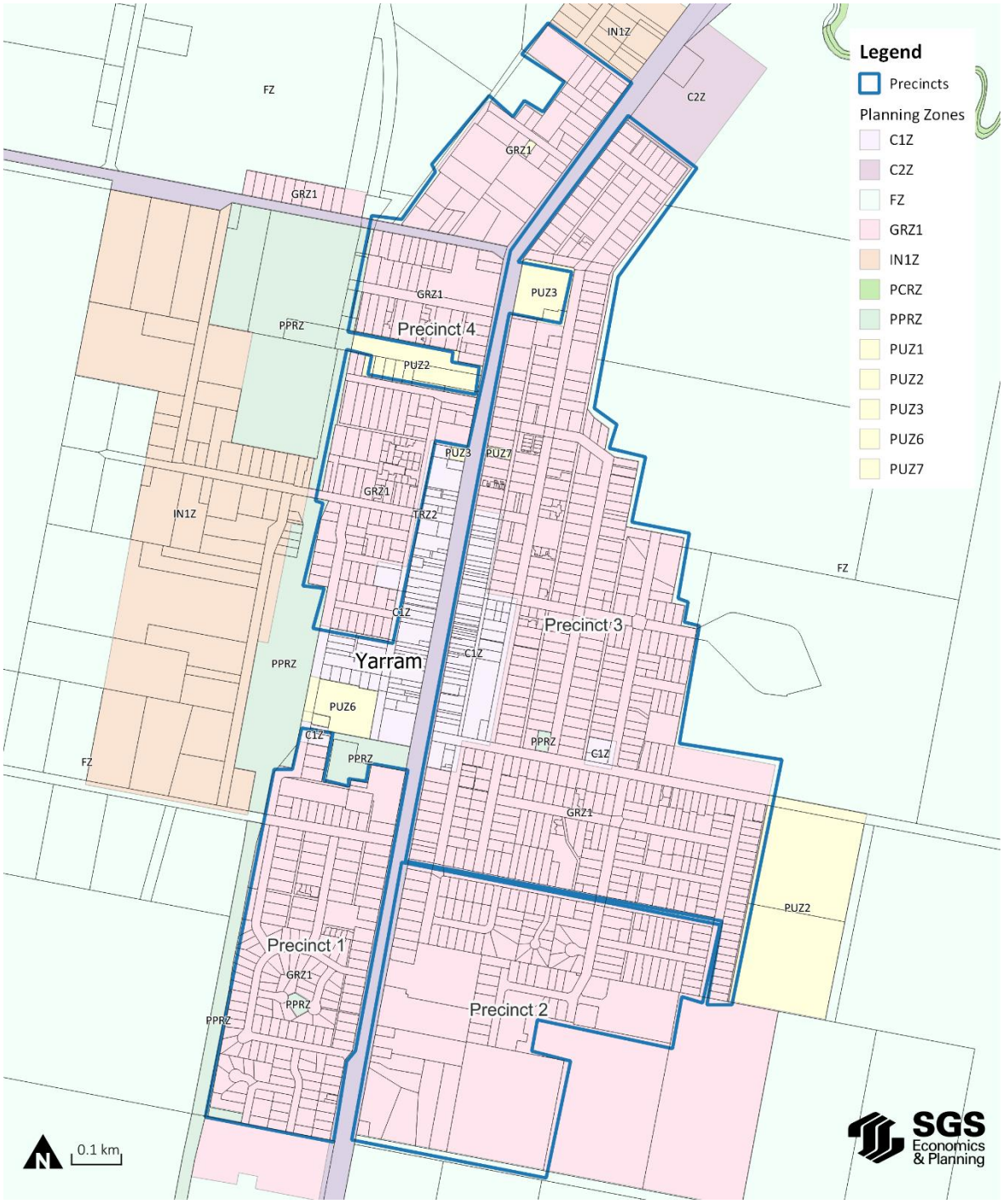
Source: SGS Economics and Planning, 2023

FIGURE 43: WURRUK PRECINTS



Source: SGS Economics and Planning, 2023

FIGURE 44: YARRAM PRECINCTS



Source: SGS Economics and Planning, 2023

5.2 Summary of findings

Buit form analysis for each township provided an overview of the typical housing styles, era of development, constraints, existing infill and potential for further infill development. A summary of the findings is presented in the table below. The datasheets for each precinct can be found in the Appendix.

TABLE 7: BUILT FORM ANALYSIS PRECINCT SUMMARY

#	Town	Precinct summary
1	Sale	Sale is the largest township with over 14 precincts. Precincts are primarily zoned GRZ, although several are LDRZ or RLZ. There is a significant variation in precincts, with infill capacity limited in many by a number of factors (recently established homes, lack of vacant lots, rural living, and physical constraints). Most precincts have high accessibility to services, the commercial centre and Sale train station. There is significant existing infill in central precincts near the commercial centre (precincts 8 and 9) and potential for further infill in several others (including precincts 7 and 13). However, in many cases further infill development would likely need to replace existing dwellings due to a lack of vacant lots. - Precinct 1: dominated by first-wave single homes with negligible infill apparent. Relatively new housing stock and lack of vacant lots limits infill capacity. - Precincts 2 and 3: new housing stock, still under development. Low infill capacity. - Precinct's 4 and 5: predominantly low density and large housing in LDRZ and RLZ. Low infill capacity, although the northern section of Precinct 4 is earmarked for potential future GRZ development. - Precinct 6a and 6b: established precinct with some modern houses and Government housing stock in Precinct 6b. Low potential for infill development given the lack of vacant lots and age of the housing stock. - Precinct 7: established precinct with over 10 per cent infill present. Potential for moderate infill capacity due to several vacant lots, a variation in housing styles and ages, and high accessibility to services and the commercial centre. - Precincts 8 and 9: established precinct with high infill (30-40 per cent), various eras of development apparent and high accessibility to services and the commercial centre. Few vacant lots, so further infill would replace existing dwellings. - Precinct 10: precinct includes older homes (including a significant number within a heritage precinct) but has seen multiple waves of housing, including infill unit development.

		- Precinct 11: precinct is dominated by established post-war homes. A handful of undeveloped lots are present, but infill would generally involve replacement of existing buildings. - Precinct 12: low density, rural residential area (LDRZ), constrained by proximity to wetlands. Infill unlikely. - Precinct 13: significant single storey infill and multiple waves of development present. The precinct has potential for further infill development on vacant lots, however expansion of the precinct is constrained by surrounding park land. - Precinct 14: primarily a retail and commercial precinct, with various waves of development and a significant proportion of infill development.
2	Maffra	Maffra has seven precincts, all zoned GRZ. There is moderate variation between the precincts and generally a low level of infill development. Infill development is constrained by a lack of vacant lots across the township and would likely need to replace existing dwellings. - Precinct 1: large rural living/ low density precinct, not yet developed in line with the GRZ or the DPO which applies to the area. - Precincts 2 and 3: new and establishing precincts where development is not yet complete. Low potential for infill. - Precincts 4 and 5: established precincts with multiple waves of development and a small amount of infill. Good accessibility to services in the commercial centre but a lack of vacant lots. - Precinct 6: established precinct with mid-twentieth century housing and limited infill present. Few vacant lots. - Precinct 7: established precinct with around 10 per cent infill development. Low infill potential due to lack of vacant lots and small precinct size, constrained by FZ and IN1Z to the east and west.
3	Heyfield	Heyfield has four precincts, primarily zoned GRZ but including RLZ and commercial zones. There is moderate potential for infill development in vacant lots in several precincts. - Precinct 1: rural living precinct with typically large lots and flooding constraints to the south due to the wetlands. A small area is zoned GRZ, where there is infill development (10 per cent of all lots). Limited potential for further infill. - Precinct 2a and 2b: established precinct with existing infill development (around 10 per cent), moderate potential for further infill capacity in vacant lots. - Precinct 3: high variation of development areas, new and old, with some areas still under development. Some existing infill and moderate potential for infill in vacant lots in established areas of the precinct. - Precinct 4: development is consistent with rural living style (large lots, large dwellings, green space). Development is not yet in line with GRZ.

4	Longford	Longford has two precincts, zoned TZ or RLZ. The township does not contain a commercial centre or many services and amenities. Precincts are developed in line township and rural living lots. There is limited potential for infill in vacant lots in precincts 1a and 1b as these areas are constrained by low accessibility to services. - Precinct 1a and 1b: low density precincts with several eras of development present. No existing infill due to absence of reticulated services. - Precinct 2: Low density precinct with large lots typical of a rural living precinct.
5	Rosedale	Rosedale has four precincts, primarily zoned GRZ. There is a moderate variation of development eras present across the precincts and a legible amount of existing infill development. There is moderate potential for further infill development in precinct 1a and 1b due to the presence of vacant lots and proximity to services. - Precinct 1a and 1b: established precincts with a small amount of existing infill and moderate potential for further infill development due to vacant lots and proximity to services. - Precinct 2: similar era of development throughout the precinct, low infill capacity due to lack of vacant lots and flooding constraints in some areas. - Precinct 3: typical of low density rural living, large lots and dwellings. Low infill potential. - Precincts 4a and 4b: largely undeveloped precinct with a variation of styles and development eras. Constrained by flooding in some areas. Not yet developed in line with DPO, although subdivision in Precinct 4a has commenced.
6	Stratford	Stratford has five precincts, primarily zoned GRZ. There is moderate variation between precincts, with some (1 and 2) still under development and others established with multiple waves of development present. There is a small amount of infill and potential for further infill in precincts 3 and 4 due to high accessibility to services and the commercial centre, as well as several vacant lots. - Precinct 1: an establishing precinct that remains largely undeveloped. There is a variation of development eras present, with dwellings on lots in the west being older and more varied compared to the new, uniform dwellings in the east. - Precinct 2: establishing precinct that remains partly undeveloped. The dwellings are uniform in style. Infill unlikely. - Precincts 3 and 4: established precincts with multiple waves of development and a small amount of infill present. Moderate potential for further infill capacity due to vacant lots and proximity to the commercial centre (within the precincts).

		- Precinct 5: low density precinct with predominately large lots typical of rural living. Two streets in the east of the precinct contain smaller, more densely developed lots with several lots still undeveloped. Development not yet in line with GRZ.
7	Wurruk	Wurruk has five precincts, primarily zoned LDRZ and RLZ, with two precincts zoned GRZ. Residential development is typical of rural living in precincts 1, 2 and 3, with large lots and varied housing styles. Precincts 4 and 5 contain a small amount of infill and have moderate potential for further infill development. - Precinct 1, 2 and 3: residential development is typical of a rural living precinct, with varied housing styles on large lots. Precinct 2 and 3 is also constrained by flooding overlays. Low infill potential. - Precinct 4 and 5: low density established precinct with ample access to green space and proximity to the services. There is around 10-20 per cent existing infill and there is potential for further infill on vacant lots.
8	Yarram	Yarram has four precincts, all of which are zoned GRZ. The precincts are established with multiple waves of development present. There is generally a high level of accessibility to the commercial centre and services across the precincts. There is a small amount of existing infill across the township, but moderate potential for further infill development in vacant lots or through replacement of existing dwellings. - Precinct 1: established precinct with a small proportion of existing infill development. Limited potential for further infill development unless existing dwellings are replaced. - Precinct 2,3 and 4: established precincts with little or no existing infill development. Potential for infill development on vacant lots, including new development potential on undeveloped land in Precinct 2.

6. Housing demand and capacity assessment

This section forecasts demand for dwellings across Wellington and presents alternative population and dwelling demand scenarios. An assessment has been undertaken of the potential to accommodate future dwelling demand within areas currently zoned for residential uses.

6.1 Population forecast scenarios

The key driver of housing demand in Wellington is population growth. The following section presents two population growth scenarios: a base case scenario utilising official state government population projections, as well as an alternative population scenario which accounts for higher growth rates.

'Base case' population forecast

The Victoria in Future (VIF) forecast is produced by the Victorian Government and provides planning assumptions with a common approach across the State to the year 2036. VIF23 projects the total estimated residential population (ERP) in the LGA. ERP is a population estimate created by the ABS, and historical ERP is the best available estimate of the overall population. In creating ERP estimates, the ABS corrects for undercounts in the ABS census, residents temporarily overseas and other small corrections, and so ERP figures are higher than census counts.

VIF23 only provides forecasts at the LGA level to 2036. As this study is looking at a timeframe to 2041, the CAGR between 2031-2036 was used to project forward the VIF23 forecast to 2041. The VIF23 'base case' forecast is shown below.

TABLE 8: 'BASE CASE' POPULATION PROJECTION TO 2041

	2021	2026	2031	2036	2041	CHANGE 2021-41	AV. PER YR	AAGR
'Base case' (VIF23 projected to 2041)	45,450	47,350	49,250	51,040	52,895	7,445	372.25	0.76%

Source: SGS Economics & Planning using Victorian Government VIF23 LGA level population projection.

Alternative population scenario: 'High scenario'

A high population scenario has also been prepared to provide an optimistic scenario for planning. Council has previously worked with .id to create a forecast for population demand in the LGA.

TABLE 9: COMPARISON BETWEEN 'BASE CASE' AND 'HIGH SCENARIO' PROJECTIONS

	2021	2026	2031	2036	2041	CHANGE 2021-41	AV. PER YR	AAGR
'Base case' (VIF23 projected to 2041)	45,450	47,350	49,250	51,040	52,895	7,445	372	0.76%
'High Scenario' (.id forecast)	45,387	48,348	51,107	54,076	57,184	10,587	588	1.1%

Source: SGS Economics & Planning using Victorian Government VIF23 LGA level population projection and .id population forecast for Wellington Shire Council.

6.2 Forecast dwelling demand

SGS's Housing Demand Model forecasts the number of dwellings needed by type and size for the future projected population in a given area. The model synthesises population projections, local demographic trends and local trends in the revealed housing preferences for different household types (i.e. what proportion of households live in each kind of dwelling).

Forecast population by age groups is translated into family members using trends observed in the 1996 to 2021 ABS Census. This captures gradual changes in the formation of families (for example, an increase in lone person households and more complex family structures in general) and shifts in population demographics (such as an ageing population).

Family members are then translated into households by family type. Finally, households by family type are translated into underlying demand for dwellings by structure type based on trends evident in the 1996 to 2021 ABS Census. This approach captures changes in implied consumer preferences such as a shift in preference towards higher density housing as household's trade-off dwelling size for higher accessibility and amenity based on past housing consumption patterns.

It is cautioned that the SGS forecast model takes the *observed trend* in household type by dwelling type data and forecasts this into the future (within bounded limits to ensure that trends do not continue unrealistically). The observed trends are the result of housing supply (as produced by developers) and market regulation through the planning system.

There is strong evidence (from past SGS research and anecdotal evidence) in some contexts that supply is mismatched against actual (latent) demand through the under-provision of attached dwellings and apartments. And as outlined throughout this project, there is also evidence that COVID-19 and the

related shifts in working-from-home practices may be influencing housing preferences in the opposite direction.

Therefore, the housing demand estimates presented below represent a base case for consideration of housing need across the Shire. Potential to meet projected total demand for housing through an alternative distribution of housing types (e.g. greater focus on smaller more diverse dwelling stock) will be discussed in further detail below.

Base dwelling demand scenario: VIF23

VIF23 only provides forecasts at the LGA level to 2036. As this study is looking at a timeframe to 2041, the CAGR between 2031-2036 was used to project forward the VIF23 forecast to 2041. The VIF23 'base case' forecast is shown below. Overall, the base dwelling demand scenario indicates that there would need to be an additional 5,039 dwellings by 2041.

TABLE 10: HIGH DWELLING DEMAND SCENARIO SUMMARY TABLE

Scenario	2021	2041	Change (2021 – 2041)	AAGR
Base dwelling demand scenario (VIF23)	23,550	28,589	5,039	0.97%

Source: SGS Economics & Planning using adjusted VIF19 data.

High dwelling demand scenario: '.id Dwelling Forecast'

Council has previously worked with .id to create a bottom up forecast for dwelling demand in the LGA. This forecast presents a high dwelling demand scenario with a CAGR of 1.12 per cent to 2041. The High dwelling demand scenario will see an additional 5,877 dwellings in Wellington Shire by 2041.

TABLE 11: HIGH DWELLING DEMAND SCENARIO SUMMARY TABLE

Scenario	2021	2041	Change (2021 – 2041)	AAGR
High dwelling demand scenario (.id forecast)	23,500	29,377	5,877	1.15%

Source: Forecast .id, 2023.

Adopting a preferred demand scenario

The high dwelling demand scenario has been adopted as the preferred demand scenario. Using the preferred high demand scenario provides a greater level of certainty that if higher growth rates of dwellings continued into the future, Wellington will be able to be accommodate the higher level of dwelling demand. This will see demand for an additional 5,877 dwellings in Wellington by 2041.

Housing demand by settlement

The table below shows the share of dwellings across Wellington's settlement in 2021 and the distribution of growth between 2016-2021. The following factors have been considered to project the percentage split of future demand for dwellings across Wellington's settlements.

- Historical growth rates using geocoded planning application data,
- The desired role and function of settlements,
- Environmental values and risks,
- Preferred development outcomes.

TABLE 12: HISTORICAL DWELLING CHANGE AND GROWTH SHARES, 2016-2021

AREA	DWELLINGS IN 2021	CHANGE (2016-2021)	SHARE OF GROWTH
Sale/Wurruk/Longford	8,793	+453	35%
Maffra	2,015	+116	9%
Stratford	974	+223	17%
Heyfield	731	+45	3%
Rosedale	591	+44	3%
Yarram	952	+14	1%
Coastal	1,177	+210	16%
Regional	4,700	+184	14%
Total	**23,426**	**+1,289**	**100%**

Source: SGS Economics & Planning using ABS mesh block data (2021) and Planning Permit Application Data (2016-2021).

6.3 Housing capacity method

Assessment has been undertaken to determine the extent to which forecast demand for dwellings can be accommodated within existing, residentially zoned areas (development capacity).

Housing capacity is an estimate of the quantum of housing that could be accommodated in an area. It is based on existing planning controls, recent housing supply trends and planned future land-release precincts. It is a theoretical assessment of the maximum number of dwellings that could be developed. It follows from a high-level analysis and is intended to be indicative rather than absolute.

Only a small portion of available lots are likely to be developed in any one year and some lots are likely to be withheld from development. For these reasons, greater capacity than (expected) demand is required to ensure that future development is not constrained. There are likely to be site-specific attributes which may affect the development potential of some sites, but which cannot be assessed in an LGA-wide capacity analysis.

Limitations of the analysis

The housing demand and capacity model is fit for purpose in a strategic planning context. There are, however, some limitations to this analysis – and therefore this should not be applied in other contexts.

The steps in the housing capacity model, such as available land identification, is based on broad-based assumptions on built form and as such should not be considered on a site-by-site level. Net capacity is derived using building information available through spatial layers and will not always be accurate with all developments.

Realised capacity is trend-based using information provided by Wellington Shire Council. It does not account for what time it could be realised, if the development is feasible given current or future market conditions, if a landowner is willing to develop the site, or the likelihood of a planning permit being issued.

Key data sources

The following key data sources have been used to build a cadastral base layer for the housing capacity analysis:

- The base property layer is formed from Vicmap Property for the Wellington LGA.
- The Geoscape Dataset is developed by PSMA Australia and records the footprint and height of every building in Australia, matched against addresses. This dataset has been used to identify the site coverage and approximate gross floor area on each property.
- The Geoscape Dataset also contains information on the number of addresses associated with each property and in some cases which of them are residential. This has been combined with the geocoded national address file (GNAF) dataset and land zoning to identify how many addresses are on each property, and then to estimate how many of them are residential.
- Existing land uses have been profiled based on feature of interest data released by the Victorian Government.
- Data from the Google Maps API has also been integrated into existing land use data.

Inputs and exclusions in the capacity model

The housing capacity assessment takes into consideration the following factors:

Inputs

- **Land use zone and lot size:** Different residential zones have differing requirements regarding minimum lot sizes and servicing requirements etc.

- **Planning scheme strategy plans and development plans:** Includes future residential areas identified within the Planning Scheme and existing Council endorsed policy documents.
- **Existing development patterns:** Existing development and lot size patterns (i.e median and average lot size) were examined on a precinct scale to determine likely potential future development outcomes.

Exclusions

- **Land use exclusions:** Properties were excluded if they contain social infrastructure or other land uses which are likely to be in place over the next 20 years. These land uses include infrastructure, social infrastructure and community uses which either should not be redeveloped given the valuable role they play for the community, or which are unlikely to be redeveloped on a reasonable timeframe. The following land uses have been excluded from redevelopment:
  - Schools
  - Other major educational facilities
  - Retirement villages
  - Hospitals and major medical centres
  - Gardens, parks and sports grounds
  - Power sub-stations
  - Community centres.
- **Multi-unit development and subdivision:** Locations where there are multiple property owners (i.e. strata title) or where the original subdivision pattern has been further subdivided (i.e. shared lots) are likely to significantly limit the development potential of these sites.

  Sites which contain multiple residential dwellings have also been excluded even if they are under single ownership as having multiple dwellings is likely to inflate land prices making redevelopment less feasible or likely than on other sites. These properties are unlikely to be redeveloped unless very high densities are proposed, and until other development sites are exhausted.
- **Recent development:** Properties which have been recently developed are less likely to be redeveloped in the short-medium term given the recent investment in them.
- **Irregular blocks and manual checks:** Blocks with a highly irregular shape are not likely to be real properties available for development and so were excluded.

  Available properties with high yields were also manually checked to ensure that irregular blocks and blocks deemed to be unlikely to be developed were not included.
- **Areas subject to natural hazards (bushfire, flooding, excessive slope):** Clause 13 of the Wellington Planning Scheme Planning Policy Framework addresses Environmental Risk. Areas subject to flooding and bushfire risk, steep slopes (as a proxy for landslip), and within environmental buffers were been considered for this analysis.

6.4 Net capacity

The capacity results have been broken down into two segments. One set of results looks at existing residential zoned land within the LGA, the other also includes future residential areas identified within the Planning Scheme and existing Council endorsed policy documents.

Table 13: Dwelling Capacity in Existing Residential Areas and Planned or Identified Growth Areas below shows the capacity in existing residential zoned areas compared to the capacity in planned growth areas. Planned growth areas are areas that have been identified for future residential use through adopted Planning Scheme Strategy Plans, development plans, strategies and policies. Roughly one third of the share of capacity is in existing residential zoned areas while two thirds is within planned growth areas.

TABLE 13: DWELLING CAPACITY IN EXISTING RESIDENTIAL AREAS AND PLANNED OR IDENTIFIED GROWTH AREAS

Existing residential vs future residential	Dwelling capacity	
	Number of dwellings (#)	Per cent of total capacity (%)
Existing Residential	3,751	34%
Planned growth areas	7,217	66%
Total	**10,968**	**100.0%**

Source: SGS Economics & Planning, 2023.

Within existing residential zoned land there is capacity for 3,571 dwellings. How this is distributed across the different areas of Wellington is shown in Table 14 below. It is important to note (as referenced in the opening statements of the housing capacity method section) that the housing capacity estimates reported throughout this report are theoretical (i.e based on current planning controls, identified development constraints and available data regarding recent lot development) and their purpose is indicative only. Capacity results, therefore may not capture where land has recently been pre-sold or very recently developed.

TABLE 14: HOUSING CAPACITY IN EXISTING RESIDENTIAL ZONED LAND

Town	Dwelling capacity	
	Number of dwellings (#)	Per cent of total capacity (%)
Sale/Wurruk/Longford	1,401	37%
Maffra	214	6%

Stratford	130	3%
Heyfield	114	3%
Rosedale	74	2%
Yarram	100	3%
Coastal	1,073	29%
Regional	645	17%
Wellington Total	**3,751**	**100%**

Source: SGS Economics & Planning, 2023.

Council has undertaken significant work in planning for future growth and identifying future residential growth areas and investigation areas. Table 15 below shows the capacity of the Wellington LGA when considering both residential zoned areas and future residential areas identified through the Wellington Planning Scheme and adopted Council documents and strategies. At a LGA level there is capacity for 10,968 dwellings.

TABLE 15: HOUSING CAPACITY IN EXISTING RESIDENTIAL ZONED LAND AND PLANNED OR IDENTIFIED GROWTH AREAS

Town	Dwelling capacity	
	Number of dwellings (#)	Per cent of total capacity (%)
Sale/Wurruk/Longford	3,938	36%
Maffra	2,768	25%
Stratford	130	1%
Heyfield	1,536	14%
Rosedale	691	6%
Yarram	301	3%
Coastal	1,073	10%
Regional	531	5%
Wellington Total	**10,968**	**100%**

Source: SGS Economics & Planning, 2023.

The below table shows housing capacity by zone. For future residential areas the future zone identified in relevant adopted documents has been used.

TABLE 16: HOUSING CAPACITY BY FUTURE ZONE

Zone	Dwelling capacity	
	Number of dwellings (#)	Per cent of total capacity (%)
GRZ1	6,676	61%
TZ	713	7%
LDRZ	2,309	21%
RLZ	795	7%
Other	475	4%
Total	**10,968**	**100%**

Source: SGS Economics & Planning, 2023.

6.5 Housing gap analysis

Housing capacity results can be compared with housing demand results to estimate the 'years of supply' at both an LGA level and a sub-market level. While these estimates are just one example of Wellington's future potential, it is a state government requirement that local governments plan for at least 15 years housing supply at an LGA level. While conditions are unlikely to remain constant over the next 15 years, this theoretical volume of supply is viewed as providing enough of a 'buffer' if demand were to suddenly increase.

Using the demand splits across Wellington at the sub-LGA level set out in Section 6.4, the capacity results are compared in Table 17 to show the theoretical demand and capacity supply gap in only existing residential zoned areas. When considering only existing residential zoned land compared to capacity there are supply gaps (less than 15 years supply) across six of the sub-LGA areas and also at the LGA level as a whole, which has 11 years of housing supply. However, when the capacity of the existing residential areas as well as the capacity of identified growth areas are compared to demand, only the sub-LGA areas of Stratford and Regional areas have a forecast supply gap (less than 15 years residential supply). At the LGA level however, there is 34 years of supply.

It is important to note that the years of housing supply available are calculated using past rates of growth compared to the available capacity and these numbers are estimates. There are also external factors that may impact the years of supply if growth was to occur at higher rates in particular areas. For example, Yarram may experience higher rates of growth in the future if renewable energy investment and projects commence in the area.

TABLE 17: SHARE OF DWELLING DEMAND BY AREA, 2016 TO 2021 AND 2041 IN RESIDENTIAL ZONED AREAS

Area	Share of change in dwellings 2016-21 (actual)		Additional dwelling demand 2041	Capacity to 2041 (dwellings)	Demand-capacity gap (dwellings)	Yearly demand (uptake)	Years of supply
	#	%	#	#	#		
Sale/Wurruk/Longford	453	35%	2,065	1,401	-664	115	12
Maffra	116	9%	529	214	-315	29	7
Stratford	223	17%	1,017	130	-887	56	2
Heyfield	45	3%	205	114	-91	11	10
Rosedale	44	3%	201	100	-101	11	9
Yarram	14	1%	64	74	10	4	21
Coastal	210	16%	957	1,073	116	53	20
Regional	184	14%	839	645	-194	47	14
Total	**1289**	**100%**	**5,877**	**3,751**	**-2,126**	**327**	**11**

Source: SGS Economics & Planning, 2023.

TABLE 18: SHARE OF DWELLING DEMAND BY AREA, 2016 TO 2021 AND 2041 IN RESIDENTIAL ZONED AREAS & IDENTIFIED GROWTH AREAS

Area	Share of change in dwellings 2016-21 (actual)		Additional dwelling demand 2041	Capacity to 2041 (dwellings)	Demand-capacity gap (dwellings)	Yearly supply (uptake)	Years of supply
	#	%	#	#	#		
Sale/Wurruk/Longford	453	35%	2,065	3,938	1,873	115	34
Maffra	116	9%	529	2,768	2,239	29	94
Stratford	223	17%	1,017	130	-887	56	2
Heyfield	45	3%	205	1,536	1,331	11	135
Rosedale	44	3%	201	691	490	11	62
Yarram	14	1%	64	301	237	4	85
Coastal	210	16%	957	1,073	116	53	20
Regional	184	14%	839	531	-308	47	11
Total	**1,289**	**100%**	**5,877**	**10,968**	**5,091**	**327**	**34**

Source: SGS Economics & Planning, 2023.

6.6 Conservative capacity scenario

Conservative capacity scenario

An alternative capacity scenario was also prepared which assumed that not all large lots identified in the capacity study would be developed. To account for this a 20 per cent reduction in the overall yield of lots greater than 4,000 square metres in size was applied to the capacity results. This produced a conservative capacity scenario, with a total capacity yield of 9,254 dwellings across the LGA. Under this scenario, there is an estimated total of 28 years supply of residential capacity at the LGA level. The conservative capacity results and supply gap analysis is shown in the table below. The years of supply may fluctuate in practice due to a variety of factors such as renewable energy projects, landowners' willingness to sell and develop land and potential shifting of market demand.

TABLE 19: CONSERVATIVE HOUSING CAPACITY SCENARIO RESULTS

Area	Additional dwelling demand 2041	Capacity to 2041 (dwellings)	Demand-capacity gap (dwellings)	Years of supply
	%	#	#	
Sale/Wurruk/Longford	2,065	3,191	1,125	28
Maffra	529	2,265	1,736	77
Stratford	1,017	130	-887	2
Heyfield	205	1,254	1,048	110
Rosedale	201	572	371	51
Yarram	64	255	192	72
Coastal	957	1,072	114	20
Regional	839	516	-323	11
Total	**5,877**	**9,254**	**3,377**	**28**

Source: SGS Economics & Planning, 2023.

6.7 Additional barriers

Providing sufficient, residentially zoned land is essential to enabling sufficient housing supply and supporting the proper functioning of housing markets. However, there are other factors (some outside of the purview of local government) that are necessary to facilitate housing development.

Stimulating housing supply in regional areas is a complex problem that is currently subject to extensive investigation by several state and regional agencies. While much of this work is ongoing, the following have been identified as barriers to housing across regional Victoria:

- Provision of servicing infrastructure: It can be prohibitively expensive to service housing lots with water or sewerage infrastructure. There is a mismatch between the planned infrastructure delivery, population growth rates and the cost/revenue structure of the water authorities. This mismatch limits the ability of water authorities to bring forward or expand their capital expenditure to meet demand, noting that the timelines associated with significant infrastructure projects is itself a challenge in meeting unanticipated demand.
- Land withholding in greenfield areas: In some locations, land is not developed as there is no compelling reason for landowners to sell. Landowners may have particular price expectations and if this is not being offered, then they can continue to use the land productively, and hold it in the expectation that prices will rise in future. Land being held back from development can also be influenced by the upfront costs of infrastructure provision.
- At a more basic level some landowners might not necessarily know what to do with their land (in terms of development potential) and need direction. Others may hold onto their land because they do not want to see change.
- Local geography and settlement patterns: The location, geography and settlement patterns of many rural towns and settlements creates a range of barriers to development, including:
- Onsite wastewater management is required as the towns aren't connected to reticulated wastewater infrastructure. In some instances, smaller lots (particularly those zoned LDRZ or RLZ) can be left vacant because the lots are too small to meet EPA guidelines and codes of practice. The alternative (expansion of reticulated services to these small towns) is prohibitively costly, and it is generally accepted that it is not possible (or desirable) to service all small towns.
- The timely provision of other development infrastructure, such as roads, drainage infrastructure, bicycle and footpaths, public transport and open space is also a barrier to development in some locations, particularly where a Development Contributions Plan (DCP) is not in operation.
- A lack of staffing and labour resources can impact delivery timeframes for the construction of infrastructure and is a major issue in the region as there not enough builders or contractors.
- Development feasibility: in some areas, the costs of developing a dwelling are greater than the potential sale price the developer or builder would receive, rendering development unfeasible. The sometimes marginal feasibility of developing medium and higher density housing is a particular problem for adding to and diversifying the housing stock in regional Victoria. There is current demand for this type of housing, from ageing and downsizing households and seasonal and

essential workers, but development costs, and risks associated with approvals, site constraints, apparently limited market depth and ultimate sale values, constrains the market provision of this stock.

- Size and structure of the development industry: the annual demand for new housing is limited in many regional areas. The modest size of housing markets in small towns and rural areas is a barrier to responsive and more innovative development. In these situations, the size of the market cannot support a sufficient body of competitive suppliers, setting up actual or near 'natural monopoly' amongst very few active developers.
- Skills and awareness of development industry: as well as the scale of the development industry, there is also a challenge regarding the diversification into new products. The expertise required to deliver medium and higher density may not be present, and it is more straightforward to continue developing the same products, despite there being demand for alternative products.

7. Need for housing assistance

This section defines key terms (including affordable housing, housing affordability and housing stress), introduces the "affordable housing spectrum", identifies current and projected need for housing assistance in Wellington, and articulates the benefits to individuals and the broader community from addressing need.

7.1 What is social and affordable housing?

The term ***affordable housing*** generally refers to rental housing that is available to lower income households which is affordable for their level of income. When housing costs are too high, relative to income, a household can find themselves in housing stress. Housing stress is a situation in which a household's rental payments are so high that they must sacrifice on food, health care, education and other necessities.

A household that spends more than 30 per cent of their income on housing can be in moderate housing stress. A household that spends more than 50 per cent of their income on housing can be in severe housing stress.

Social housing is a subset of affordable housing. The Department of Health and Human Services (DHSS) defines social housing as "housing that is provided to eligible households, with rents subsidised to ensure that households pay an affordable rent" and is owned and managed by either the Director of Housing (public housing) or Registered Housing Agencies (community housing).

7.2 Defining levels of housing stress

Rapidly rising rents are contributing to a growing number of renter households and families in Wellington that are experiencing rental stress.

The impact of rising housing costs on households can be measured in different ways. One of these is housing stress, which quantifies whether households are spending a high proportion of their income on housing. Households are said to be in housing stress if they have moderate, low or very low incomes, and spend 30 per cent or more of their income on housing.

The number of households in housing stress is measured to provide an estimate of how much social and affordable housing is needed. Most households in housing stress would require housing assistance to access housing at an affordable rate.

- Lower income households are more likely to require housing assistance.
- People in social housing or who are experiencing homelessness all require housing assistance.
- Only some people at moderate incomes in housing stress may need affordable housing.

Mortgage stress

High house prices and rising monthly mortgage repayments are likely contributing to an increasing number of households experiencing mortgage stress. However, addressing mortgage stress requires policy solutions that are typically outside of the control of local government. As a result, this report is primarily focused on rental stress in Wellington, and as such it does not quantify the total extent of housing stress (rental and mortgage) across the municipality.

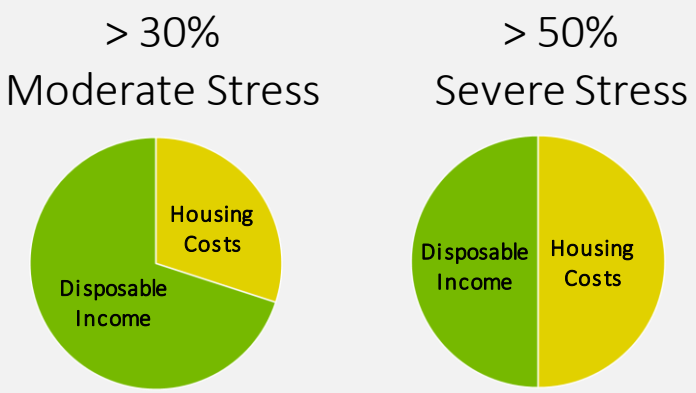
WHAT IS RENTAL STRESS?

Rental stress is the situation where a moderate (or lower) income household's rental payments are so high that they must sacrifice on life's necessities such as such as food, health care, or education.

Moderate housing stress is when a household must spend more than **30 per cent** of their income on rent.

Severe housing stress is when a household must spend more than **50 per cent** of their income on rent.

Social and affordable housing is appropriate for **very low, low and moderate-income households** in rental stress. It is not appropriate for high-income households because higher housing costs are unlikely to impact their ability to pay for necessities.



The Victorian Government has introduced a definition of affordable housing to the Planning and Environment Act 1987 being "housing that is appropriate to the needs of very low, low, and moderate-income households" (see text box below). This report adopts the benchmark of housing costs being below 30 per cent of income as appropriate to the needs of these households as it implies that they would not be experiencing housing stress. Section 7.4 applies the benchmark to estimate the number of households in housing stress and identify the need for affordable housing.

TECHNICAL DEFINITION UNDER THE PLANNING AND ENVIRONMENT ACT

A definition of affordable housing was introduced into Section 3AA of the *Planning and Environment Act 1987* in June 2018. Affordable housing is defined as housing (including social housing) that is appropriate to the needs of very low, low, and moderate-income households.

Income ranges for the three income 'quintiles' are provided for three different household types: single adults, couples without dependents and families with dependents. These are updated periodically, and the current ranges for 'Rest of Victoria' are shown in Table 20 below. The analysis in this report assumes that the income is gross income before tax.

Social housing is a subset of affordable housing. The Department of Health and Human Services (DHSS)defines social housing as "housing that is provided to eligible households, with rents subsidised to ensure that households pay an affordable rent" and is owned and managed by either the Director of Housing (public housing) or Registered Housing Agencies (community housing).

TABLE 20: ANNUAL INCOME RANGE OF HOUSEHOLDS ELIGIBLE FOR AFFORDABLE HOUSING (2023)

Household	Very low (Bottom 20 per cent)	Low (Bottom 20% - 40%)	Moderate (Middle 40% to 60%)
Single adult	Up to $21,700	$21,701 to $34,730	$34,731 to $52,090
Couple, no dependents	Up to $32,550	$32,551 to $52,090	$52,091 to $78,140
Family with dependents (one or two parents)	Up to $45,570	$45,571 to $72,930	$72,931 to $109,400

Source: Planning and Environment Act 1987, Section 3AB – Specification of Income ranges (Order in Council), 30 June 2023

7.3 Different types of affordable housing

Our communities require a range of housing types to cater for the needs of all households. It is useful to think of the various types of housing as forming a housing supply continuum where the level of assistance or subsidy required is highest at one end of the continuum, and progressively decreases at the other. This concept is illustrated in Figure 45.

Home ownership and private market affordable rental housing are the categories furthest to the right of the spectrum. This is housing provided on the open market without any government subsidy. This makes up the largest portion of affordable housing because most households can generally find themselves a dwelling that they can afford when searching the rental market. However, the share of 'market affordable' housing is declining. Hence, the need for policies and interventions to increase the supply of other types of affordable housing.

Social housing is a subset of affordable housing and refers to either public housing (government owned) or community housing (owned by a not-for-profit organisation).

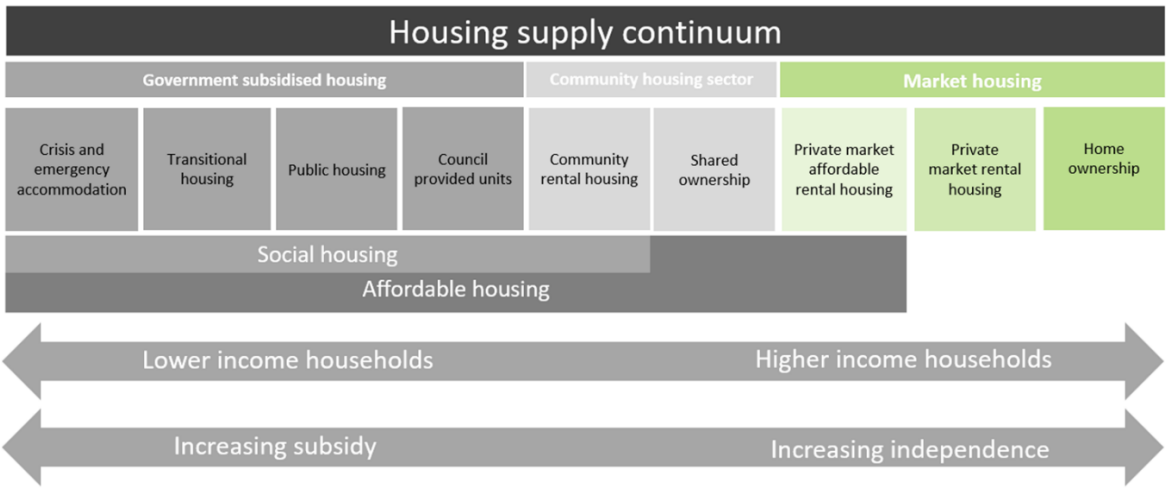
Public housing owned by the Victorian Government is generally made available to the lowest income groups and households with the highest needs who are homeless, escaping or have escaped family

violence, have a disability or significant support needs or with special housing needs. Crisis and emergency accommodation and transitional housing are also funded by government.

Community rental housing – that is, housing owned and operated by Registered Housing Agencies – accommodates a broader range of households. They accommodate both high needs households that have very little or no income as well as some households that can afford to pay higher rents that may, in some instances, be much closer to market rents.

Some models are designed to help people purchase a home in the affordable housing spectrum, such as shared ownership in the spectrum below. However, these models and their associated policies should be kept separate from affordable housing because they have different objectives and impacts.

FIGURE 45: HOUSING SUPPLY CONTINUUM



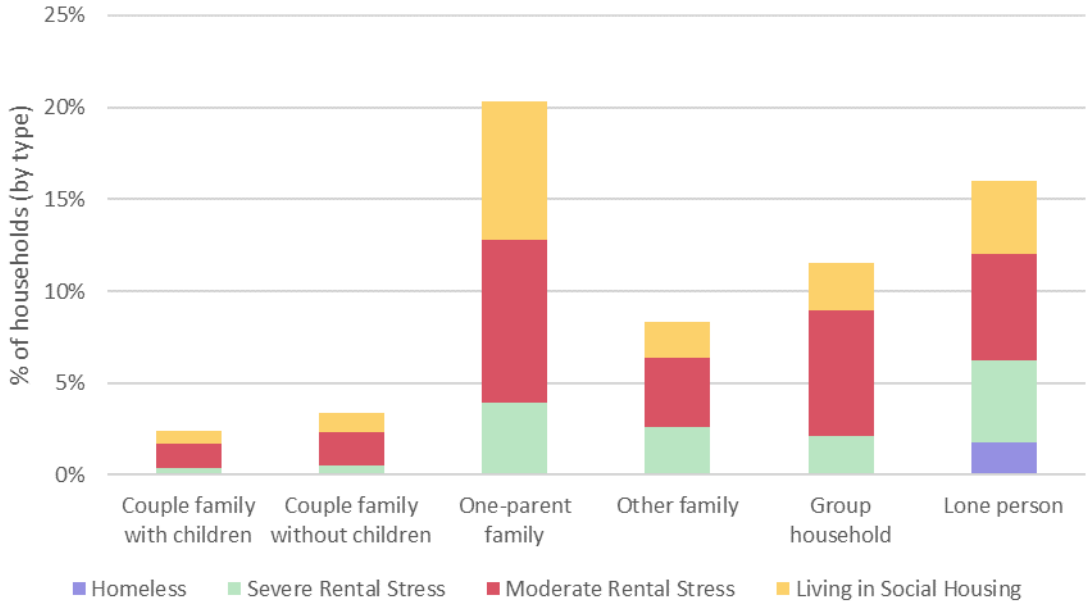
Source: SGS Economics and Planning (2021)

7.4 Need for social and affordable housing in Wellington

Rapidly rising rents are contributing to a growing number of renter households and families in Wellington that are experiencing housing stress.

There are 1,700 households in Wellington in social housing or experiencing housing stress, representing 9 per cent of all households. Figure 46 shows the number of households experiencing severe and moderate housing stress, broken down by household type and income. It shows that 20 per cent of all one-parent families in Wellington are experiencing housing stress, followed by 16 per cent of lone person households and 12 per cent of group households. Owing to this susceptibility to severe housing stress, these household types (one parent, lone person and group households) are also more likely to be in social housing than other household types.

FIGURE 46: HOUSEHOLDS EXPERIENCING RENTAL STRESS BY HOUSEHOLD TYPE, 2021



Source: SGS Economics & Planning 2023

There was an estimated 110 people experiencing homelessness in Wellington in 2021. The number of people experiencing homelessness is expected to rise to 130 persons by 2041.

Homeless persons include people living in improvised dwellings, tents or sleeping out, as well as those in supported accommodation; temporarily staying with other households; living in boarding houses; persons in temporary lodgings; and persons living in severely crowded dwellings. It is worth noting that the ABS survey typically undercounts the prevalence of homelessness so the number may be higher than shown.

The prevalence of rental stress is likely to increase as Wellington's population grows. Without any intervention, the number of households in rental stress could rise to 2,400 by 2041, including 1,300 lone person households and 600 one parent families in rental stress.

The number of households experiencing housing stress is used as a base to measure the level of need for social and affordable housing, with some adjustments.

There are some instances when households might be temporarily in stress (for example, following the birth of a child, when experiencing short term unemployment, or adjusting to the breakdown of a relationship) or when households might pay higher housing costs by choice (to live in a better house, better neighbourhood, locations where transport costs are lower).

'Unformed' households that are priced out of the market are also likely to be in evidence. These unformed households might include younger family members that would prefer to leave the parental home but cannot afford to, elderly family members that must live with other family members to have affordable accommodation, or multiple families occupying a single dwelling.

> In 2021, the estimated total need for housing assistance (social or affordable housing) in Wellington was 1,500 dwellings. For 2041, SGS's estimate of the total need for assistance, is 2,000 dwellings.

Those households most in need of assistance are eligible for placement in public housing. In Wellington, there were 500 social housing dwellings available in 2021, approximately 3 per cent of all households. Social housing stock is expected to increase to 600 dwellings by 2041. Another 1,650 households are on the priority access and register of interest waiting to move and transfer to a social housing property in the Outer Gippsland region.[7]

There remains a significant shortfall between the number of households requiring assistance and the number of available dwellings, a gap estimated currently at approximately 1,000.

If a relatively passive approach to investment in social housing is maintained, and the number of social housing dwellings in Wellington increases marginally as expected, it can be expected that this gap in provision will increase to 1,400 by 2041.

> To meet projected need for social and affordable housing, approximately a quarter of the 5,877 total forecast dwelling demand in Wellington to 2041 would be required to be delivered as social and affordable housing.

[7] Homes Victoria (2022), Victorian Housing Register preferred waiting list areas – 30 June 2022.

8. Employment lands demand and capacity assessment

This section analyses the future growth in employment using key labour market variables to forecast at a broad industry level. This analysis provides context for the extent to which Wellington will need to provide employment land to meet the needs of the community.

8.1 Employment forecast

An employment forecast has been created as part of the process of conceptualising how the local economy may change in the future, and what this would mean for the need for land to accommodate employment and economic activity in the Shire.

Approach to forecasting

The broad approach to forecasting total employment is to relate the number of local jobs to the local population, reflecting that as a large regional LGA, Wellington is relatively self-contained from an employment point of view (although noting that there is in and out commuting, which has been reflected in the modelling). The following variables are important in converting between a population projection and a local employment forecast:

- The proportion of the local population which is of working age. According to the ABS definition, people 15 years old and older fall into this category.
- The labour force participation rate, which is the proportion of people of an appropriate age who are employed or looking for employment (otherwise known as the labour force).
- The local unemployment and employment rates, which measure the proportion of the labour force in and out of work.
- Further corrections from total local workforce to local jobs, including the balance between in and out commuting from the LGA, and the number of jobs held by each person.

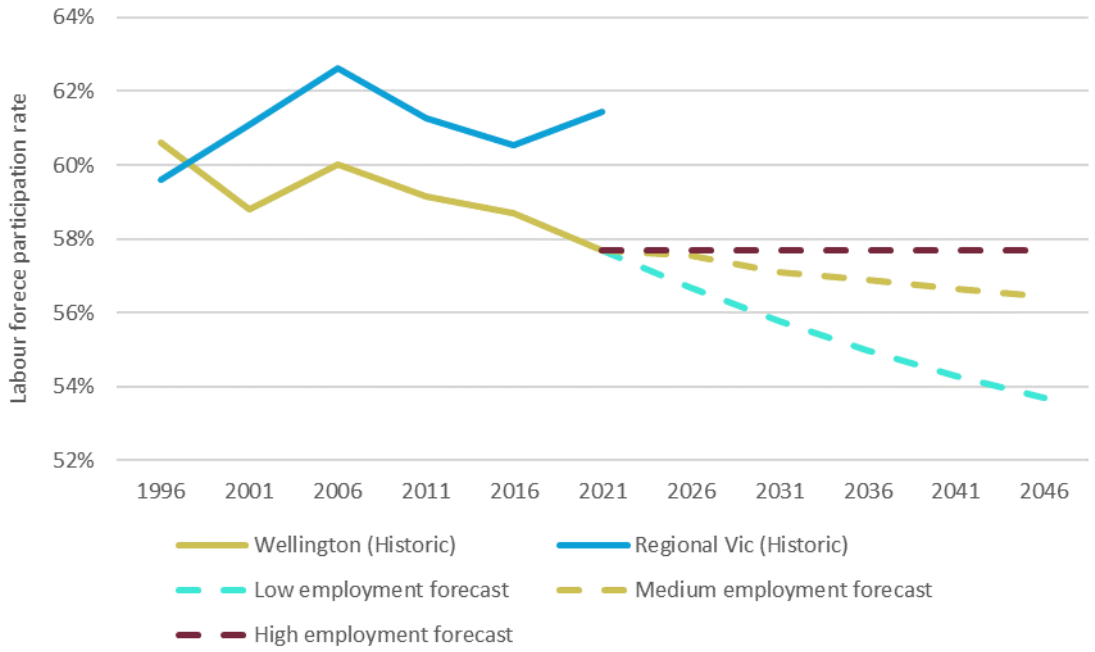
Forecasts have been developed for each of these variables reflecting past trends and available forecasts for broader areas. In some cases low, medium and high employment scenarios have been created.

Participation rate

Recent data on the participation rate in Wellington along with SGS's forecast is shown in Figure 47 below. Labour force participation has been decreasing in Wellington in recent years. This is likely to be in large part due to the aging of the population, with the proportion of the working age population over 65 increasing from 18 per cent in 2001 to 21 per cent in 2011 and then to 28 per cent by 2022. A continued increase in the average age of the population would be expected to lead to further decreases in the labour force participation rate.

SGS has forecast a continued decline of the participation rate, although relatively slowly in the medium employment scenario, and to remain flat in the high scenario (this scenario provides an upper boundary of how much employment would be likely to be possible given the population).

FIGURE 47: HISTORIC AND FORECAST LABOUR FORCE PARTICIPATION RATES, 1996 TO 2046

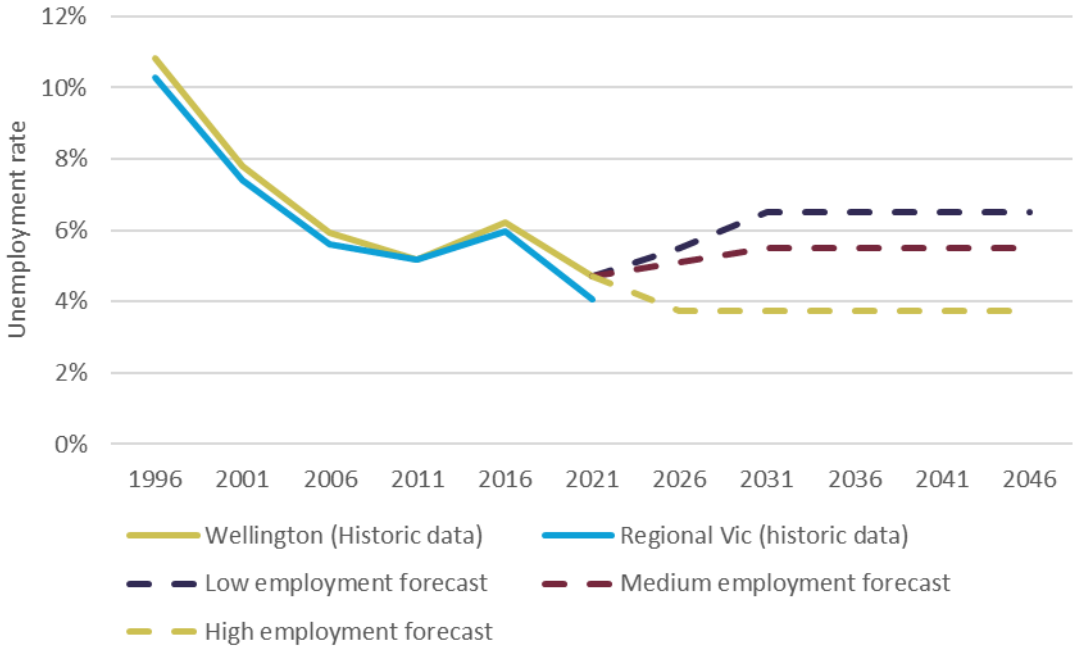


Source: SGS Economics and Planning, ABS Census 1996 to 2021

Unemployment rate

Historic data on the unemployment rate is shown in Figure 48, along with SGS's forecast. Wellington's unemployment rate has been decreasing over time and has relatively closely tracked Regional Victoria's. Given that regional unemployment rates are historically low, with labour shortages in some sectors following COVID-19, SGS has forecast a slight rebound in the unemployment rate under the medium employment scenario, while the low employment scenario would see the rate rebound to around the average value between 2001 and 2016.

FIGURE 48: HISTORIC AND FORECAST UNEMPLOYMENT RATES, 1996 TO 2046



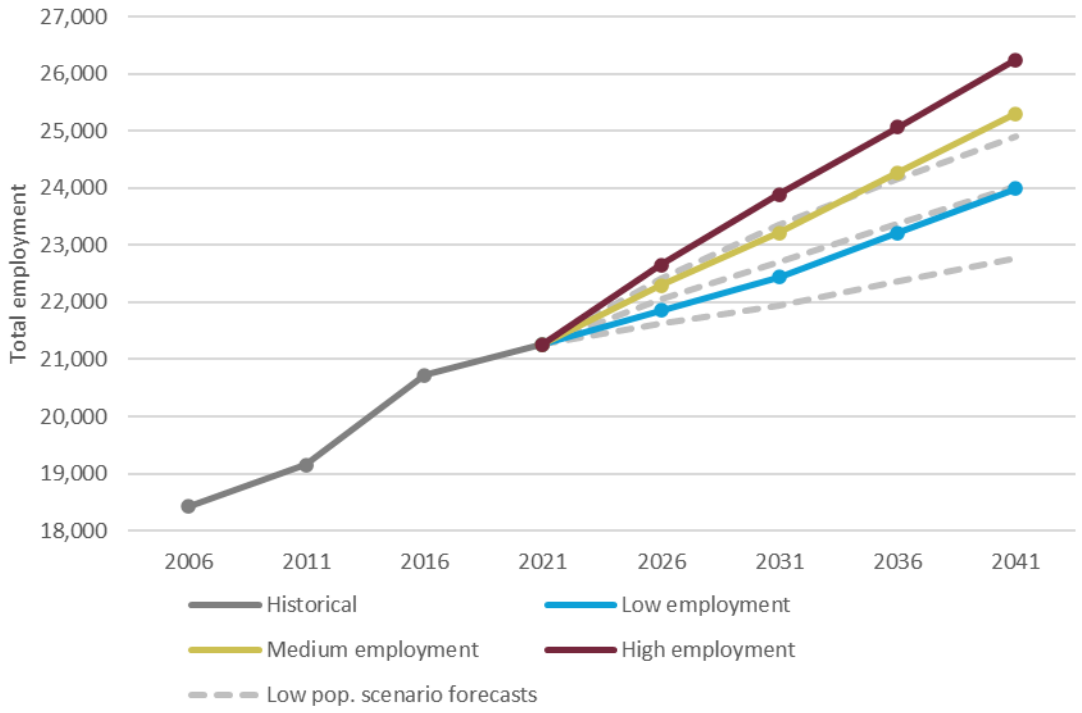
Source: SGS Economics and Planning, 2023

Total employment forecast

The total employment forecast for the LGA is summarised in the table and figure below. For the purposes of employment forecasting, we have adopted the high population scenario as outlined in section 6.1, although results using the low population forecasts are also shown in Figure 49 for comparison purposes. Please note that for the high population forecasts, there exist high medium and low employment forecasts.

Employment in the LGA is forecast to grow by between 2,700 and 5,000 (13 per cent to 23 per cent) between 2021 and 2041, with a main forecast of 4,000 additional jobs.

FIGURE 49: EMPLOYMENT FORECAST FOR WELLINGTON LGA, 2021-2041



Source: SGS Economics and Planning, 2023

TABLE 21: EMPLOYMENT FORECAST FOR WELLINGTON LGA, 2021-2041

Employment scenario	2021	2031	2041	Change	Average annual growth rate
Low	21,300	22,400	24,000	2,700	0.6%
Medium	21,300	23,200	25,300	4,000	0.9%
High	21,300	23,900	26,200	5,000	1.1%

Source: SGS Economics and Planning, 2023
Note that the values in this table have been rounded, which may cause change values to appear different than the difference between the rounded values. In this cases the change values provided in the tables are more accurate.

Industry-based forecast

The total employment forecast presented above has been split into a forecast for employment by six broad industry categories. These six broad industries are a grouping of the ABS ANZSIC classification used in the census and a range of other ABS statistics, and the grouping is illustrated in the table below.

TABLE 22: SIX BROAD INDUSTRY CATEGORIES USED IN MODELLING

Broad category (population linked)	Population services	Retail, accommodation & hospitality	Health & education
ABS ANZSIC industries	– Rental, hiring & real estate services – Financial & insurance services – Public admin. & safety – Arts & recreation services – Other services	– Retail trade – Accommodation & food services	– Health care & social assistance – Education & training
Broad category (export oriented)	**Primary industries**	**Traditional industrial**	**Business services & commercial**
ABS ANZSIC industries	– Agriculture, forestry & fishing – Mining	– Manufacturing – Electricity, gas, water & waste services – Construction – Wholesale trade – Transport, postal & warehousing	– Professional, scientific & technical services – Administrative & support services – Information median & telecommunications

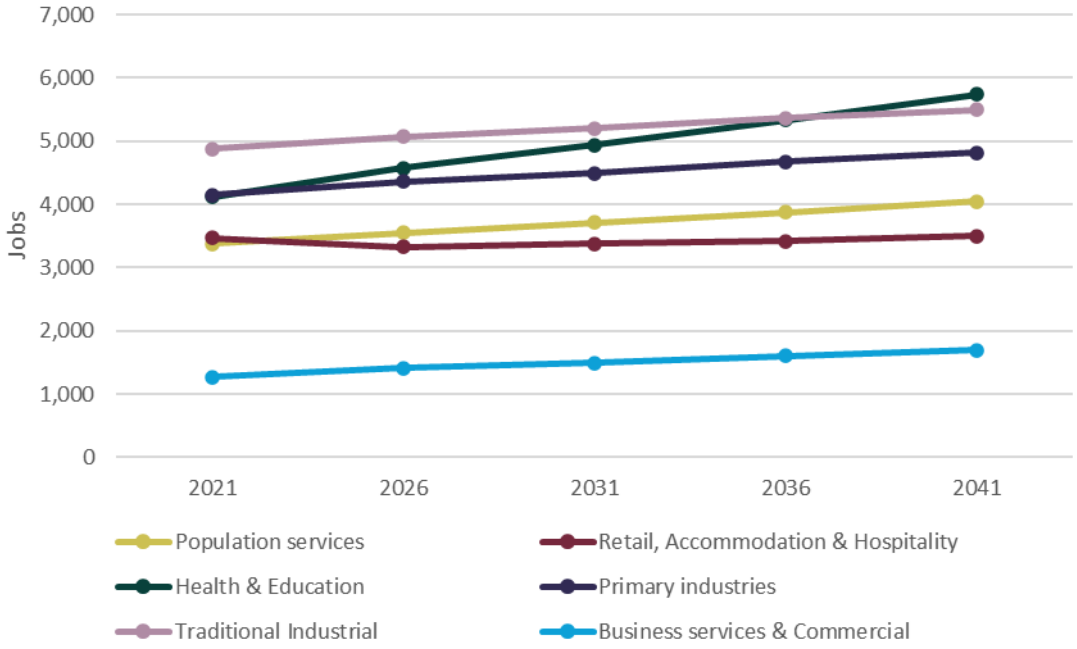
Source: SGS Economics and Planning, 2023

As shown in the table above, these broad categories have been split into population-linked and export-oriented (i.e. non-population-linked) sectors. To forecast employment by industry, jobs in population oriented industries have been tied to the population growth and a ratio of jobs per resident based on recent trends. Remaining jobs have been allocated into sectors based on a forecast of each industry's share of growth, benchmarked to and based on past trends.

The industry-based employment forecast for the LGA is summarised in the table and figure below. All sectors are forecast to grow, although only minimal growth is forecast for retail, hospitality and accommodation as a result of a contraction in the number of jobs per resident in line with past jobs and reflecting trends towards online retail. Health and education is forecast to see the highest growth and become the largest broad sector (replacing traditional industrial), reflecting the aging population and an increased need for health and care. Other sectors are all forecast to see moderate growth.

Separate to these forecasts, it is recognised that there is likely to be significant growth in employment industries related to renewable energy projects currently being considered within Wellington.

FIGURE 50: EMPLOYMENT FORECAST BY INDUSTRY FOR WELLINGTON LGA (MEDIUM EMPLOYMENT SCENARIO), 2021 TO 2041



Source: SGS Economics and Planning, 2023

TABLE 23: EMPLOYMENT FORECAST BY INDUSTRY FOR WELLINGTON LGA (MEDIUM EMPLOYMENT SCENARIO)

Sector	2021	2031	2041	Change	Average annual growth rate
Population services	3,375	3,700	4,050	675	0.9%
Retail, Accommodation & Hospitality	3,475	3,375	3,500	25	0.0%
Health & Education	4,125	4,950	5,750	1,625	1.7%
Primary industries	4,150	4,500	4,825	675	0.8%
Traditional Industrial	4,875	5,200	5,500	625	0.6%
Business services & Commercial	1,275	1,500	1,700	425	1.5%
Total	**21,300**	**23,200**	**25,300**	**4,000**	**0.9%**

Source: SGS Economics and Planning, 2023
Note that the values in this table have been rounded, which may cause change values to appear different than the difference between the rounded values. In this cases the change values provided in the tables are more accurate.

Place based forecast

A further forecast has been created which allocates employment by industry into the different places (commercial, industrial and stand-alone precincts and uses) across the LGA. This allocation has taken

place using data from the 2021 census on the spatial breakdown of employment in the LGA by detailed industry and occupation categories. SGS has analysed this data and:

- Approximately allocated each job as being in a centre, industrial area, employment corridor, stand-alone, a dispersed land uses or a primary industry
- Calculated the proportion of employment from each industry that is currently accommodated by each location and use type
- Assumed that this proportional allocation will remain the same in the future, and so calculated job growth for each location and use type.

The predominant locations of employment may change in the future, in contrast to the assumption that it will remain fixed. Nonetheless, adopting the 2021 spatial allocation of employment for future years provides a basis for strategic planning to ensure that there is enough space to accommodate employment in a range of locations. The forecasts are shown below.

TABLE 24: EMPLOYMENT FORECAST BY INDUSTRY FOR WELLINGTON LGA (MEDIUM EMPLOYMENT SCENARIO), 2021 TO 2041

Location	Type	2021	2031	2041	Change	Average annual growth rate
Sale main centre	Centre	2,897	3,024	3,236	339	0.6%
	Main road corridor uses	325	327	339	15	0.2%
Rest of Sale	Centre	976	1,038	1,125	149	0.7%
	Industrial & corridors	2,153	2,268	2,407	254	0.6%
Yarram	Centre	557	580	621	65	0.6%
	Industrial & corridors	330	345	364	34	0.5%
Stratford	Centre	165	166	173	8	0.2%
	Industrial & corridors	173	181	191	17	0.5%
Maffra	Centre	834	876	943	109	0.6%
	Industrial & corridors	838	878	925	87	0.5%
Heyfield	Centre	232	240	256	23	0.5%
	Industrial & corridors	376	393	414	38	0.5%
Rosedale	Centre	268	281	301	33	0.6%
	Industrial & corridors	187	197	208	21	0.5%
Loch sport	Centre	49	52	56	7	0.7%
Other	Industrial	1,010	1,082	1,168	158	0.7%
Stand-alone & dispersed land uses		4,186	4,856	5,485	1,299	1.4%
Primary industries & misc		5,574	5,875	6,230	656	0.6%

Source: SGS Economics and Planning, 2023

8.2 Industrial land supply and demand

Take-up rate

The industrial take up rate in Wellington has been calculated over a nine-year period, from 2014 to 2023. These years are chosen based on the availability of satellite imagery, which is used in the calculations.

Individual industrial parcels of land were isolated using cadastral data and Victorian spatial planning data. These parcels were then compared to Geoscape data (last captured Wellington data in 2018), which is used to calculate the floorspace of buildings on each of these parcels, and in turn the Floor Space Ratio (FSR). Parcels with a FSR of greater than 20 per cent are considered "utilised", while those with lower FSR are considered "underutilised", and those with an FSR of zero are considered "vacant".

Of the 1,214 hectares of industrial land in Wellington, 132 hectares are "underutilised", and 95 hectares is "vacant", as summarised below.

TABLE 25: INDUSTRIAL LAND USE AND ZONING, 2023

	Total industrial zoned area (ha.)	Vacant (ha.)	Underutilised (ha.)
IN1Z	1,201	94	126
IN3Z	14	1	6
Total	1,214	95	132

Source: SGS Economics and Planning, 2023

Following this, satellite imagery for 2014 and 2023 was compared for all industrial sites, to identify those that have been 'taken up' in the past nine years. That is, vacant sites in 2014 that have seen development by 2023. Some sites with a large area and only minor development are excluded from this figure, as the size of these sites disproportionately raises the take up rate. Across the entire LGA, this take up rate was calculated at 2.1 hectares per year.

TABLE 26: INDUSTRIAL LAND TAKE UP, 2014 TO 2023

	Total industrial zoned area (ha.)	Total take-up of industrial land, 2014 to 2023 (ha.)	Take-up rate per year
IN1Z	1,201	19	2.1
IN3Z	14	0	0
Total	1,214	19	2.1

Source: SGS Economics and Planning

Divided amongst the towns, the take up of IN1Z land was highest in Sale/Wurruk/Longford, at a rate of 1.1 hectares per year, and Yarram, at a rate of 0.7 hectares per year. Other towns across the LGA had significantly less development of IN1Z land in this period.

There was no take up on IN3Z land.

TABLE 27: TAKE UP BY TOWNS, 2014 TO 2023

	Total Land		2014-2023 Total Take up(ha.)		Annual Take up (ha.)	
Town	IN1Z	IN3Z	IN1Z Take up	IN3Z Take up	IN1Z Take up	IN3Z Take up
Sale	68.3	0.0	7.1	0.0	0.8	0.0
Wurruk	22.3	0.0	2.5	0.0	0.3	0.0
Rosedale	59.7	0.0	1.1	0.0	0.1	0.0
Stratford	8.0	0.0	0.9	0.0	0.1	0.0
Maffra	67.3	0.0	0.7	0.0	0.1	0.0
Heyfield	80.4	6.8	0.5	0.0	0.1	0.0
Loch Sport	20.6	0.0	0.0	0.0	0.0	0.0
Yarram	34.1	0.0	6.0	0.0	0.7	0.0
Rest of LGA	840.2	6.7	0.0	0.0	0.0	0.0
Total	1200.7	13.5	18.8	0.0	2.1	0.0

Source: SGS Economics and Planning, 2023

Years of land supply

At the current take up rate of 2.1 hectares per year, Wellington's 95 hectares of vacant industrial land will be consumed by 2068 based on the historic take up rate.

In addition to the vacant land however, underutilised land can accommodate future growth through the densification of land. When taking into account industrial infill, the supply of land is far greater with over 100 ha of underutilised identified across the LGA, although it is recognised that densification will not always be achievable due to a number of factors (e.g. landowner willingness, infrastructure constraints etc)

Land needed to accommodate employment growth

An alternative way to calculate land need is to calculate the land needed to accommodate forecast employment growth. This provides a parallel but distinct view of land requirements: land take-up can be occurring even in a setting of low or no employment growth as the density of use changes and

industrial land uses renew their facilities; however, land is also likely to be required to accommodate any substantial growth in employment. Both results should be considered, and planning should seek to accommodate whichever suggests a higher land demand.

According to the employment forecasts and separating out a small portion of employment growth to occur in corridors, around 761 additional jobs would need to be accommodated in industrial areas over the twenty years from 2021 to 2041. At a relatively high floorspace requirement of 100 sqm/job, and a relatively low (but typical for regional areas) site coverage of 30 per cent, this would equate to a land need of 25.4 ha or 1.3 ha per year. This is lower than the recently observed land take-up rate, and so planning to accommodate a continuation of the recent land take up rate will be sufficient to accommodate forecast need from employment growth.

Land use planning implications

Ensuring the ongoing appropriate supply of industrial land will rely on the rezoning of future industrial areas identified by through Council's previous work within Sale/Wurruk, Stratford and Yarram which offer around 54 ha of developable land.

When considering the identified future industrial areas and existing vacant land Wellington's industrial land will be consumed by 2068 based on the historical take up rate of 2.1 ha per year.

The total area of industrial land is enough to support Wellington's growth for the foreseeable future and provide a buffer for supply through it's incremental release for development. The low utilisation on a site-by-site basis offers a further supply buffer with many underutilised areas suitable from intensification. Industrial infill could offer many economic benefits to the Wellington community, as the densification of similar jobs can lead to more effective infrastructure and services.

8.3 Commercial land supply and demand

There is no one measure of how much commercial land that is needed to accommodate a given level of economic activity or employment. Instead, the amount of land needed will be influenced by the built form on zoned sites (typical site coverage and number of storeys), as well as on the average amount of floorspace per employee. The floorspace per employee varies for different land uses and is lower in areas with higher land values or greater levels of floorspace demand. As a result, higher ratios would generally be seen in larger centres.

One approach to estimating the amount of land needed to accommodate future employment would be to multiply the number of additional jobs by a ratio of floorspace per job, and to make assumptions around the likely built form. However, this approach misses nuances involved in recognising that the density of employment can change over time and that the built form in an area can also evolve. There are also risks involved with zoning too much land for centres that activity will be dispersed rather than concentrated, causing them to lose vitality (which is an economic asset as well as an issue of local amenity). This risk is heightened in the context of the increasing role of online retail and its competition with traditional retailers.

An alternative approach has therefore been taken in this report to quantify demand for land within centres, which is to compare the forecast overall density of employment (i.e. jobs per hectare of zoned land) to the range of values seen in regional centres across Victoria, in order to establish whether the

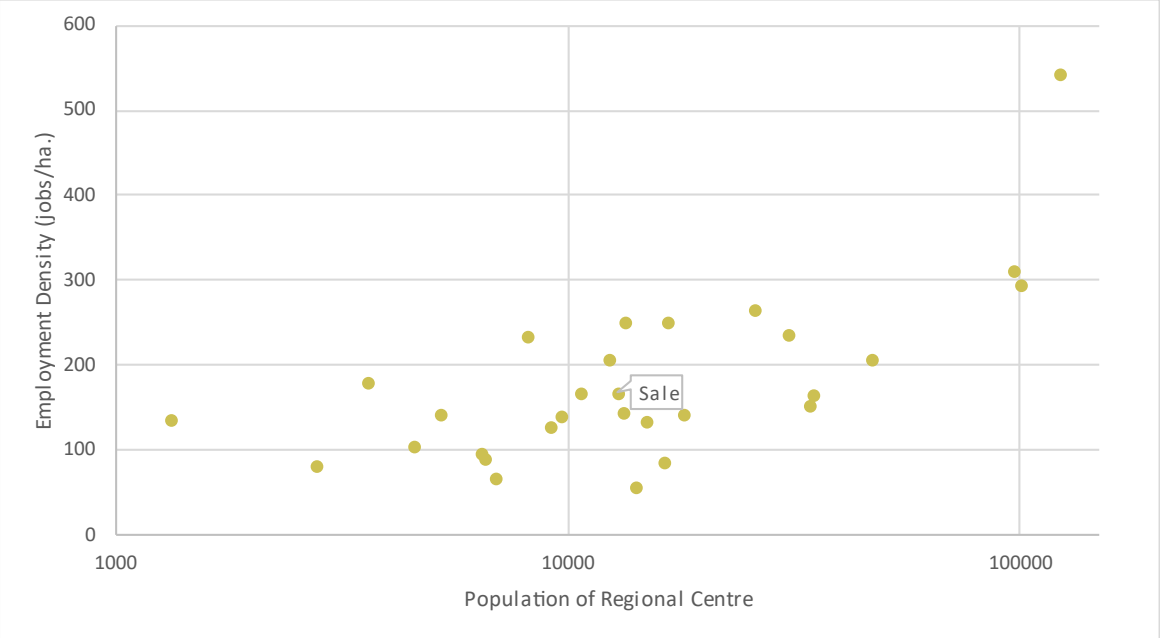
employment density is likely to fall outside established bands and therefore whether more land may need to be zoned, or other planning interventions made.

Benchmarking density of employment

The following figure shows SGS's estimate of the density of employment per hectare of zoned land within properties (i.e. excluding roads) for a range of centres across Regional Victoria. The two data points with the highest populations are job densities are the centres of Bendigo and Ballarat. These are clearly separated from the typical range of values observed elsewhere.

From this data, an approximate maximum density of employment for regional centres below the scale of Bendigo and Ballarat can be established at around 140 to 150 jobs/ha (noting that the geographic areas included in this analysis include land at the fringe of centres with lower employment densities, and so slightly higher densities than those shown in the figure below are likely to be possible). Any density above around 130 jobs/ha would be at the upper end of the range of observable values and would indicate a potential need for more zoned land.

FIGURE 51: DENSITY OF EMPLOYMENT (PER HA OF ZONED LAND IN PROPERTIES) IN A RANGE OF CENTRES IN REGIONAL VICTORIA



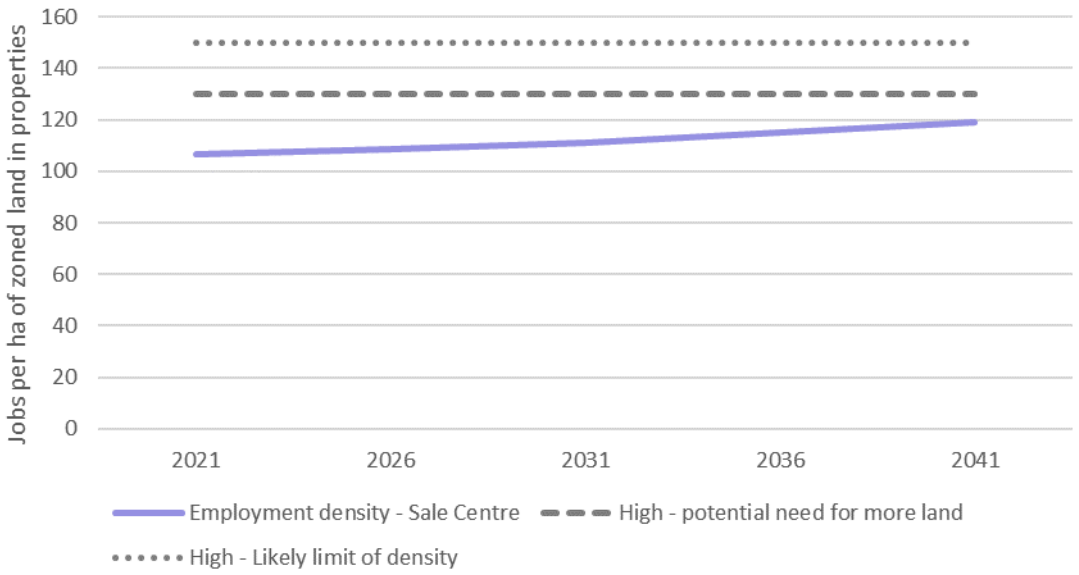
Source: SGS Economics and Planning, 2023

Density of employment in Wellington

The forecast density of employment in the Sale C1Z, in line with the employment forecasts and land currently zoned for employment, is shown in the figure below. While employment is forecast to grow, the employment density would remain below the thresholds at which it is unlikely to be able to be accommodated within the zoned land. As a result, additional zoned land in the centre of Sale is unlikely to be required to accommodate forecast employment growth based on this density of employment methodology. The same is also true of other centres in the LGA, which all have lower employment densities.

Wellington's C2Z and MUZ zones along main road corridors also accommodate some commercial land uses, as well as service stations, motels and industrial land uses. Some employment growth is forecast in these locations (discussed as corridors in the forecasts above), so flexibility in uses in these areas and some additional land may be required to accommodate uses that cannot be accommodated within the cores of centres.

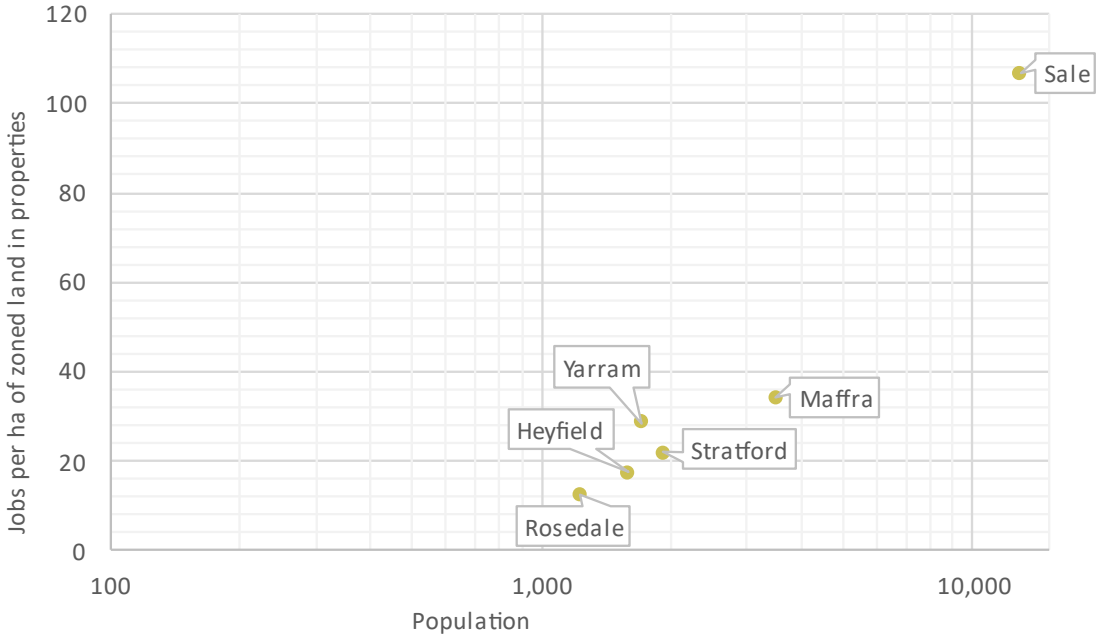
FIGURE 52: FORECAST DENSITY OF EMPLOYMENT IN SALE C1Z AREA TO 2041



Source: SGS Economics and Planning, 2023.

The figure below shows the employment density of Wellington's main centres in addition to Sale. Each of these centres have considerably lower employment densities in comparison to Sale and sit well below the observable threshold of 130 jobs/ha that indicates the need for more employment land as previously mentioned. Each of Wellington's centres can accommodate future growth through intensification of both developed and vacant land. Consolidating employment land can help to create vibrant local centres, optimize existing infrastructure, and enhance accessibility. Intensification may involve developing vacant sites, utilizing upper floors of existing buildings, or rebuilding commercial structures.

FIGURE 53: JOBS PER COMMERCIAL FLOORSPACE FOR WELLINGTON'S MAJOR TOWNS



Source: SGS Economics and Planning, 2023. Note that the scale of the horizontal axis is logarithmic.

Land use planning implications

In terms of employment density, Wellington's commercial land has the capacity for 15+ years of growth. As shown in Figure the theoretical limit of density in Sale is far greater than the 2041 forecast Each of Wellington's main employment centres also have employment densities well below this limit and based on this analysis there is not a need for rezoning to accommodate commercial employment lands in the near future. It would be beneficial to support increasing commercial density across the LGA, while strategically selecting areas for rezoning over the next decades. Before any future rezoning of commercial land across Wellington's centres further analysis of the centres should be completed.

9. Economic opportunities assessment

This section utilises the findings of the policy review and economic development workshop held with Council and local business stakeholders conducted in September 2023 to identify priority sectors and major projects (proposed or potential) for Wellington Shire, and their respective land use implications.

9.1 Economic context

Wellington Shire's economic base is diverse, benefiting from offshore oil and gas, agriculture, the RAAF Base East Sale, tourism and a major prison. This 'specialised diversity' contributes to the Shire's stable and strong long-term prospects.[8] The Shire's natural resources, however, have been and continue to be the cornerstone and main driver of the economy. While agriculture, forestry and fishing are still one of Wellington's largest employment sectors, mining dominates the Shire's GRP, contributing nearly one-quarter to it and double the value of the next largest industry category (Public Administration and Safety). Refer to section 4.3 for more information.

The Gippsland Regional Growth Plan, which defines a network of towns that are spread throughout the region, identifies that:

> 'Gippsland's economy is predominantly based around natural resources and commodities, with key industry sectors including agriculture, forestry, dairy and pastoral industries fishing and coal mining, oil and gas extraction'.[9]

Though traditional industries such as manufacturing, construction and agriculture play a significant role in Wellington's economy, the health care and social assistance sector attracted significant growth in employment in 2021, with jobs in this industry increasing by 32 per cent between 2011 and 2021, and job growth in public administration next highest at 25 per cent. The growth in the health care and social assistance sector in part reflects Wellington's ageing population, with 90 per cent of the population growth between 2016 and 2021 comprised of people aged 65+ years.

Moving forward, renewable energy will be a significant and important industry in the region, with Wellington Shire and the surrounding areas being the focus of a series of major renewable energy development proposals.

[8] Wellington Shire Council (ND), Wellington Investment Prospectus
[9] Gippsland Council (2014), Gippsland Regional Growth Plan, pg.7

MACALISTER IRRIGATION DISTRICT (MID)

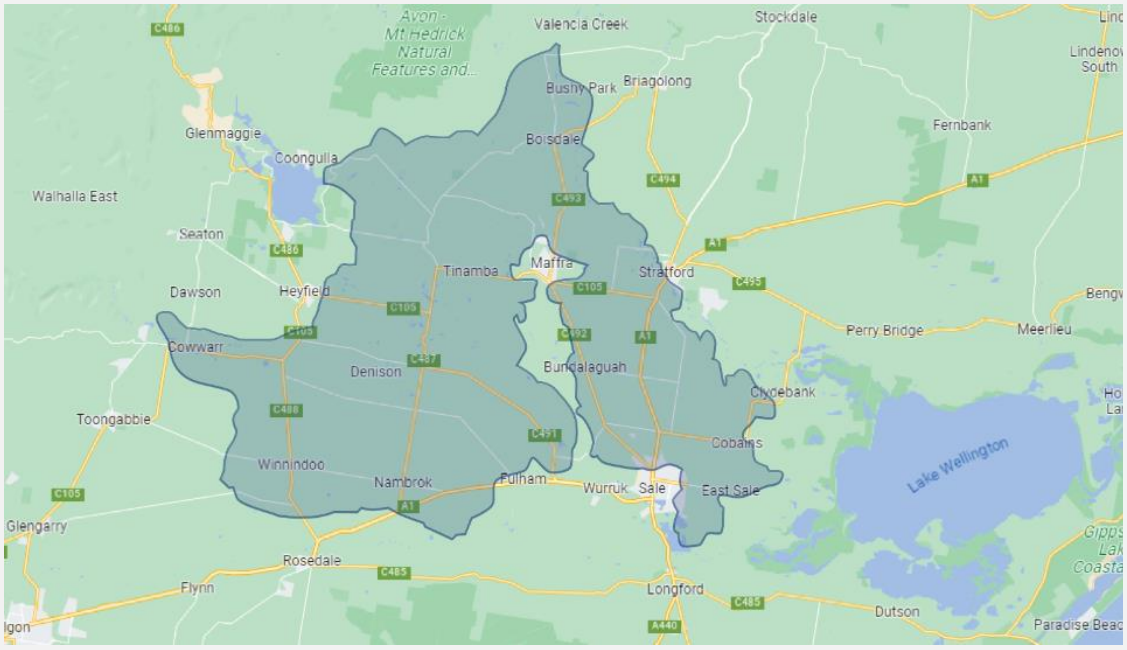
The MID, which is primarily fed by the Macalister River and Lake Glenmaggie, has been an important irrigation resource in the region since the turn of the 20th century.

The MID contains 53,000 ha, 33,500 ha of which is used for irrigation, with 90% of this under pasture. Irrigation water is distributed via 660km of supply channels (and 490km of drainage channels) to customers who place orders through Southern Rural Water's Waterline ordering system, which is delivered to their "farm gate" via a series of checks, regulators and valves.

The prices for water are determined by the Essential Services Commission following recommendation by the Southern Rural Water Board, which is in turn informed by consultation with the Macalister Customer Consultative Committee.[1]

The MID underpins some 430 farms and the region's agri-food supply chain, including dairy, beef, horticulture and vegetable growing and processing.[2]

FIGURE 54: MID CATCHMENT



Source: https://www.srw.com.au/water-and-storage/irrigation-districts/macalister-irrigation-district#

1 https://www.srw.com.au/water-and-storage/irrigation-districts/macalister-irrigation-district#

2 Wellington Shire Council (ND), Wellington Investment Prospectus; Department of Jobs, Precincts and Regions (2022), Gippsland Regional

Macro trends such as the declining focus on fossil fuels and increasing investment in renewable energy (including wind, solar and bioenergy) is driving growth in Wellington's Renewable Energy Zone (REZ). The Australian Federal Government is committed to addressing climate change through a national target for greenhouse gas emissions reduction, ultimately leading to net zero emissions by 2050. In Victoria, the target year is 2045.[10] On and off-shore wind are the main driver of investment while strong

[10] Urban Enterprise (2023), Wellington Renewable Energy Impact & Readiness Study, p. 1

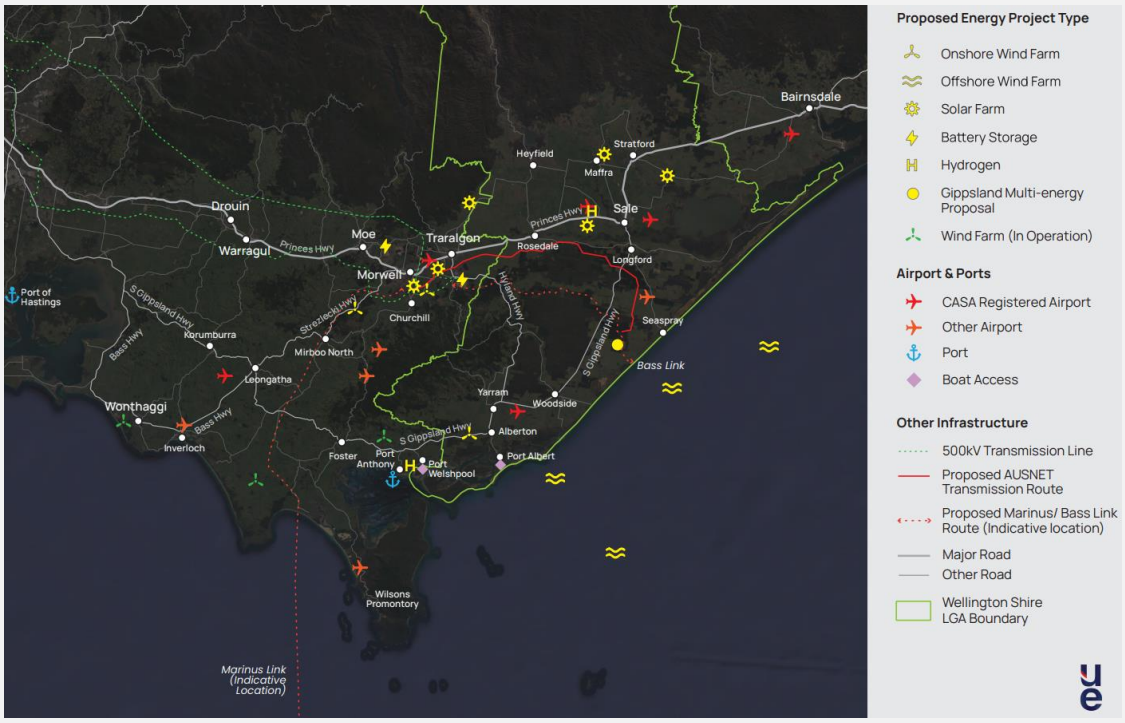
international interest in renewable energy production continues to build in Australia and Victoria.[11] In Wellington there are upwards of 20 major projects across large scale solar, onshore wind, offshore wind, battery storage, hydrogen and mixed energy proposals.[12]

RENEWABLE ENERGY ZONES

Renewable Energy Zones (REZ) have been declared across Victoria to support the transition away from fossil fuel dependance towards renewable sources of energy. Gippsland is home to one of six REZs across Victoria, as it has an abundance of wind and solar, together with proposals already in place for renewable energy precincts. It is also already positioned along major power transmission routes, with Ausnet planning transmission line upgrades to support the large increase in power expected from the proposed offshore wind projects alone.[1]

The REZ represents an opportunity to coordinate multiple renewable energy projects into a significant and ongoing source of energy (potential for more than double of the current non-renewable energy in Gippsland) while supporting strategic development in housing, jobs and infrastructure in key locations. As of 2022 there were 20 major projects being proposed within Gippsland, with the potential to directly support over 7,000 construction jobs and over 1,000 operational jobs.[1] 10 of these projects are within or off the coast of Wellington Shire, including six onshore and four offshore, as shown in Figure 55.

FIGURE 55: RENEWABLE ENERGY PROJECT PROPOSALS AND ENABLING INFRASTRUCTURE



Source: Urban Enterprise (2023)

1 Urban Enterprise (2023), Wellington Renewable Energy Impact & Readiness Study; Ausnet (2023) https://grez.com.au/about

Climate change is similarly a driver of change as concerns around water scarcity and usage mount. This is driving water dependant industries like agriculture into the Macalister Irrigation District (MID) from elsewhere in Australia (such as the Werribee Irrigation District) as the MID continues to modernize and increase its efficiency. Wellington's cooler climate will continue to draw more residents and businesses to Gippsland as surface temperatures continue to increase around the country.

9.2 Policy context

Key Planning Policy Framework (PPF) policies around economic development generally aim to provide for a strong and innovative economy and fostering growth to achieve the region's potential. Key directions for economic development identified in the Gippsland Regional Economic Development Strategy (2022) include:

- Maximising the role of the food and fibre industry
- Accelerating advanced manufacturing capabilities
- Pursue emerging opportunities in the clean and renewable energy and earth resources sector
- Support growth and diversification in the visitor economy
- Enhance regional specialisation in health care and social assistance

As echoed in Plan Melbourne, economic and environmental outcomes are closely related and need to be in balance, with a diversified economy being supported with an adequate supply of enhanced and protected industrial and employment land and transportation infrastructure, and a need to consider natural hazards and climate change, coastal inundation and erosion, flooding, and bushfire. Infrastructure Victoria's 30-year infrastructure strategy (2021-2051) adds to this with a need for a focus on water management, highlighting the crucial role of the Macalister Irrigation District (MID) not only for Wellington Shire but for its important role as a food bowl for all of Victoria. The Wellington Council Plan 2021-2025 also identifies sustainable growth as a priority action, transitioning away from traditional industry to renewables, liveability and wellbeing, and services and infrastructure with a focus on sustainable growth management and responding to climate change.

A number of recent amendments have rezoned land in Wellington from farming to residential uses (General Residential Zone and Rural Living Zone).

As the Traditional Owners of the land within and beyond Wellington Shire, the Gunaikurnai are organised through the Gunaikurnai Land and Waters Aboriginal Corporation (GLaWAC). The Gunaikurnai Whole of Country Plan (2015) communicates a desire to be involved in decision making 'relating to use of and access to natural resources, how we wish to participate in the management of our Country and include agreed strategies to help deliver on our aspirations', securing 'decision-making rights in relation to land use activities carried out on public land', addressing disadvantage and creating opportunities.

The Gippsland Regional Growth Plan (2014) identifies Sale as the regional centre and dominant settlement area within Wellington, providing a detailed framework plan identifying areas for urban growth, industry, commercial areas, and future activity centres. In alignment with the settlement strategy in the PPF (11.03-1L), the Sale CBD Precinct Plan aims to strengthen the role of the centre as the main retail and commercial hub for the area, while key considerations around Sale include:

- Opportunities for agricultural trade, processing and transport
- The Macalister Irrigation District and RAAF Base East Sale as a key economic asset.
- The importance of road and rail transport for future economic growth.

A potential for up to 220ha of industrial land is identified in the West Sale and Wurruk Industrial Land Supply Strategy (2018) at Wurruk, adjacent to West Sale Airport and at Fulham.

9.3 Priority sectors and projects

The economic sectors in Wellington that were identified as key industries in economic development workshops with Council and key stakeholders are agriculture, defence, renewable energy, and tourism. Manufacturing and construction are still important but are industries in decline. While not an industry, included here is town development as it plays an important role in attracting development, supporting industry, and supporting population growth through high amenity and sustainable, well considered town plans.

An overview of the key economic sectors in Wellington is shown below in Table 28, along with:

- Planned and/ expected projects
- Opportunities and challenges
- Land use implications for consideration in development of the GMS.

TABLE 28: PRIORITY ECONOMIC SECTORS AND PROJECTS

Sector	Description	Projects	Opportunities	Challenges	Land use implications
Defence (includes East Sale RAAF base and West Sale Airport)	Defence and civilian aviation and related industries	Expanded pilot training programs. H2X manufacturing plant at West Sale Airport[13] Project AIR 5428 Phase 3 Air Mission Training System (AMTS)[14]	The emergence of drones in commercial, recreational and defence uses presents an opportunity for a drone training centre to be established. Growing development of aviation related activities including aircraft manufacturing, maintenance, refurbishment, pilot training, etc. resulting in increased economic activity. The increase in jobs (more than 500), goods and services, and population growth associated with the Basic Flying Training School at RAAF Base East Sale and increased flight rate at WSA.[15]		Ensuring adequate buffers - compatibility with abutting industrial land around West Sale Airport. The West Sale Airport Master Plan proposes changes to the Land Use Plan via a land exchange for the extension of the runway, which may impact existing buffers, but as the land is largely surrounded by agricultural land this is not likely a significant issue. Clause 11.01-1L of the Wellington Planning Scheme seeks to maintain settlement growth boundaries to protect the operation of the RAAF Base East Sale.

[13] https://www.gippslandtimes.com.au/news/2022/08/21/h2x-facility-is-heading-this-way/
[14] Australian Defense Business Review (2020), RFI released for ADF Air Mission Training System, https://adbr.com.au/rfi-released-for-adf-air-mission-training-system/; ADF (2022), https://www.defence.gov.au/news-events/news/2022-08-19/air-mission-project-reaches-new-milestone
[15] West Sale Airport Master Plan Update 2017

Sector	Description	Projects	Opportunities	Challenges	Land use implications
Agriculture	Includes crops, dairy, timber, horticulture, broiler industry, vegetable production, feed lots, protected cropping (glass houses), and agribusiness	Macalister Irrigation District modernisation to be completed in 2024. Macalister Fresh project about to get underway that will deliver an investment prospectus to "identify the value of reliable and secure rural water management in Gippsland, and investment opportunities".[16] Broiler industry expansion with potential for feed mills and processing plant (potentially in Rosedale or Sale). Development and diversification of local vegetable processing industries in the Maffra and Boisdale area	Continued upgrades to the MID (including the Macalister Fresh project) can support more growth in the agriculture sector and increase sustainable water usage. Expanded broiler industry will increase jobs in the region.	Worker accommodation and transport is a problem for seasonal and/or low wage workers who may not be able to afford accommodation or have viable transportation options to services in towns. Urban development encroachment on supply channels and protecting water assets. The management of uses within the MID that do not require irrigation.	Ensuring productive land and the MID are protected from incompatible uses, better protection in the planning scheme. Ensuring that approved uses within the MID can prioritise those that are dependent on access to irrigation so they are not crowed out by those that are not. Worker accommodation and transport.
Renewable Energy	Industry consists of on- and off-shore wind farms, solar farms, battery storage facilities, hydrogen and hybrid energy production, bioenergy.	The projects proposed[14] for the REZ (previously considered in 2022) include: – 5 offshore wind farms – 4 onshore wind farms – 6 solar farms – 5 'other' projects (includes battery, hydrogen and hybrid projects).	The large number of unoccupied homes (21% avg for Wellington, as high as 51% in Seaspray) may be an opportunity to house temporary workers.[14] Providing sufficient housing and social infrastructure for workers (e.g., childcare). Opportunities for the Big	As the only 'town' nearest to the majority of the proposed renewable energy projects, Yarram will absorb greater dwelling demand than past trends due to future operations and maintenance	A need for industrial land - it is important that both Sale and Yarram (as the closest service centre in Wellington and many proposed projects) have a sufficient supply of zoned land (including a contingency for demand uplift and business expansion) to facilitate local

[16] Southern Rural Water (2023), https://www.srw.com.au/news-media/weve-started-macalister-fresh-strategy-gippsland

Sector	Description	Projects	Opportunities	Challenges	Land use implications
		10 of these projects are located within or along the coast of Wellington Shire.	Housing Build and social housing development to work with industry to fund housing and turn it over to CHOs once the construction phases of large infrastructure projects wind up.	requirements associated with offshore wind (~1500 operations and maintenance positions to be created locally). More housing will require more essential services.	supply chain activity and new business attraction. Requirement for additional land to be included in suitable industrial zones[14], including laydown and storage areas. Barry Beach and Port Anthony have been identified as having capacity for development.[17] Availability of and efficient use of land for housing an influx of workers.
Tourism	Activities and facilities that support agritourism, cultural tourism, and recreation activities	Investment at Port of Sale precinct as per the Master Plan	Port of Sale as a cultural tourism destination, increasing the visitation to the region, boosting jobs and local economic output, and activating underutilised assets The cooler climate will add to the draw of this region with the potential for more workers and businesses seeking out more liveable conditions as temperatures rise.	Insurance is an issue for many operators, particularly with increasing impacts of climate change and some sites being flood-prone.	Ensuring sufficient zoning for commercial land, heritage overlays on some sites, and Native Land claims

[17] https://www.southgippsland.vic.gov.au/news/article/282/barry_beach_and_port_anthony_advocacy

Sector	Description	Projects	Opportunities	Challenges	Land use implications
Town Development	Putting in place the supporting elements that ensures a great place to live, work and visit	Investment at Port of Sale Continued program of town centre development/improvements	Remote workers relocating to the regions, economic boost to local services from additional population and visitation. Opportunities for ongoing consultation and co-design with GLaWAC.	Placemaking and connectivity needs to be done well. Availability of commercial land Availability of affordable housing that is accessible to jobs. Sufficient social infrastructure.	Zoning for commercial land, protecting settlement growth boundaries, and zoning for higher residential density within and around the CBD, neighbourhood activity centres, medical precincts, and major transport routes.

Key findings for the GMS are summarised below and outlined in Table 28.

- Agricultural land needs to be protected from encroachment by housing development, and support is needed for the delivery of worker accommodation, in particular for the vegetable growing and salad production industries.
- As the MID continues to modernize it will need protection from incompatible uses within the catchment to protect this resource.
- Zoning an appropriate amount of industrial/commercial land to support job creation and growth in renewable energy and its supporting industries.
- Defence – increasing operations at both airports and managing the sensitive interface areas between Defence land and other development.
- Continuing to position Wellington as a leader in Renewable Energy investment to support future economic activity and local supply chain opportunities.
- Supporting affordable and diverse housing options close to jobs, within established growth boundaries, including to support operations from future renewable energy investment.
- Tourism/eco-tourism/cultural tourism, consultation with GLaWAC and continuing to support the marketing of Wellington Shire via the 'Middle of Everywhere' campaign.
- Continuing to invest in town centre activation and improvement.

10. Land suitability analysis

This section presents the results of land suitability mapping to identify areas of non-urban zoned land suitable to accommodate future urban uses where capacity constraints have been identified.

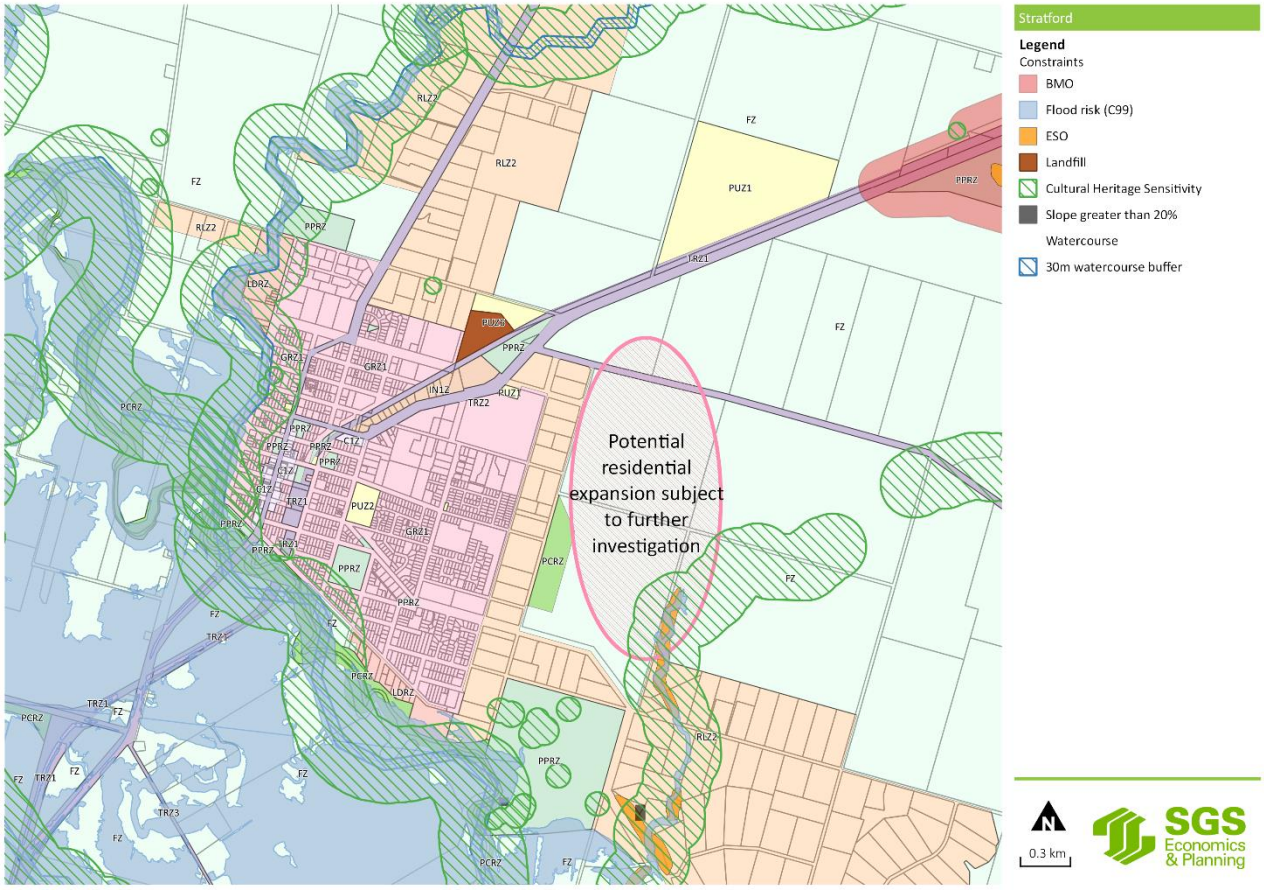
10.1 Future residential land requirements

While Section 6.5 reveals there is sufficient capacity for future dwellings at an LGA level, it also makes clear that the town of Stratford is likely to experience greater demand than there is available capacity in the near future. Stratford is also the only main town across Wellington that does not have pre-existing structure planning work completed that has identified residential growth areas. Because of this identified demand and potential supply gap suitability mapping has been completed for the area to identify potential investigation areas for future residential use.

Stratford is expected to have an overall shortfall of 915 dwellings compared to dwelling demand projections to 2041. As a guide for how much land may be needed the shortfall in dwellings can be multiplied by the median lot size with a 30 per cent land allowance for infrastructure and services (910sqm in GRZ areas). This analysis shows that around 109 hectares of additional land may be required by 2041 in Stratford.

Figure 56 shows a map of Stratford and the constraints for development it currently faces. The town is subject to flooding risk to the south, west, and north-west, significantly limiting potential development areas. There is a wastewater plant to the north-east of the town which also requires a buffer from residential development. The constraints mapping completed through desktop analysis reveals the most suitable area for future investigation of residential growth is to the east of the town.

FIGURE 56: STRATFORD LAND SUITABILITY MAP



Source: SGS Economics & Planning, 2023.

Constraint and suitability mapping has been completed for all of Wellington's six largest towns where pre-existing growth areas have been identified in Planning Scheme Strategy Plans, development plans and endorsed Council documents and policies. The full set of maps detailing constraints across the town can be found in Appendix E. These maps confirm that pre-existing growth areas in the LGA are largely unimpeded from environmental risks and constraints.

10.2 Future industrial land requirements

Section 8.2 establishes there is no further need for additional industrial supply further than what has been identified in investigation areas within Sale and Stratford Strategy Plans. While the analysis does also suggest that there are a number of sites that can be considered underutilised in industrial areas, relying on these sites for the intensification of land to increase supply can also be problematic. Landowner intentions, their capacity to undertake subdivisions and a number of external factors mean that intensification of industrial land should not be relied upon entirely for providing future supply.

To ensure the sufficient supply of industrial land and ensure a reasonable buffer the necessary surplus that is needed, the future industrial areas identified in the Sale Strategy Plan and Stratford Strategy Plan

need to also be pursued in order to ensure there is sufficient supply to support Wellington's growth for the future.

Future industrial areas in Wurruk (Sale), Stratford, and Yarram have all been identified in existing Strategy Plans within the Wellington Planning Scheme. These areas are set out in Figure 57, Figure 58 and Figure 59.

These areas are largely unencumbered from development constraints, however, each of these sites are currently zoned for farming and would need to undergo the process for rezoning.

The site in Sale/Wurruk offers 14.5 hectares of future industrial land. However, 49 per cent of this is covered by the Cultural Heritage Sensitivity Overlay leaving around 7 hectares of unencumbered land.

The site in Stratford provides 24 hectares of future industrial land and would serve as a buffer between the existing town and the existing wastewater treatment plant.

The site in Yarram, provides 23 hectares of future industrial land and adjoins existing industrial land. There are no overlays or immediate development constraints that apply to this identified land, except in relation to required drainage infrastructure and servicing.

FIGURE 57: FUTURE INDUSTRIAL LAND IN SALE/WURRUK

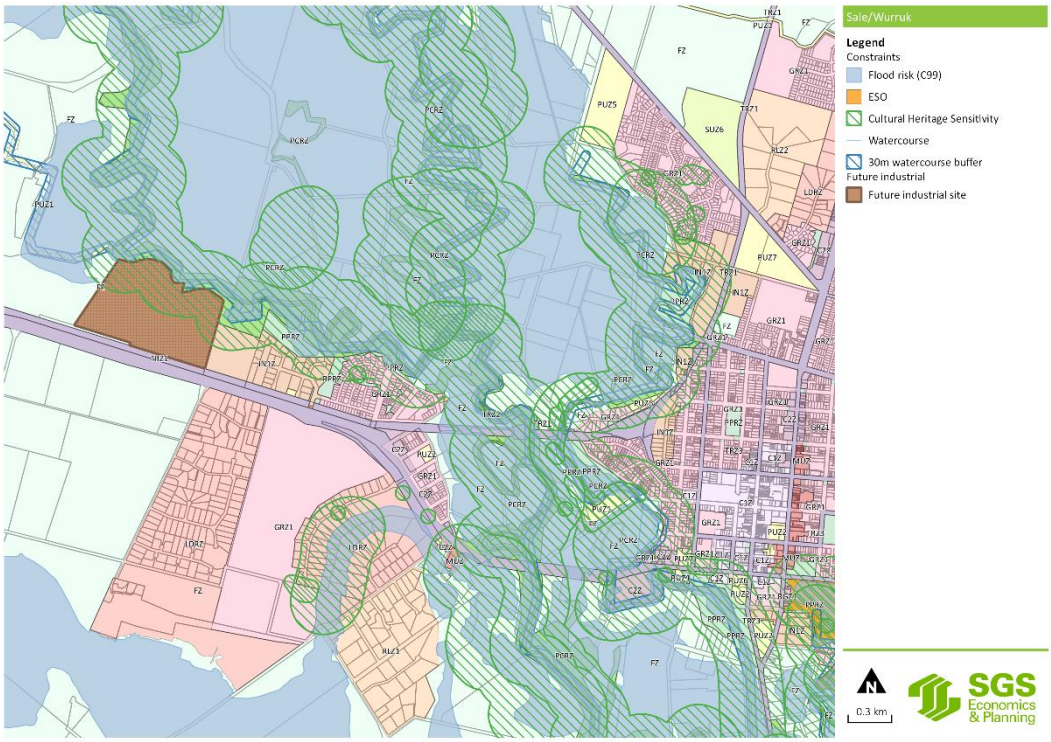


FIGURE 58: FUTURE INDUSTRIAL LAND IN STRATFORD

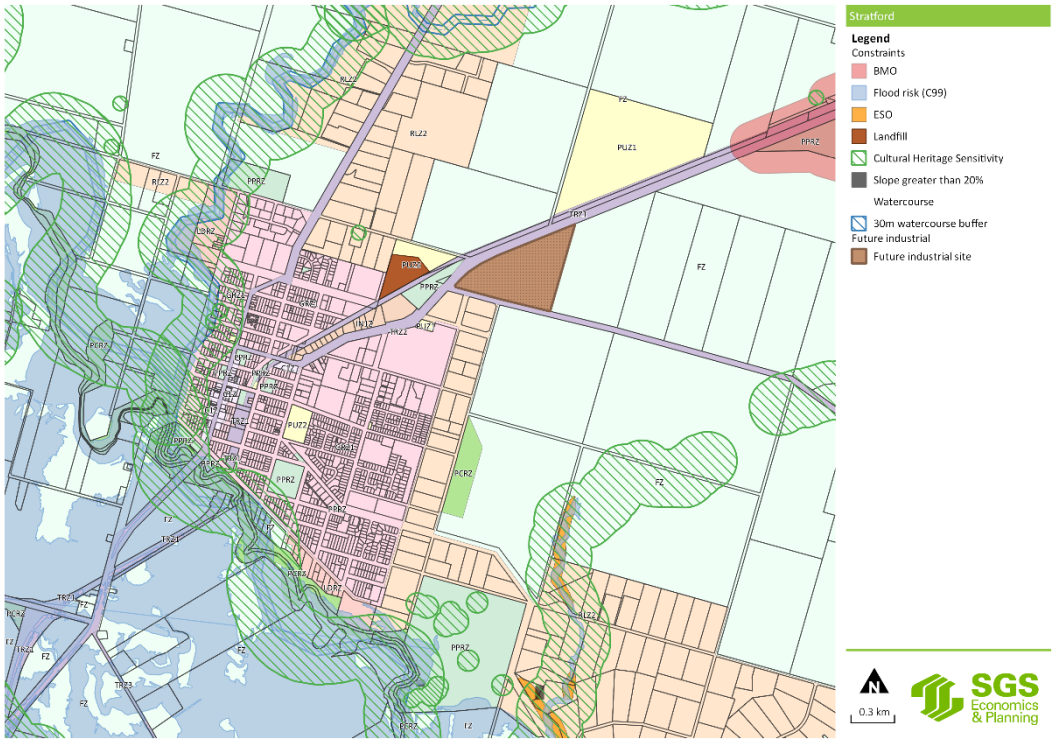
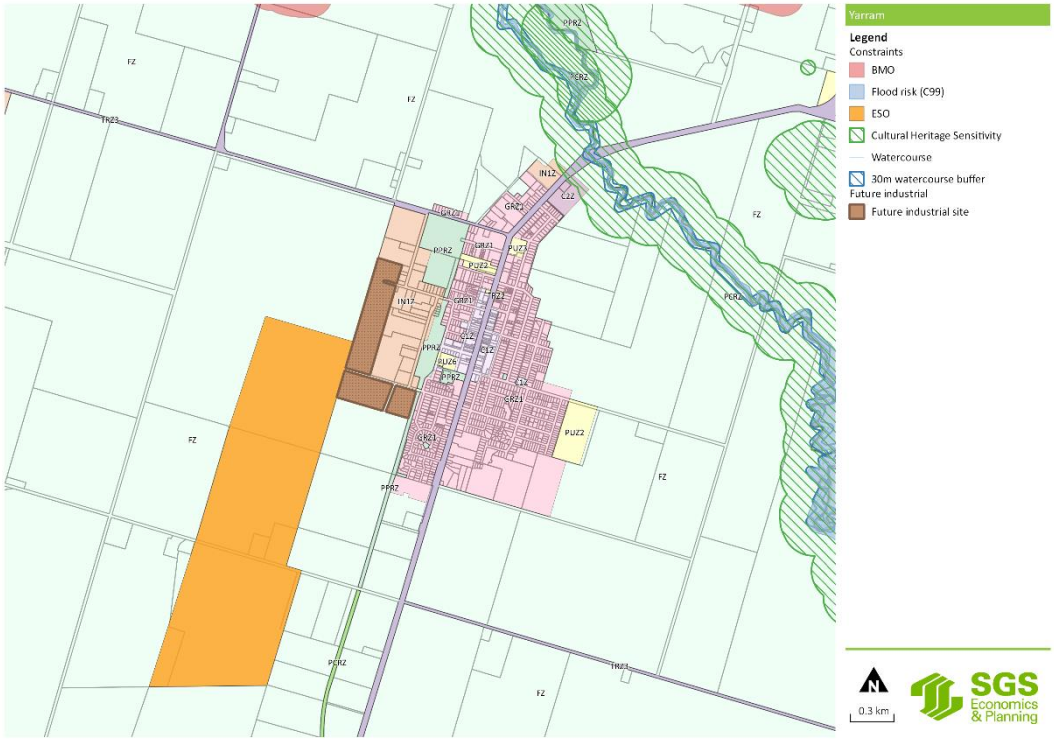


FIGURE 59: FUTURE INDUSTRIAL LAND IN YARRAM



11. Summary and implications

This section provides a brief summary of key findings and implications for development of the GMS.

Strategic context

- Wellington Shire Council has, and continues, to be impacted by global and national trends such as structural shifts in the economy, worsening housing affordability and the compounding effects of climate change. Housing in Wellington will need to adapt to provide for the changing needs of the local community and build resilience to environmental, social and economic challenges. Implications include:
- Housing diversity needs to increase to meet the needs of the changing population, such as the provision of aged care and homes suitable for ageing-in-place, and smaller dwellings to suit the increasing lone person households.
- Housing supply and affordability is critical to meet the needs of the growing population.
- Sustainability in housing is critical to adapt to the impacts of climate change, which include increasing extreme weather events and exposure to natural hazards. This includes the implementation of Environmentally Sustainable Development (ESD) principles in design but also locating housing in well-connected areas, close to transport and services.
- Employment land must respond to the needs of a changing economy, ensuring providing opportunities for businesses of the future. While climate change presents a great threat to humanity, it also provides economic opportunity for those areas that can make the most of renewable resources, such as Wellington.

Policy context

- The PPF requires planning authorities to plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Policy states that Residential land supply must be considered on a municipal basis, rather than a town-by-town basis, although in regional areas such as Wellington there is a need for more nuanced local supply and demand assessment to be undertaken to ensure that each main town can accommodate future growth. Clause 11.01-1S identifies Sale as a regional centre for sustainable development.
- Key PPF housing and settlement policies support planning for urban growth through opportunities for the consolidation, redevelopment and intensification of existing urban areas, considering neighbourhood character and landscape values, and the limits of land capability, natural hazards and environmental quality.
- Key PPF policies around economic development aim to provide for a strong, innovative and growing economy through a diversified economy, the provision of an adequate supply of appropriately located industrial land, access to jobs closer to where people live, sustainable and accessible

tourism facilities, and retail, entertainment, office and other commercial services that meet community needs.

- Sale is identified in the MPS as the regional centre of Wellington with Wurruk and Longford as secondary settlements. Moderate population and growth within Maffra, Rosedale, Stratford Yarram and Heyfield is supported to maintain their roles as local service centres. Several smaller inland and coastal settlements should support limited population and growth as minor settlements or tourism nodes and utilise existing social, cultural and infrastructure facilities.
- Due to environmental risks, the MPS recommends:
  - Limit development in towns and settlements where it will be subject to flooding, tidal flooding or subsidence, particularly around the Gippsland Lakes.
  - Discourage development in areas of significant coastal vulnerability.
  - Discourage residential development and associated uses in areas that are subject to high fire risk.
  - Encourage use and development to minimise environmental damage on groundwater and aquifer recharge areas.
  - Development should further protect resources by directing urban growth and development away from agricultural areas, water catchments, and resource extraction areas, and promoting sustainable practices.
- Wellington's diverse economy should continue to grow the resource based and agricultural industries, as well as tourism, the renewable energy sector, and support important economic assets such as the RAAF Base East Sale and the West Sale Airport.
- Clause 11.01-1L establishes policies that apply to the area within the settlement boundaries identified in the strategy plans for Sale, Wurruk, Longford, Maffra, Rosedale, Heyfield, Yarram (and Bucklys Island Road), Stratford, and 'Other' settlements that include Briagolong, Alberton, Dargo and Licola.
- The strategies generally seek to facilitate residential, commercial, and industrial development where it is efficient, sustainable, and does not conflict with incompatible uses and resources that are important within the region.
- Planning Scheme Strategy Plans provide directions for growth and development for Sale, Wurruk, Longford, Maffra, Rosedale, with more detailed direction provided in Development Plans in Longford, North Sale, Sale Western Growth Area (Final Wurruk), Rosedale (DP08), and Heyfield (DP01 and DP011).

Population, housing and employment profile

Population profile

- Wellington has an ageing population. From 2016 to 2021 the number of people aged 65+ years has increased by 1,739 people. This accounted for 90 per cent of the population growth over this period. The ageing population in Wellington reflects that the area is a popular location for retirement living.

- Wellington has a smaller household size in comparison to Regional Victoria which reflects the Shire's ageing population and high number of lone person households.
- Like many regional municipalities in Victoria, Wellington has experienced higher levels of population growth over recent years, in part due to the effects the Covid-19 pandemic had on internal migration to rural areas.

Housing profile

- Wellington's housing stock consists predominantly of separate houses and there is an overall lack of diversity in the types of dwellings available.
- Sale/Longford/Wurruk have maintained the largest share of dwellings within the Shire across census years and together account for around 40 per cent of dwellings in Wellington.
- Housing affordability is a significant issue within Wellington. Both changes in house prices and rental prices across the Shire have significantly outpaced household incomes creating a decline in both housing and rental affordability.
- The number of unoccupied private dwellings indicates higher levels of holiday homes in Wellington compared to both regional Victoria and Metro Melbourne. Short term rental accommodation can contribute to tensions within communities and can exacerbate issues with housing affordability.

Economic profile

- GRP grew by nearly a third to $4 billion between 2017 and 2020, before the economy contracted in 2021. It rebounded with strong growth in 2022.
- Mining remains the dominant contributor to GRP in Wellington, although it is the fastest shrinking industry of employment, contracting by 36 per cent since 2011. Health and Education are gaining a larger share of employment, while traditional industrial employment is losing its share.
- There are a large number of sole traders, especially in Agriculture, while only 2 per cent of businesses have more than 20 employees.
- Wellington's unemployment rate was 4.2 per cent in June 2022, compared to 3.6 per cent across Regional Victoria, however it fell by 1.5 per cent in the previous year.

Built form analysis

- The built form analysis highlights the variation in precincts across the six main townships in Wellington, including current housing trends, and forms to provide a foundation for identification of 'change areas' and further directions regarding preferred development outcomes.
- A number of key precincts were identified as potential 'change areas' due to their existing infill housing, proximity to services and amenities, proportion of vacant lots and older existing dwellings (which have potential to be replaced by infill development).
- Townships such as Sale have a relatively high proportion of existing infill in some precincts and there is potential for further infill in several others (including precincts 7 and 13).
- Further infill development would likely need to replace existing dwellings due to a lack of vacant lots.

Housing demand and capacity

- The population of Wellington Shire is expected to increase by 10,587 people by 2041. This will see the population reach 57,184 people.
- There is expected to be demand for an addition 5,877 dwellings by 2041.
- Capacity in the LGA as a whole will rely on the previous work Council has undertaken in identifying growth areas and ensuring these become available for future development.
- There is capacity for 10,968 dwellings in Wellington Shire, equivalent to 34 years of supply.
- While Regional towns show housing supply gaps, these towns are significantly constrained for future growth and subdivision through environmental hazards such as risk of flooding and bushfire.
- Stratford shows a significant supply gap and has no pre-existing areas for future growth identified. As a result, future residential areas in Stratford are explored in Section 10 of this report.

Need for housing assistance

- Provision of housing along the housing spectrum is essential for safeguarding and enhancing Wellington as an attractive place to live and work.
- There is a significant shortfall between the number of households requiring assistance and the number of available dwellings, a gap estimated currently at approximately 1,000.
- To meet projected need for social and affordable housing, SGS forecasts indicate that approximately a quarter of the 5,877 total forecast dwelling demand in Wellington to 2041 would be required to be delivered as social and affordable housing.
- The GMS seeks to address broader concerns for housing affordability by ensuring sufficient supply of suitable zoned residential land to ensure the smooth operation of the housing market and providing policy support for alternative housing forms (such as medium density housing in well-serviced locations).

Employment demand and capacity

- Wellington has seen a take up rate of 2.1 hectares per year of industrial land. When considering the identified investigation areas for future industrial land that Council has identified within Strategy Plans and adopted documents, there is 94 hectares of industrial land for future use in Wellington.
- Ensuring the ongoing appropriate supply of industrial land will rely on the rezoning of future industrial areas identified by Council within Sale/Wurruk, Stratford and Yarram which offer around 54 ha of developable land.
- Sale contains the largest commercial centre within Wellington and is the regional centre of the LGA providing essential services and the largest offering of commercial and retail services.
- Wellington's vacant zoned commercial land has the capacity for 15+ years of growth. In addition, there is 36 hectares of underutilised land in commercial zones, that could be used for infill.
- It would be beneficial to support increasing commercial density in underutilised lots, while strategically selecting areas for rezoning over the next decades. Before any future rezoning of commercial land across Wellington's centres further analysis of the centres should be completed.

Economic opportunities

- Agricultural land needs to be protected from encroachment by housing development, and support is needed for the delivery of worker accommodation, in particular for the vegetable growing and salad production industries.
- As the MID continues to modernize it will need protection from incompatible uses within the catchment to protect this resource.
- Zoning an appropriate amount of industrial/commercial land to support job creation and growth in renewable energy and its supporting industries.
- Defence – increasing operations at both airports and managing the sensitive interface areas between Defence land and other development.
- Continuing to position Wellington as a leader in Renewable Energy investment to support future economic activity and local supply chain opportunities.
- Supporting affordable and diverse housing options close to jobs, within established growth boundaries, including to support operations from future renewable energy investment.
- Tourism/eco-tourism/cultural tourism, consultation with GLaWAC and continuing to support the marketing of Wellington Shire via the 'Middle of Everywhere' campaign.
- Continuing to invest in town centre activation and improvement.

Land suitability

- While Section 6.5 reveals there is sufficient capacity for future dwellings at an LGA level, it also makes clear that the town of Stratford is likely to experience greater demand than there is available capacity in the near future. Stratford is also the only main town across Wellington that does not have pre-existing structure planning work completed that has identified residential growth areas.
- Because of this identified demand and potential supply gap suitability mapping has been completed for the area to identify potential investigation areas for future residential use. The constraints mapping completed through desktop analysis reveals the most suitable area for future investigation of residential growth is to the east of the town.
- Section 8.2 establishes a need for a future supply of industrial land. While the analysis does also suggest that there are a number of sites that can be considered underutilised in industrial areas, relying on these sites for the intensification of land to increase supply can also be problematic.
- Ensuring the ongoing appropriate supply of industrial land will rely on the rezoning of future industrial areas identified by through Council's previous work within Sale/Wurruk, Stratford and Yarram which offer around 54 ha of developable land.
- Wellington's vacant zoned commercial land has the capacity for 15+ years of growth, with additional capacity potential realisable through further redevelopment and intensification of existing activity centres. Any further rezoning for commercial use would require additional economic analysis – such as proposals which respond to opportunities related to the renewable energy industry.

Appendix A: Planning policy

This section sets out the planning policy framework at a State and local government level as it applies to planning for urban land in Wellington Shire.

11.1 Planning Scheme Overview

The planning scheme's policy foundation is outlined in the Planning Policy Framework (PPF), which includes state, regional and local policies. These outline principles that underpin the application of planning controls such as zones and overlays, as well as decision-making under the planning scheme.

The PPF contains planning objectives and strategies structured within several themes:

- Clause 11 - Settlement
- Clause 12 - Environment and landscape values
- Clause 13 - Environmental risks and amenity
- Clause 14 - Natural resource management
- Clause 15 - Built environment and heritage
- Clause 16 - Housing
- Clause 17 - Economic development
- Clause 18 - Transport
- Clause 19 - Infrastructure

Within the clauses listed above, there are further sub-clauses. Table 29 summarises the most relevant PPF clauses and indicates whether regional or local policy clauses are added to the state policy clauses.

More detail about critical state policy clauses is outlined at Section 11.2, and key local policy clauses are discussed at Section 11.3.

TABLE 29: SUMMARY OF KEY PLANNING POLICY CLAUSES

Relevant State Policy Clause	Regional Policy Clauses	Local Policy Clauses
Clause 11 – Settlement		
11.01 – Victoria	11.01-1R: Settlement – Gippsland	11.01-1L: Settlement – Sale, Wurruk and Longford; Maffra; Rosedale; Heyfield; Yarran; Stratford; Other settlements
11.02 – Managing Growth		11.02-3L: Sequencing of development – Wellington
11.03 – Planning for Places		11.03-1L: Sale activity centre 11.04-4L: Coastal settlements – Wellington

Relevant State Policy Clause	Regional Policy Clauses	Local Policy Clauses
Clause 12 – Environmental and Landscape Values		
12.01 – Biodiversity		12.01-1L: Protection of Biodiversity – Wellington 12.01-2L: Native vegetation management – Wellington
12.02 – Marine and Coastal Environment		12.02-1L: Protection of coastal areas – Wellington 12.02-2L: Ninety Mile Beach and Gippsland Lakes
12.03 – Water Bodies and Wetlands	12.03-1R: High value water body assets – Gippsland	12.03-1L: River corridors, waterways, lakes and wetlands – Wellington
12.04 – Alpine Areas		
12.05 – Significant Environments and Landscapes		
Clause 13 – Environmental Risks and Amenity		
13.01 – Climate Change Impacts		
13.02 – Bushfire Planning		
13.03 - Floodplains		
13.04 – Soil Degradation		
13.05 – Noise		
13.06 – Air Quality		
13.07 – Amenity, Human Health and Safety		
Clause 14 – Natural Resource Management		
14.01 – Agriculture	14.01-1R: Protection of agricultural land – Gippsland	14.01-1L: Protection of agricultural land – Wellington 14.01-2L: Diversifying agriculture – Wellington 14.01-3L: Forestry and timber production – Wellington

Relevant State Policy Clause	Regional Policy Clauses	Local Policy Clauses
14.02 – Water		14.02-1L-01: Catchment planning and management – Wellington 14.02-1L-02: Special Water Supply Catchment Management Areas 14.02-2L: Water quality – Wellington
14.03 – Earth and Energy Resources	14.03-1R: Resource exploration and extraction – Gippsland Coal Resource	14.03-1L: Resource exploration and extraction – Wellington
Clause 15 – Built Environment and Heritage		
15.01 – Built Environment		15.01-2L: Building design for older and special needs people
15.03 – Heritage		15.03-1L: Heritage conservation – Wellington
Clause 16 – Housing		
16.01 – Residential Development		
Clause 17 – Economic Development		
17.01 – Employment	17.01-1R: Diversified economy – Gippsland 17.01-2R: Innovation and Research – Gippsland	17.01-1L: Diversified economy – Wellington
17.02 – Commercial	17.02-1R: Commercial centres - Gippsland	
17.03 – Industry	17.03-1R: Industrial land supply – Gippsland	17.03-1L: Industrial land supply – Wellington
17.04 – Tourism	17.04-1R: Tourism – Gippsland	17.04-1L: Facilitating tourism – Wellington 17.04-2L: Coastal and maritime tourism and recreation – Wellington
Clause 18 - Transport		

Relevant State Policy Clause	Regional Policy Clauses	Local Policy Clauses
18.01 – Land Use and Transport	18.01-2R: Transport system – Gippsland	18.01-1L: Land use and transport planning – Wellington
18.02 – Movement Networks	18.02-5R: Freight links – Gippsland	18.02-7L: Planning for airports and airfields – Wellington
Clause 19 – Infrastructure		
19.01 - Energy	19.01-1R: Energy supply – Gippsland	
19.02 – Community Infrastructure		19.02-1L: Health facilities – Wellington 19.02-3L: Cultural facilities – Wellington 19.02-6L: Open space – Wellington
19.03 – Development Infrastructure		19.03-2L: Infrastructure design and provision – Wellington 19.03-3L: Integrated water management – Wellington

11.2 State and Regional Policy

Planning Policy Framework (State and Regional Policy)

The Planning Policy Framework (PPF) outlines state strategy and policy directions for land use planning. The PPF establishes direction for local government to prepare plans at the local level, that are implemented in the *Wellington Planning Scheme.* Key objectives include promoting sustainable growth and development, protecting and conserving biodiversity, minimising the impacts of natural hazards and climate change, protecting natural resources, supporting economic development, and facilitating housing to meet community needs.

The PPF requires planning authorities to plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. Policy states that Residential land supply must be considered on a municipal basis, rather than a town-by-town basis.

State and Regional policy, relevant to residential and economic development, set out in the PPF include:

11.01-1-1S – Settlement

Clause 11.01-1S aims to facilitate sustainable growth and development across Victoria and identifies Sale as a regional centre for sustainable development. The Clause requires planning authorities to consider relevant region-specific strategies (Gippsland Regional Growth Plan 2014; Gippsland Regional Development Strategy 2022).

11.01-1-1R – Settlement – Gippsland

Clause 11.01-1R aims to support urban growth in Sale as a regional centre, in the region. Strategies include supporting new urban growth fronts in regional centres where natural hazards and environmental risks can be avoided or managed, providing regional social infrastructure in regional centres, and creating clearly defined, vibrant and prosperous town centres that respond to changing population and market conditions. Towns with high holiday home ownership should be able to accommodate increased seasonal demands on services and infrastructure.

11.01-2-1S – Supply of Urban Land

Clause 11.01-2-1S aims to ensure a sufficient supply of land is available for residential development, as well as other uses. A key strategy under this clause is to plan to accommodate projected population growth over at least a 15-year period and provide clear direction on locations where growth should occur. The clause also stipulates that residential land supply should be considered on a municipal basis, rather than a town-by-town basis.

11.01-2-2S – Structure Planning

Clause 11.02-2-2S aims to facilitate fair, orderly and sustainable development of urban areas by ensuring undertaking the preparation of a hierarchy of structure plans or precinct structure plans.

11.03-2S – Growth Areas

Clause 11.03-2S aims to ensure that urban growth is directed to areas where transport corridors and services can be provided efficiently and sustainably, while protecting primary production, major sources of raw materials and valued environmental areas.

11.03-6S – Regional and local places

Clause 11.03-6S aims to facilitate integrated place-based planning in regional areas. Strategies include considering the distinctive character and cultural heritage in land use and development.

16.01-1S – Housing supply

Clause 16.01-1S seeks to:

- Ensure that an appropriate quantity, quality and type of housing is provided, including aged care facilities and other housing suitable for older people, supported accommodation for people with disability, rooming houses, student accommodation and social housing.
- Increase the proportion of housing in designated locations in established urban areas (including under-utilised urban land) and reduce the share of new dwellings in greenfield, fringe and dispersed development areas.

- Encourage higher density housing development on sites that are well located in relation to jobs, services and public transport.
- Identify opportunities for increased residential densities to help consolidate urban areas.
- Facilitate diverse housing that offers choice and meets changing household needs by widening housing diversity through a mix of housing types.
- Encourage the development of well-designed housing that:
  - Provides a high level of internal and external amenity.
  - Incorporates universal design and adaptable internal dwelling design.
- Support opportunities for a range of income groups to choose housing in well-serviced locations.
- Plan for growth areas to provide for a mix of housing types through a variety of lot sizes, including higher housing densities in and around activity centres.

16.01-2S – Housing affordability

Clause 16.01-2S seeks to improve housing affordability by:

- Ensuring land supply continues to be sufficient to meet demand.
- Increasing choice in housing type, tenure and cost to meet the needs of households as they move through life cycle changes and to support diverse communities.
- Promoting good housing and urban design to minimise negative environmental impacts and keep costs down for residents and the wider community.
- Encouraging a significant proportion of new development to be affordable for households on very low to moderate incomes.

It also seeks to increase the supply of well-located affordable housing by:

- Facilitating a mix of private, affordable and social housing in suburbs, activity centres and urban renewal precincts.
- Ensuring the redevelopment and renewal of public housing stock better meets community needs.

Also important is the facilitation of the delivery of social housing by identifying surplus government land suitable for housing.

16.01-3S – Rural residential development

Clause 16.01-3S facilitates the identification of land that is suitable for rural residential development. It does this though:

- Protecting agriculture from inappropriate rural residential development and consolidating new housing in existing settlements where the investment in infrastructure and services has already been made
- Demonstrate need and identify locations for rural residential development through a housing and settlement strategy.

- Ensure planning for rural residential development avoids or significantly reduces adverse economic, social and environmental impacts.
- Ensure land is not zoned for rural residential development if it will encroach on high quality productive agricultural land or adversely impact on waterways or other natural resources.
- Discourage development of small lots in rural zones for residential use or other incompatible uses.
- Encourage consolidation of existing isolated small lots in rural zones.
- Ensure land is only zoned for rural residential development where it:
  - Is located close to existing towns and urban centres, but not in areas that will be required for fully serviced urban development.
  - Can be supplied with electricity, water and good quality road access.

Clause 16.01-4S – Community care accommodation

Clause 16.01-4S facilitates the establishment of community care accommodation and support their location being kept confidential.

Clause 16.01-5S – Residential aged care facilities

Clause 16.01-5S recognises the importance of an adequate supply of appropriate residential aged care facilities, that they are distinct to other forms of dwellings, and should be planned for in housing strategies and structure plans. Growth areas should provide access to residential aged care facilities early in their development.

A mix of housing for older people should be provided with appropriate access to care, support services and public transport, and to a high design standard.

Clause 17.01-1S – Diversified economy

Clause 17.01-1S seeks to strengthen existing employment areas and plan for new ones, and facilitate economic opportunities within and across the regions. A range of employment sectors should be facilitated with access to jobs close to where people live.

Clause 17.01-1R – Gippsland

Clause 17.01-1R supports the development of a range of facilities and industries such as:

- Production and processing facilities that add value to local agricultural, forestry and fisheries products.
- Industry sectors focussed on growing Asian and other international markets.
- Coal-to-products industries such as diesel, fertiliser and gas, for both domestic and export markets.
- Advanced manufacturing and engineering with particular reference to Latrobe Valley industries.
- Gippsland's fishing industry by maintaining ports and enabling development of fishing operations at Lakes Entrance, Mallacoota, Port Welshpool, San Remo, Port Franklin and Port Albert.
- Opportunities within aviation-related industries.

Clause 17.01-2S – Innovation and research

Clause 17.01-2S supports innovation and the knowledge economy and the development of logistics and communications infrastructure, business clusters, and enterprise precincts in areas with a critical mass of employment. The physical environment should be accessible, high quality and well-connected, to support innovation, creativity and learning, with well-located, appropriate and low-cost premises for not-for-profit or start-up enterprises.

Clause 17.01-2S – Innovation and research – Gippsland

Clause 17.01-2R seeks to Facilitate opportunities for innovation and industry development arising from climate change and initiatives to reduce greenhouse gas emissions, with research and development capacity developed in places with an established presence including Churchill and Ellinbank.

Clause 17.02-1S – Business

Clause 17.02-1S encourages development that meets the community's needs for retail, entertainment, office and other commercial services.

Clause 17.02-1R – Commercial centres – Gippsland

Clause 17.02-1R supports redevelopment initiatives in commercial centres that will be subject to significant growth (including Sale) to improve their attractiveness and usability.

Clause 17.02-2S – Out-of-centre development

Clause 17.02-2S discourages proposals for expansion of single use retail, commercial and recreational facilities outside activity centres, but gives preference to locations in or on the border of an activity centre for expansion of single use retail, commercial and recreational facilities. Large sports and entertainment facilities of metropolitan, state or national significance in out-of-centre locations unless they are highly accessible and on the Principal Public Transport Network.

Generally, out-of-centre proposals are only considered where the proposed use or development is of net benefit to the community.

Clause 17.03-1S – Industrial land supply

Clause 17.03-1S seeks to identify and provide an adequate supply of industrial land in appropriate locations, including urban growth areas with good access and appropriate buffers. Existing industrial land should be protected and planned for future growth unless long-term demand for these uses can be demonstrably met elsewhere.

17.03-1R – Industrial land supply – Gippsland

17.03-1R facilitates the release of additional industrial zoned land in towns including Sale and Lakes Entrance.

17.03-2S – Sustainable industry

Clause 17.03-2S facilitates the sustainable operation of industry through the appropriate siting of industrial activities including threshold distances, minimising inter-industry conflicts and encroachment of commercial, residential and other sensitive uses. Appropriate industrial uses are encouraged within

activity centres, with small-scale industries servicing established urban areas supported through appropriate zoning. Manufacturing and storage industries that generate significant volumes of freight should be encouraged to locate close to air, rail, and road freight terminals.

17.04-1S – Facilitating tourism

Clause 17.04-1S encourages the development of a range of well-designed and sited tourist facilities, ensuring that they have access to suitable transport. It seeks to promote innovative tourism facilities that preserve, are compatible with and build on the assets and qualities of surrounding activities and attractions.

17.04-1R – Tourism – Gippsland

Clause 17.04-1R seeks to facilitate tourism in strategic tourism investment areas shown on the Gippsland Regional Growth Plan. It encourages development in existing urban settlements to maximise access to infrastructure, services and labour and minimise impacts on the environment and exposure to natural hazards. Nature-based proposals are supported that complement and are compatible with the region's environment and landscape attractions.

17.04-2S – Coastal and maritime tourism and recreation

Clause 17.04-2S encourages a diverse range of strategically located and well-designed coastal and maritime tourism and recreational opportunities. These are expected to be safe and sustainable, offer a diverse range of accommodation options, respond to demand, are accessible and of an appropriate scale, use and intensity, and minimises impact on the environment and visual character.

Ports should be strategically planed and operated to complement each other in the context of the broader economy, transport networks and the maritime and coastal environments within which they are regulated.

11.3 Local Policy

The Wellington Planning Scheme is made up of State, regional and local policies, which set high-level directions for land use, development, and environmental management, and highlight opportunities and challenges facing the Municipality, that can be managed through planning controls (zones and overlays).

Municipal Planning Strategy

The Municipal Planning Strategy (MPS) outlines the context, vision and strategic planning directions for Wellington. The MPS contains the following clauses:

02.03-1 Settlement

This clause sets policy objectives for planning residential settlements and identifies a settlement hierarchy which sees Sale as the principal town and main growth settlement, with strong interdependencies with both Wurruk and Longford. Together they form the regional centre of Wellington, providing for diverse commercial, cultural, health and industrial activities. Council's strategic directions for 'Large Settlements' are to:

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

There are also a number of smaller inland and coastal settlements that typically support a principal industry such as agriculture, timber or tourism, with the coastal settlements supporting a large population influx during holiday periods. Strategic directions include:

- Support limited population and growth within other inland townships as minor settlements or tourism nodes.
- Encourage rural living areas in proximity to developed settlements to utilise existing social, cultural and infrastructure facilities.
- Limit unplanned development outside the defined settlement boundaries along the Ninety Mile Beach.

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

02.03-2 Environmental and landscape values

Owing to native vegetation clearance, many of Wellington's native species and communities are listed as highly significant and threatened, with remnant native vegetation in agricultural landscapes form important bio-links between key natural areas. Wellington's rural areas contain some of the most ecologically important and diverse areas in Victoria with many wetlands recognised by the Ramsar Convention on Wetlands of International Importance. Rivers and waterways support ecologically significant stands of remnant vegetation and form part of a network wildlife corridors and offer significant environmental landscapes.

The clause identifies challenges to these values that include water quality, inappropriate residential development and protection of vegetation habitat and neighbouring wetlands and coastal parks. Infrastructure development can have significant detrimental effects on these landscapes.

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

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

02.03-3 Environmental risks and amenity

Clause 02.03-02 identifies several environmental risks that may impact on land use and development decisions that include bushfire, flooding, salinity, drought and land degradation, and inundation, with climate change potentially increasing the impact of these events. Productive land is subject to risks that include Salinity, acid sulphate soils, sedimentation and high nutrient loads.

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

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

02.03-4 Natural resource management

Clause 02.03-4 sets out strategic directions for natural resource management across agriculture, water and earth and energy resources. Strategic directions seek to protect resources by directing urban growth and development away from agricultural areas, water catchments, and resource extraction areas, and promoting sustainable practices.

02.03-5 Built environment and heritage

Clause 02.03-5 acknowledges the Gunaikurnai people as the traditional custodians of the land, which has important cultural heritage values, including the Gippsland Lakes, which need to be conserved and protected for the benefit of future generations. Strategic directions seek to promote the identification, protection and conservation of places of heritage significance and cultural value, and protect and enhance the individual character of each township.

02.03-6 Economic development

Wellington's economy is linked to the natural resource base and productive agricultural land, but also supports Important industries include defence, aviation, health, education, manufacturing, horticulture, dairying, intensive agriculture, timber production, racing, forestry and forestry support, fishing, tourism, oil and gas, brown coal production, mining support and environmentally sustainable green energy.

The clause identifies the RAAF Base East Sale and the West Sale Airport as important economic assets, with opportunities for increased growth coming from the renewable energy sector and tourism.

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

- Encourage expansion and diversification of the regional economy to increase employment.
- Maximise the potential of productive and natural assets for rural purposes.
- Promote diversity in industrial, retail and commercial sectors.
- Support the role of horse and greyhound racing economy.
- Promote Sale as the regional headquarters for horse and greyhound racing in eastern Victoria.

- Encourage the development of tourism around natural environment, cultural and heritage assets.
- Facilitate Sale's role as a tourist destination.

02.03-7 Infrastructure

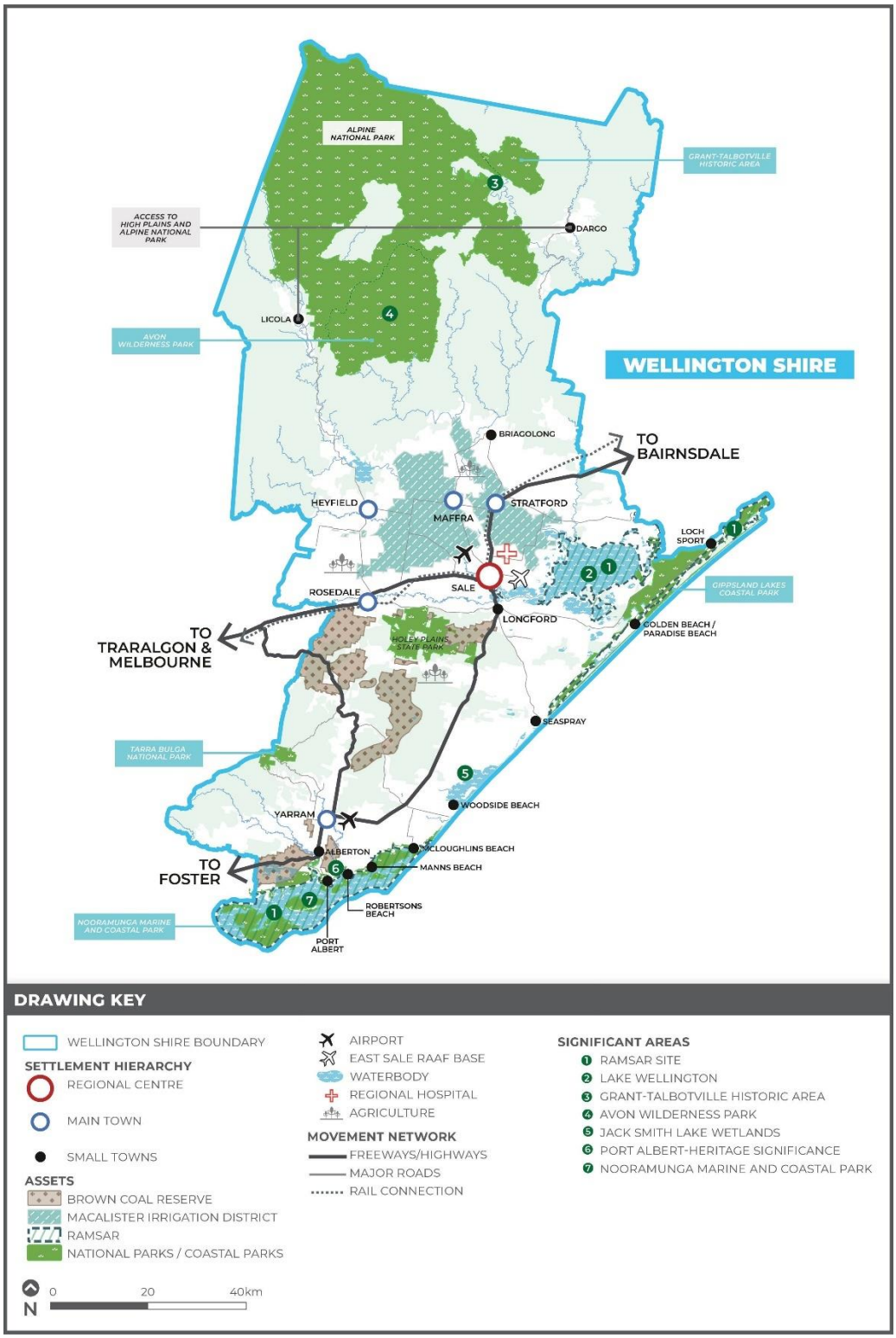
The provision of affordable and diverse housing, generating economic growth and managing the municipality in a sustainable manner are influenced by the efficient delivery of infrastructure. There are two major facilities in Wellington. One is Basslink, which is an electricity interconnector that connects Tasmania to the national electricity market and enhances security of electricity supply on both sides of Bass Strait. The other is the Eastern Gas Pipeline (EGP), which supplies natural gas to the wholesale gas market. Strategic directions are to encourage a consistent approach to the design and construction of infrastructure, and to protect the Basslink Electricity Interconnector, the EGP and other natural gas infrastructure from development that impacts their continued operation.

Strategic framework plans

Clause 02.04 of the Municipal Planning Strategy provides the following strategic framework plans:

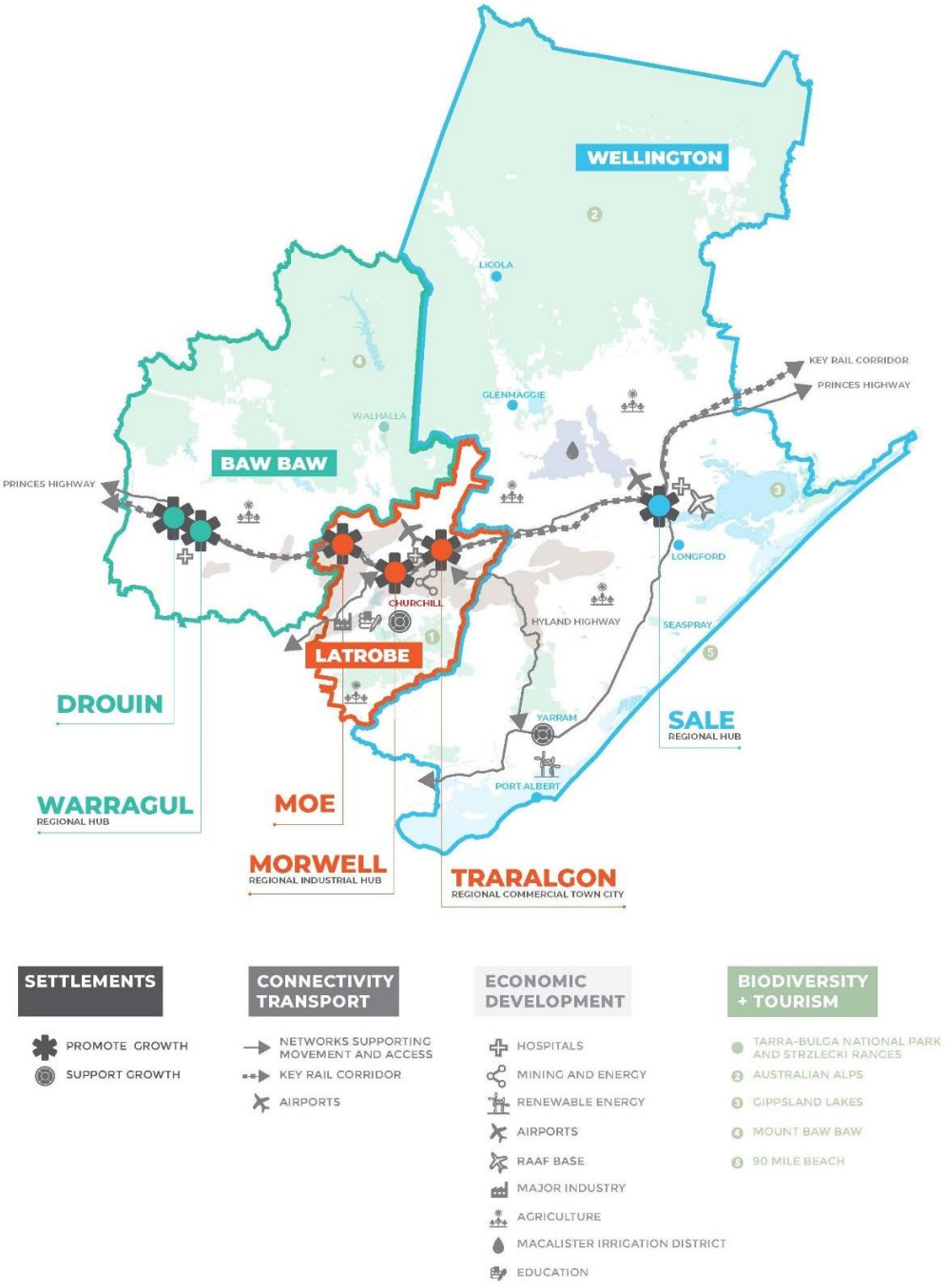
Wellington Shire Strategic Framework Plan

FIGURE 60: WELLINGTON SHIRE STRATEGIC FRAMEWORK PLAN



Latrobe Valley Economic Growth Sub-Region Strategic Framework Plan

FIGURE 61: LATROBE VALLEY ECONOMIC GROWTH SUB-REGION STRATEGIC FRAMEWORK PLAN



Key local policies

11.01-1L: Settlement

Clause 11.01-1L establishes policies that apply to the area within the settlement boundaries identified in the strategy plans for Sale, Wurruk, Longford, Maffra, Rosedale, Heyfield, Yarram (and Buckleys Island Road), Stratford, and 'Other' settlements that include Briagolong, Alberton, Dargo and Licola.

The strategies generally seek to facilitate residential, commercial, and industrial development where it is efficient, sustainable, and does not conflict with incompatible uses and resources that are important within the region.

As the primary settlement area within Wellington, the strategies for Sale, Wurruk and Longford are provided below.

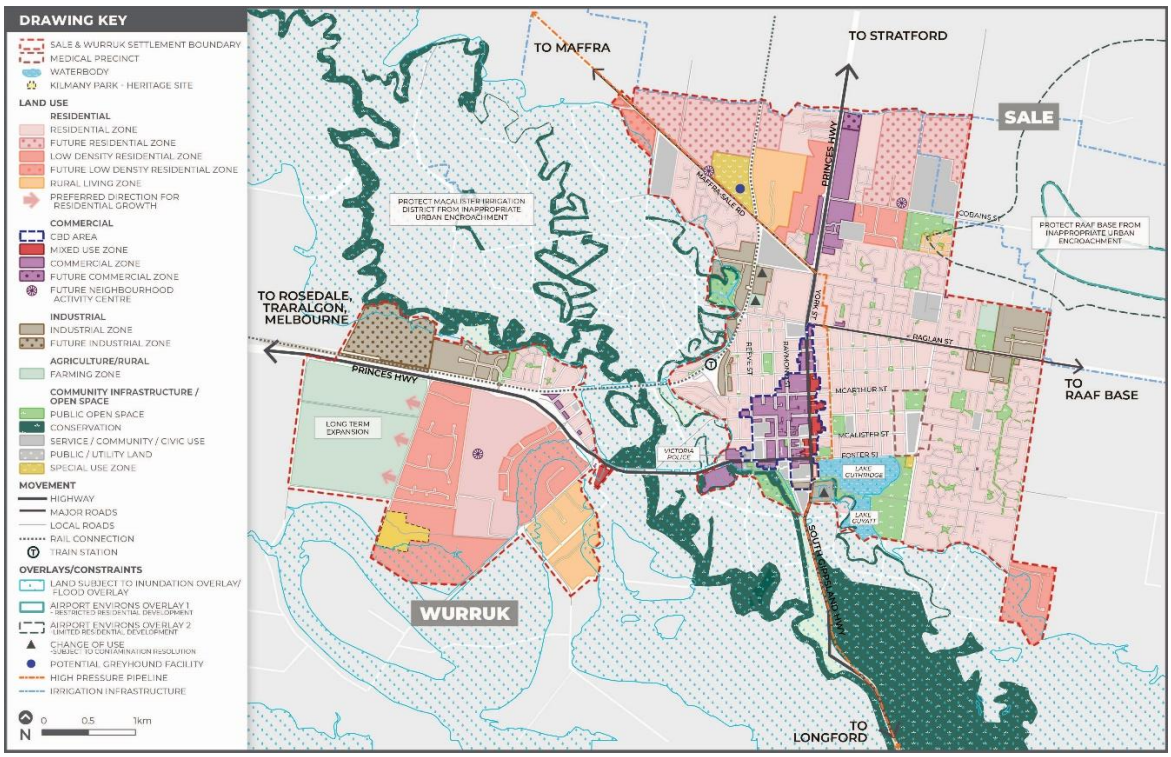
Sale, Wurruk and Longford

For Sale, Wurruk and Longford, Clause 11.01-1L seeks to maintain settlement growth boundaries to protect the operation of the RAAF Base East Sale, and support redevelopment of the Sale Golf Club, including provision of housing and tourist accommodation around the golf course. Lower order neighbourhood activity centres should be facilitated that include community services in the general locations identified in the Sale & Wurruk Strategy Plan.

The following strategies apply to residential development:

- Encourage higher density residential development:
  - Within and close to the Sale CBD – within and adjoining a 400m radius of the Sale CBD in particular.
  - Within and around the medical precinct identified in the Sale & Wurruk Strategy Plan.
  - Around neighbourhood activity centres.
  - On major transport routes.
- Support residential growth within the North Sale growth area.
- Encourage residential development in the Wurruk growth area adjacent to the Princes Highway.
- Encourage low density residential development in Wurruk in the area south of Arnup Road, subject to heritage investigations and considerations.
- Encourage development that respects the rural character of Longford.
- Encourage rural living development in Longford to enhance its existing character and function.
- Promote further residential intensification of the Longford township zone area subject to the provision of sewerage and water infrastructure.

FIGURE 62: SALE AND WURRUK STRATEGY PLAN



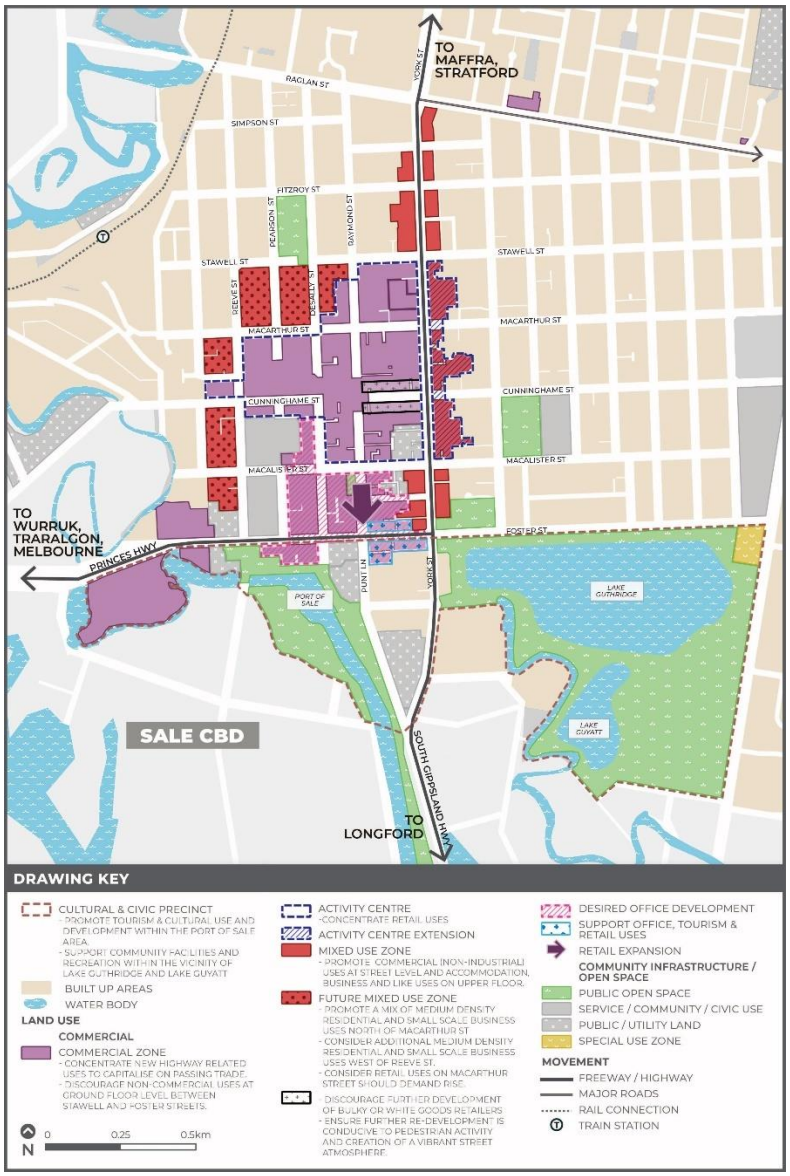
11.03-1L: Sale activity centre

Clause 11.03-1L seeks to maintain the primacy of the Sale CBD as a commercial hub. Limited commercial facilities that are strategically required outside of the CBD should also be provided for.

Strategies include:

- Concentrating retail activities in the Activity Centre precinct.
- Development occurring within the Port of Sale Cultural and Civic Precinct.
- Expanding retail development to the south, and commercial development, small-scale businesses and medium density housing in the mixed use zone.
- Improve legibility of, and connectivity to, the CBD.
- Targeted improvements to the attractiveness of and engagement with the CBD through limiting non-commercial uses at ground floor levels with accommodation and businesses on upper floors, a high standard of design development, active frontages, and enhanced pedestrian safety and amenity
- Encourage establishment of entertainment facilities within and close to the CBD.
- Some commercial facilities should be provided south of the CBD, such as office development, tourism and cultural uses, and arts and entertainment, but discourage development of higher order retailing and commercial development outside the CBD, with the exception of the corner of Cobains Road and Princes Highway.

FIGURE 63: SALE CBD STRATEGY PLAN



11.03-4L: Coastal settlements – Wellington

Clause 11.03-4L seeks development that responds to the environmental constraints of coastal settlements, and applies to the settlement boundaries identified in the Strategy Plans for Loch Sport, Port Albert and Palmerston, Golden Beach/Paradise Beach, Manns Beach, McLoughlins Beach, Robertsons Beach, Seaspray, The Honeysuckles, and Woodside Beach. Strategies include:

- Ensuring development has adequate infrastructure and maintaining existing development densities
- Facilitate the restructuring of old and inappropriate coastal subdivisions.
- Ensuring that the design of new buildings complements the character of coastal settlements

- Maintaining natural sightlines
- Develop effective public spaces within Loch Sport to provide for passive recreation.
- Define the Sanctuary Road and National Park Road major access route in Loch Sport as the central spine of the town using landscape treatments to define the road edge.

17.01-1L: Diversified economy – Wellington

Clause 17.01-1L supports use and development that will increase employment opportunities, diversify industry and use Wellington's natural resources in a sustainable manner, and development that supports agricultural and oil and gas industries and supply chains, including industrial and commercial business activities. The West Sale Airport area should be established as a major industrial node with good access while ensuring the airport functions and environmentally significant features are not adversely affected.

For the Defence sector, the clause supports:

- Development and business activities that complement Defence activities including training, manufacturing and research and development.
- Opportunities afforded by the RAAF Base East Sale and the West Sale Airport.
- The development of aviation related industries on or within proximity to the West Sale Airport and RAAF Base East Sale.

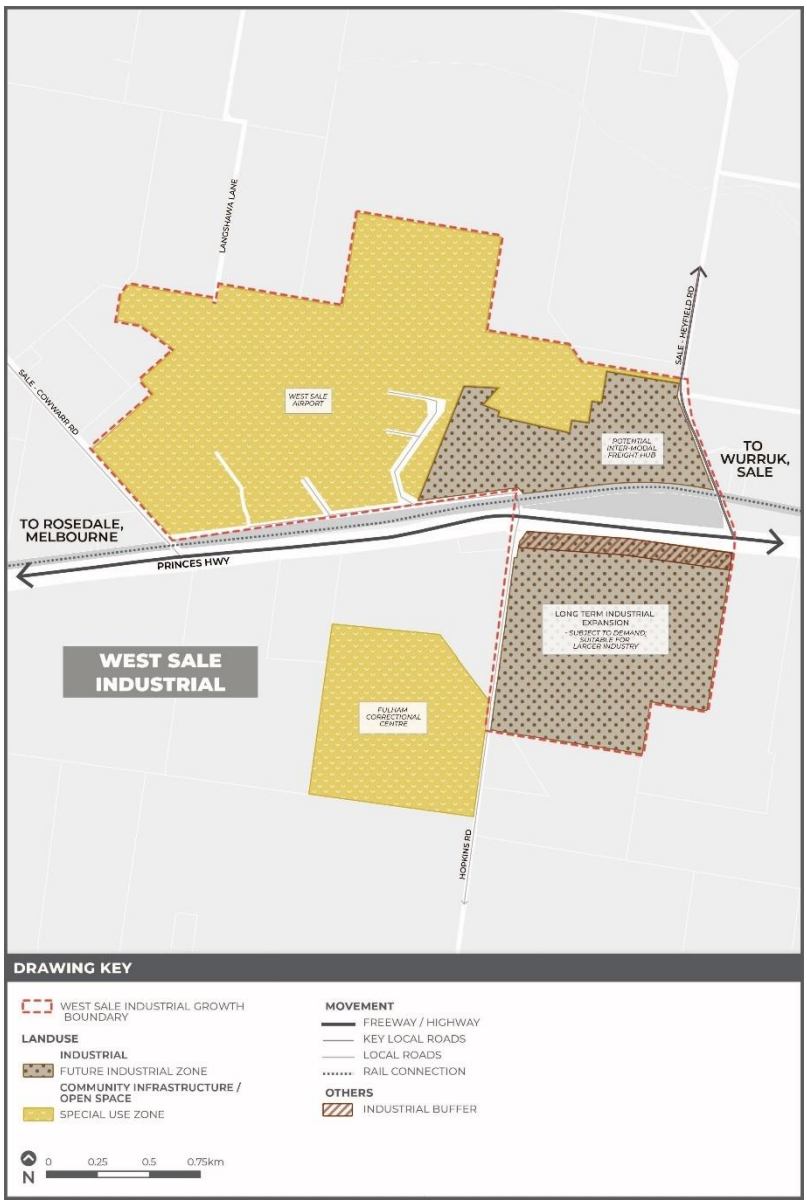
The development and diversification of local vegetable processing industries should be facilitated in the Maffra and Boisdale area.

17.03-1L: Industrial land supply – Wellington

Clause 17.03-1L seeks to facilitate the expansion of industrial land in Sale and Wurruk, with suitable for medium and large lots. Suitable land should be provided for the development of future noxious or offensive industries such as food and animal processing industries, together with complementary value adding industries. It also encourages:

- Industrial development east of Fulton Road in Maffra in accordance with the Maffra Strategy Plan at Clause 11.01-1L.
- Industrial development on the land on the corner of Church Road and Livingston Road in accordance with the Yarram Strategy Plan at Clause 11.01-1L.
- Redevelopment of the old Murray Goulburn factory site in Commercial Road, Yarram in accordance with the Yarram Strategy Plan at Clause 11.01-1L.

FIGURE 64: WEST SALE INDUSTRIAL STRATEGY PLAN



17.04-1L: Facilitating tourism – Wellington

Clause 17.04-1L seeks to facilitate rural based tourist activities that do not adversely impact upon agricultural activities, fragment high quality agricultural land or adversely impact Wellington's natural resources. Areas with favourable natural and heritage attributes, access and infrastructure are encouraged to develop high quality tourism uses (including sustainable ecotourism). Urban-type tourist and commercial recreation development should be concentrated in established urban areas and townships. Tourism development should be low impact and ecologically sustainable and enhance connectivity with local pedestrian and cycle paths to encourage physical activity.

Specific to locations in Wellington, clause 17.04-1L seeks to:

- Promote land close to the Gippsland Plains Rail Trail for tourist accommodation that supports its use.
- Facilitate tourism use and development in and around Dargo and Licola.
- Facilitate nature-based tourism in appropriate locations, especially near the Gippsland Lakes and Tarra Bulga National Park.
- Facilitate the development of 'cottage' based tourism in Briagolong, particularly along the main roads of the town.
- Support major tourism uses that are not dependent on a coastal location to develop within Loch Sport and Port Albert.

17.04-2L: Coastal and maritime tourism and recreation – Wellington

Clause 17.04-2L seeks to encourage the concentration of coastal tourist and commercial recreation development in established urban areas and townships, with a diversity of commercial activity in coastal areas, particularly where it is related to environmentally sustainable tourism.

Loch Sport's role as a boating centre should be enhanced, with development of facilities that promote boating visitation to Loch Sport from other centres in the Gippsland Lakes network.

Zones

Zones are the primary tool for guiding the fair and orderly use and development of land. A zone sets expectations about what land use and development activity is or may be acceptable in the location to which it applies. Each zone broadly deals with a particular predominant land use theme, such as residential, commercial, industrial or public land uses.

Zones are applied spatially, and all land must be included in a zone, except Commonwealth land. The zone selected for any land is determined by the historic land use and the planning strategies set out in the planning scheme.

Each zone contains purposes that describe the planning outcome sought by the zone. These purposes are achieved through the application of the controls on use and development in the zone.

The use of land is controlled by a 'Table of uses' in the zone. This table places particular land uses in one of three categories:

- Section 1 – Permit not required.
- Section 2 – Permit required.
- Section 3 – Prohibited.

The table may include a condition next to a land use that must be met. If the condition is not met, a more restrictive land use category will apply to the use.

The zone also controls development by requiring a planning permit for specified types of development. Some zones seek to promote a specific outcome by exempting a preferred form of development from

the need for a permit. Some zones may include mandatory requirements, such as a maximum building height.

TABLE 30: ZONES IN WELLINGTONS'S URBAN AREAS

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
Residential Zones				
32.03 – Low Density Residential Zone (LDRZ)	▪ To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.	Sale, Rosedale, Heyfield, Maffra, Stratford, Munro, Golden Beach, Paradise Beach, Seaspray, Port Albert, Greenmount, Woodside Beach	Schedule makes no changes to default from of the zone. The LDRZ sets a minimum subdivision size as follows (subject to limited exemptions): • 0.4 hectare for each lot where reticulated sewerage is not connected. If no area is specified each lot must be at least 0.4 hectare. 0.2 hectare for each lot with connected reticulated sewerage. If no area is specified each lot must be at least 0.2 hectare.	The minimum subdivision size limits the number of lots that can be created as ensures lots remain a large size and the number of lots does not increase.
32.04 – Mixed Use Zone (MUZ)	▪ To provide for a range of residential, commercial, industrial and other uses which complement the mixed-use function of the locality.	Sale, Wurruk, Rosedale, Heyfield	Schedule makes no changes to cl 54/55 standards or other zone requirements, but does introduce an exemption from notice and review for land not within 30m of a residential zone, hospital, or education centre. (It is noted that the Mixed Use Zone is a residential zone).	Mixed Use Zone land has greater residential development potential given the zone's reference to higher densities and the zone's application close to town centres.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	▪ To provide for housing at higher densities. ▪ To facilitate the use, development and redevelopment of land in accordance with the objectives specified in a schedule to this zone.			
32.05 – Township Zone (TZ)	▪ To provide for residential development and a range of commercial, industrial and other uses in small towns. ▪ To encourage development that respects the neighbourhood character of the area. ▪ To allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.	Alberton, Tarraville, Robertsons Beach, Manns Beach, McLoughlins Beach, Woodside Beach, Woodside, Seaspray, Longford, Carrajung, Cowwarr, Glenmaggie, Coongulla, Licola, Dargo, Briagalong, Boisdale, Munro,	Schedule makes no changes to default version of the zone.	Generally applied in smaller townships. The TZ allows for a mix of uses in small townships; it generally applies in townships with limited infrastructure and services and hence lower growth potential.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
		Newry, Tinamba		
32.07 – Residential Growth Zone (RGZ)	▪ To provide housing at increased densities in buildings up to and including four storey buildings. ▪ To encourage a diversity of housing types in locations offering good access to services and transport including activity centres and town centres. ▪ To encourage a scale of development that provides a transition between areas of more intensive use and development and other residential areas.	Guthridge Precinct, Sale	Schedule provides customised guidance for this precinct.	Limited implications given application to a single precinct.
32.08 – General Residential Zone (GRZ, R1Z, R3Z, R3Z)	▪ To encourage a diversity of housing types and housing growth particularly in locations offering good access to	Sale, Wurruk, Stratford, Maffra, Heyfield, Glenmaggie Point, Port	One customised schedule (Wellington General Residential Area); zone applies in default form elsewhere.	Generally applied in larger townships. Mid-tier residential zone, although settings do

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	services and transport.	Albert, Yarram, Loch Sport, Rosedale,		allow for 3 storey development.
32.09 – Neighbourhood Residential Zone (NRZ)	▪ To recognise areas of predominantly single and double storey residential development.	South of Stevens St, Sale	Schedule provides for setback and fence height requirements.	Limited implications given application to small areas of one part of Sale, and schedule used would have marginal implications for yield compared to standard form of zone. See also DDO22.
Industrial Zones				
33.01 – Industrial Zone 1 (IN1Z)	▪ To provide for manufacturing industry, the storage and distribution of goods and associated uses in a manner which does not affect the safety and amenity of local communities.	Sale, Wurruk, Maffra, Stratford, Rosedale, Heyfield, Yarram, west of Gelliondale, southeast of Longford	Does not allow residential development.	Limited supply of industrial land may affect employment.
33.03 – Industrial Zone 3 (IN3Z)	▪ To provide for industries and associated uses in	Alberton, Heyfield	Does not allow residential development.	Very limited application in shire.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	specific areas where special consideration of the nature and impacts of industrial uses is required or to avoid inter-industry conflict. ▪ To provide a buffer between the Industrial 1 Zone or Industrial 2 Zone and local communities, which allows for industries and associated uses compatible with the nearby community. ▪ To allow limited retail opportunities including convenience shops, small scale supermarkets and associated shops in appropriate locations. ▪ To ensure that uses do not affect the safety and amenity of adjacent, more sensitive land uses.			
Commercial Zones				

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
34.01 – Commercial 1 Zone (C1Z)	▪ To create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses. ▪ To provide for residential uses at densities complementary to the role and scale of the commercial centre.	Sale, Rosedale, Heyfield, Maffra, Stratford, Yarram, Loch Sport	Allows for housing but the zone uses frontage requirements to encourage this to be above commercial uses at ground floor.	Permitted uses in the C1Z include accommodation, mixed businesses and retail, which enables a wide variety of employment opportunities. The zone also provides flexibility around residential uses. In smaller towns, where applied to small shopfronts, may allow for some shop-top housing. May also allow for mixed use redevelopment, especially in Sale (where it is applied to a relatively large area).
34.02 – Commercial 2 Zone (C2Z)	▪ To encourage commercial areas for offices, appropriate manufacturing and industries, bulky goods retailing, other retail uses, and associated business and commercial services.	Sale, Maffra, Port Albert	Does not allow for residential use.	Limited use at fringes of commercial precincts.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	▪ To ensure that uses do not affect the safety and amenity of adjacent, more sensitive uses.			
Rural Zones				
35.03 – Rural Living Zone (RLZ)	▪ To provide for residential use in a rural environment. ▪ To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses. ▪ To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area. ▪ To encourage use and development of land based on comprehensive and sustainable land management practices and	Outside or at the edge of townships in Sale, Longford, Stratford, Maffra, Briagalong / Stockdale, Glenmaggie, Heyfield, Coongulla, Seaton, Rosedale, Gormandale, Carrajung,. Won Wron, Yarram, Port Albert, Woodside, Dargo	Four schedules with minimum subdivision areas.	Limited development capacity given zone is for low intensity development on unsewered rural lots.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	infrastructure provision.			
35.06 – Rural Conservation Zone (RCZ)	▪ To protect and enhance the natural environment and natural processes for their historic, archaeological and scientific interest, landscape, faunal habitat and cultural values. ▪ To protect and enhance natural resources and the biodiversity of the area. ▪ To encourage development and use of land which is consistent with sustainable land management and land capability practices, and which takes into account the conservation values and environmental sensitivity of the locality.	Rural locations around Lake Glenmaggie, outside of Dargo, and along Ninety Mile Beach	Two schedules with minimum subdivision areas of 40-100ha.	Not a zone that accommodates growth.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	▪ To provide for agricultural use consistent with the conservation of environmental and landscape values of the area. ▪ To conserve and enhance the cultural significance and character of open rural and scenic non urban landscapes.			
35.07 – Farming Zone (FZ)	▪ To provide for the use of land for agriculture. ▪ To encourage the retention of productive agricultural land. ▪ To ensure that non-agricultural uses, including dwellings, do not adversely affect the use of land for agriculture. ▪ To encourage the retention of employment and	Rural areas in all parts of shire.	Schedule applies 25 to 40ha subdivision minimums.	Not a zone that accommodates growth.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	population to support rural communities. ▪ To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.			
35.08 – Rural Activity Zone (RAZ)	▪ To provide for the use of land for agriculture. ▪ To provide for other uses and development, in appropriate locations, which are compatible with agriculture and the environmental and landscape characteristics of the area. ▪ To ensure that use and development does not adversely affect surrounding land uses. ▪ To provide for the use and development of	Small areas outside of Port Albert, Rosedale		Extremely limited application. Not a zone that accommodates growth.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	land for the specific purposes identified in a schedule to this zone. ▪ To protect and enhance natural resources and the biodiversity of the area. ▪ To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.			
Special Purpose Zones				
37.01 – Special Use Zone – West Sale Airport (SUZ1)	▪ To provide for the safe and efficient operation of the West Sale Airport. ▪ To provide for the development of aeronautical industries and activities.	West of Sale.	Protects airport operations.	Limited implications.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	▪ To provide for educational facilities appropriate to the site. ▪ To ensure existing and future activities on the site will not adversely impact areas specified as having significant flora and fauna values.			
37.01 – Special Use Zone – Fulham Prison (SUZ2)	▪ To encourage the development of a prison to an international best practice standard. ▪ To ensure that development or use of the prison occurs with minimum negative impact on surrounding land uses. ▪ To encourage a form of development that will enhance the visual quality of the surrounding area. ▪ To provide for prison industries, prisoner education, recreation, visitor, and health service facilities and any other facility necessary for the operation of an international best practice prison.	Fulham Prison, west of Sale	Not a zone for growth.	Nil – site specific.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
37.01 – Special Use Zone – Lake Guthridge Precinct (SUZ3)	▪ To provide for the ongoing use of the land for recreation and hospitality. ▪ To maintain and encourage a form of development that will be consistent with and where appropriate improve the visual and landscape quality of the Lake Guthridge precinct. ▪ To minimise adverse impacts on Lake Guthridge and its environs as an important public area providing a range of leisure, recreational and tourist pursuits catering for the needs of both the local and regional community.		Sale, east of Lake Guthridge	Site specific control focused on leisure and recreational uses.	Limited – site specific.
37.01 – Special Use Zone – Firebrace Road, Heyfield – Transition Zone (SUZ4)	▪ To implement the long term transition of this area from Industrial 1 Zone to predominantly residential, while not compromising all industrial operations operating from 63 – 97 Firebrace Road (see map 1) in the short to medium term. ▪ To provide for light industries and other appropriate uses, which do not affect the safety and amenity of adjacent, sensitive land uses. ▪ To allow dwellings and caretakers houses to establish within this zone on land outside the threshold distance of all industrial operations operating from 63 – 97 Firebrace Road (see map 1).		Firebrace Road, Heyfield	Transitional precinct accommodating some new development alongside industry.	Will accommodate some residential development.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
37.01 – Special Use Zone – Firebrace Road, Heyfield – Group Accommodation (SUZ5)	▪ To implement the long term transition of this area from Industrial 1 Zone to predominantly residential and tourism, while not compromising all industrial operations operating from 63-97 Firebrace Road (see map 1) in the short to medium term. ▪ To provide land for workers' accommodation to primarily support nearby industry ▪ To protect nearby industrial activities from any adverse impact due to encroachment of new accommodation use or development, by requiring suitable setbacks, landscape buffers, building location and design. ▪ To provide direct links to the adjacent Rail Trail. ▪ To provide a high level of amenity through a well landscaped setback from the adjoining Industrial 1 Zone.		Firebrace Road, Heyfield	Residential and tourism precinct.	Will accommodate some residential development.
37.01 – Special Use Zone – Sale Greyhound Racing Facility (SUZ6)	▪ To provide for the use and development of land for a greyhound race course and related facilities. ▪ To facilitate a range of additional entertainment, recreational, commercial and community pursuits in order to enable its usage throughout the year.		Sale	Not a zone for growth.	Nil – site specific.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
	▪ To ensure that the combination of uses, their hours of operation and the form of any development do not prejudice the amenity of surrounding areas. ▪ To ensure the land is fully integrated with the surrounding existing and proposed future residential areas.				
37.02 – Comprehensive Development Zone – Schedule 1	▪ To establish an integrated, fully serviced, recreational, tourism and residential use and development focused on a high quality golf course generally in accordance with the Sale Golf Club Redevelopment Comprehensive Development Plan 2006. ▪ To provide for golf facilities and associated tourism, accommodation and resort development. ▪ To ensure development is compatible with the landscape character of the area. ▪ To ensure use and development has regard to natural values of the land and nearby land or natural processes. ▪ To ensure that use and development has regard to the cultural heritage values of the land.	Sale Golf Club, Longford	Implements 2006 masterplan.		Site specific development – potential for up to 300 future dwellings associated with golf course.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	▪ To ensure use and development has regard to the amenity of adjacent properties and the surrounding area. ▪ To ensure that the land is developed in an orderly manner.			

Overlays

Overlays control a broad range of development matters such as the protection of vegetation or heritage values, the design of built form or mitigating flood risk. The application of an overlay may reflect a policy objective in the scheme or a condition of the land.

While a parcel of land will always be included in a zone, it will only be affected by an overlay where a specific development outcome is sought for that land. Land can be subject to more than one overlay if multiple issues apply to the land.

Each overlay contains purposes that specify the planning outcome sought by the overlay. These purposes are achieved through the application of the controls in the overlay. For example, to develop land in an overlay that identifies flood prone areas, a planning permit application may require special information about the expected height and incidence of flood, to demonstrate that life and property will not be unreasonably at risk because of developing in that location.

Table 31 sets out the range of overlays that currently apply in Wellington's urban areas. It examines key parameters that would affect capacity for land use and development of relevance to the WGMS.

TABLE 31: OVERLAYS IN WELLINGTON'S URBAN AREAS

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
Environmental and Landscape Overlays				
42.01 – Environmental Significance Overlay (ESO)	To identify areas where the development of land may be affected by environmental constraints.	This applies to a significant amount of southern Wellington, particularly around bodies of water such as Lake Wellington along the coastline, throughout nature reserves, and with isolated areas around Rosedale, Sale, Gormandale, Yarram		
	Schedule 1 (ESO1) Coastal and Gippsland Lakes environs – To ensure that the development of land is compatible with the environmentally sensitive coastal area, conserving and enhancing the environmental quality and natural beauty.	Ninety Mile Beach and Gippsland Lakes	Constrains development in affected areas.	Affected areas have very limited development capacity. These constraints are already recognised in township boundaries.
	Schedule 2 (ESO2) Wetlands – To protect and enhance the ecological, habitat, aesthetic,	Sale	Constrains development in affected areas.	Covers large areas of the Wellington coastline, around Lake Wellington

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	scientific, floristic, faunal, cultural, educational, and recreation values of wetlands through the control of development, implementing obligations under international, national, State, or other agreements to protect and enhance plant and animal species and habitats			towards the southern end of Sale, around Woodside and various nature reserves. Delineates well-recognised development constraints (notably southeast of Sale).
	Schedule 3 (ESO3) Urban construction buffer – to ensure that development and land management in the Gippsland Coalfields protects urban amenity and coal resource development and reducing impacts associated with coal mining.	Gippsland Coalfields – Alberton, Yarram, Tarraville, Gormandale, Rosedale,	Limited constraints to development in affected areas. Permit not required to construct buildings or works for crop raising, farming or forestry (other than a dwelling), or maintenance/modification of existing works under the control of a public authority.	Limited implications in smaller settlements on the edges of developed areas.
	Schedule 4 (ESO4) Lake Guthridge and environs – To maintain and enhance Lake Guthridge and its environs as an important public open space area providing a range of passive and active recreational pursuits catering for the needs of both the local and regional community.	Lake Guthridge (Sale)	Constrains development	Minimal, applies over parkland.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	Schedule 5 (ESO5) RAAF Base safeguard area – To strongly discourage development which may attract a significant number of occupants and/or users.	RAAF base in East Sale Airport	Significant development constraint	Minimal, applies to a small area surrounding the airport.
	Schedule 6 (ESO6) Consolidation areas -– To restrict development until the lot area is sufficient to cater for the development.		Limitations on development on smaller lots.	Minimal, affected areas are not identified for growth.
	Schedule 7 (ESO7) Landfill buffer – To limit any adverse impact on development from a nearby municipal landfill site of high local importance.	Kilmany, Dutson, south-east of Lake Glenmaggie, and south of Rosedale.	Permit required for accommodation purposes.	Minimal, small affected area, applies in low/no growth areas.
	Schedule 8 (ESO8) Special water supply catchment areas – To protect water quality and quantity in catchments used for domestic and rural water supply.	Small areas of rural land across the Shire near Cowa, Dargo, and Willung South.	Controls development near water catchments.	Limited, applies in low/no growth areas.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
42.02 – Vegetation Protection Overlay (VPO) - Schedule 1 (VPO1) – Native vegetation protection areas	To protect areas of significant vegetation including: ▪ Development that minimises loss of vegetation ▪ Preserving existing trees and other vegetation ▪ Recognising vegetation protection areas as locations of special significance, natural beauty, interest and importance ▪ Maintaining and enhancing habitat and habitat corridors for indigenous fauna. ▪ Encouraging the regeneration of native vegetation.	Buckleys Island Road, Woodside	Requires a permit to remove, destroy or lop any vegetation specified in the schedule.	Limited, applies in low growth areas.
42.03 – Significant Land Overlay (SLO) - Schedule 1 (SLO1) Ninety Mile Beach rural	To identify, conserve and enhance the character of significant landscapes.	The coast between The Honeysuckles and Golden Beach	Requires a permit for building and works.	Minimal. Affects areas not expected to achieve growth.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
conservation areas				
Heritage and Built Form Overlays				
43.01 – Heritage Overlay (HO)	To conserve and enhance heritage places of natural or cultural significance.	Most residential centres such as Sale, Rosedale, Yarram, Port Albert, Alberton, Maffra, Stratford, Heyfield, Briagolong, and small parcels in rural areas.	Typically significantly constrains redevelopment at higher densities (such as infill housing)	Limited to moderate (in Sale). Heritage properties are dotted through townships but are generally not prevalent enough to significantly constrain development. The exception is Sale, where there is a moderate extent of precinct-based heritage coverage in well-located areas close to the centre of town.
43.02 – Design and Development Overlay (DDO)	Schedule 1 (DDO1) Industrial areas – To provide well planned industrial estates which are suitable for a wide range of industry users and encourage quality development within the industrial zones	Around the edges of settlements including Sale, Maffra, Stratford, Heyfield, Rosedale, Yarram, Alberton, Port Albert, a large area south of Longford on Garretts Road, and a small	Provides for design outcomes; includes setback and landscaping requirements.	Minimal; specifies design outcomes in industrial areas. Similar in effect to industrial design policy.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
		area at Lock Sport Tip.			
	Schedule 2 (DDO2) Business / Industry display area – To ensure that land is developed in an orderly manner having regard to vehicle, movement, car parking, and the appearance of buildings and works.		Sale, along Princess Highway and York Street, and Maffra along Johnson Street	Provides for design outcomes; includes setback and landscaping requirements.	Minimal; specifies design outcomes in business and industrial areas. Similar in effect to industrial design policy.
	Schedule 3 (DDO3) Coastal towns – To ensure development does not detract from the natural and built character of coastal town, and provide an opportunity to consider the effect of the height of buildings on their surrounds.		Cannot locate any coastal areas (or otherwise) with this schedule.	Will constrain development where applied.	Consistent with low-growth scenarios for coastal townships; does not seem to be applied.
	Schedule 4 (DDO4) RAAF Building height – To ensure that building height does not adversely effect the operations of the East Sale Royal Australian Air Force Base.		East Sale	All buildings need a permit.	Minimal. Significant development constraint but sparsely applied.
	Schedule 5 (DDO5) RAAF Building height above 7.5 metres – To ensure that building height does not adversely effect the operation of the East Sale Royal Australian Air Force Base.		East Sale	Permit required for development that exceeds 7.5m in height.	Limited. Not widely applied. While the height is more of a constraint than DDO6, still allows for two storey development.
	Schedule 6 (DDO6) RAAF Building height above 15 metres – To ensure that building height does not adversely effect the operation of the East Sale Royal Australian Air Force Base.		Sale and surrounds.	Permit required for development that exceeds 15m in height.	Affects large area but with limited implications. Only affects 15m plus development. Reasonable

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
					scope for development without varying heights.
	Schedule 7 (DDO7) Ninety Mile Beach, Low density area – To provide for low density residential development which is sensitive to the coastal environs of the Ninety Mile Beach area, and that development is on lots of a size and layout which enable the effective on-site disposal of sewage, household effluent, and drainage.		Ninety Mile Beach	Extremely strong development constraint.	Limited future development subject to density constraints.
	Schedule 8 (DDO8) Heyfield Sawmill sensitive environs – To encourage well-designed residential development at a density of one dwelling per lot in order to protect industrial operations on Firebrace Road and Weir Road as specified on map 1. To incorporate appropriate siting, design, construction or other characteristics that will mitigate potentially adverse off-site effects from the nearby industrial operations as specified on Map 1; thereby providing a reasonable standard of amenity for future residents and occupants. To encourage well-designed, residential development in close proximity to industrial operations. To manage the impacts from nearby industrial activities by incorporating design and construction responses into new (or substantially altered) residential development.		Heyfield	Applies single dwelling restraint.	Prevents intensification but applies to a limited areas. Partially overlaps with zone controls also managing this precinct.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
	Schedule 9 (DDO9) Port Albert and Palmerston – To ensure existing and future development located within the Precincts shown on Map 1 (Precinct Boundary Map) below does not detract from the natural and built character of Port Albert. To provide an opportunity to consider the effect of the design of buildings on their surrounds. To enable the township of Port Albert/Palmerston to evolve in a manner generally consistent with the precinct objectives contained within the background document Port Albert and Palmerston Urban Design Guidelines (2007).		Port Albert, Palmerston	Precinct-specific development controls	Consistent with low-growth scenarios for these townships.
	Schedule 10 (DDO10) Emergency service flight path area DD010 – To ensure that new development does not encroach on the flight path areas associated with the Yarram Recreation Reserve helicopter landing site. To ensure that the new development avoids creating a hazard to aircraft in the vicinity of the Yarram Recreation Reserve helicopter landing site and to facilitate safe emergency medical service helicopter operations.		Yarram (recreation reserve and parts of immediate surrounds)	Permit required for most buildings.	Limited. Applies to limited area.
	Schedule 11 (DDO11) Emergency service flight path area DD011 - To ensure that new development does not encroach on the flight path areas associated with the Yarram Recreation Reserve helicopter landing site, and avoids creating a hazard to aircraft in the vicinity of the Yarram Recreation Reserve helicopter landing site while		Yarram (northern parts of township)	Permit required for buildings above 35.1m AHD (Yarram recreation reserve being 23.1,m AHD)	Limited. While more widely applied than DDO11, still allows for two storey development.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
	facilitating safe emergency medical service helicopter operations.				
	Schedule 12 (DDO12) Cobains Road Homemakers Centre and bulky goods retailing – To provide land north of Cobains Road and east of the Princes Highway substantially for the development of a homemakers and bulky goods retailing centre and their associated uses. To recognise that the land is situated at a major entrance to the town and that the design and development of the built form should enhance the visual quality and amenity of the gateway. To provide appropriate design and buffer treatments between the land and the adjoining future residential land use to the east.		Sale	Precinct-specific development controls	Limited – provides for design outcomes on a single precinct.
	Schedule 13 (DDO13) Golden Beach/Paradise Beach – To protect and enhance the coastal township character of Golden Beach/Paradise Beach, ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover and earthworks are kept to a minimum.		Golden Beach, Paradise Beach	Will constrain development outcomes in these townships.	Consistent with low-growth scenarios for these townships.
	Schedule 14 (DDO14) The Honeysuckles – To protect and enhance the coastal township character of The Honeysuckles, ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.		The Honeysuckles	Will constrain development outcomes.	Consistent with low-growth scenario for the township.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
	Schedule 15 (DDO15) Seaspray – To protect and enhance the coastal township character of Seaspray, ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.		Seaspray	Will constrain development outcomes.	Consistent with low-growth scenario for the township.
	Schedule 16 (DDO16) Woodside Beach – To protect and enhance the coastal township character of Woodside Beach, ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.		Woodside Beach	Will constrain development outcomes.	Consistent with low-growth scenario for the township.
	Schedule 17 (DDO17) McLoughlins – To protect and enhance the coastal township character of McLoughlins Beach, ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.		McLoughlins Beach	Will constrain development outcomes.	Consistent with low-growth scenario for the township.
	Schedule 18 (DDO18) – To protect and enhance the coastal township character of Manns Beach, ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.		Manns Beach	Will constrain development outcomes.	Consistent with low-growth scenario for the township.
	Schedule 19 (DDO19) – To protect and enhance the coastal township character of Robertsons Beach, ensuring that site areas are large enough to accommodate development while retaining natural or established vegetation cover.		Robertsons Beach	Will constrain development outcomes.	Consistent with low-growth scenario for the township.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
	Schedule 20 (DDO20) – To protect and enhance the coastal township character of Loch Sport.		Loch Sport	Will constrain development outcomes.	Consistent with low-growth scenario for the township.
	Schedule 21 (DDO21) – To ensure development in Alberton is in keeping with the rural residential character of the area, ensuring that the height and visual bulk of new dwellings are acceptable in the neighbourhood setting and that development is provided with an appropriate level of infrastructure.		Alberton Township	Will constrain development outcomes.	Consistent with low-growth scenario for the township.
	Schedule 22 (DDO22) – To ensure new development contributes to the unique streetscape of Stevens Street by promoting high quality architectural designed dwellings, protecting view lines to the Ramsar wetlands across the street, with aesthetics sympathetic to the character of this area.		Sale	Provides design controls including a 4.5m height limit.	Applies to small precinct

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
43.04 – Development Plan Overlay (DPO)	Schedule 1 (DPO1) – Residential Areas (No objectives specified)	Generally applies to new and developing residential areas on the fringes of urban areas.	The DPO identifies areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land. It also exempts an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority. Implements development plan		Facilitates development of new residential precincts.
	Schedule 2 (DPO2) – Vacant and Semi-Developed Industrial Areas (No objectives specified)		Sale	Implements development plan	Facilitates development of specific precinct.
	Schedule 3 (DPO3) – Cobains Road Homemakers Centre and Bulky Retailing (No objectives specified)		Sale	Implements development plan	Facilitates development of specific precinct.
	Schedule 4 (DPO4) North Sale Development Area Stage 1		North Sale	Implements development plan	Facilitates development of specific precinct.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
	• Create an integrated, high-amenity development that provides for Sale's residential and associated needs; • Create a vibrant precinct with a distinct character and sense of place; • Create an efficient, safe and legible network for vehicles, pedestrians and cyclists; • Ensure the provision of all infrastructure necessary to support the efficient functioning of the precinct; • Ensure opportunities for expansion of residential and associated areas through appropriate design of allotments and access networks; and • Ensure that development within the development plan area does not prejudice the future use and development of the general area surrounding it.				
	Schedule 5 (DPO5) – Industrial Areas with Complex Infrastructure Requirements (No objectives specified)		Yarram, Maffra	Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the satisfaction of the responsible authority.	Facilitates development of specific precinct.
	Schedule 6 (DPO6) – 69 Andrews Road, Longford (No objectives specified)		Longford	Implements development plan, however certain building or works may be permitted before a development plan has	Facilitates development of specific precinct.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
				been prepared to the satisfaction of the responsible authority.	
	Schedule 7 (DPO7) – Sale Greyhound Racing Facility (No objectives specified)	Sale		Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the satisfaction of the responsible authority.	Facilitates development of specific precinct.
	Schedule 8 (DPO8) – Rural Living Area Bound by Williams Road, Willing Road, Hoopers Road and Friends Road, Rosedale (No objectives specified)	Rosedale		Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the satisfaction of the responsible authority.	Facilitates development of specific precinct.
	Schedule 9 (DPO9) – Wurruk Growth Area (No objectives specified)	Wurruk		Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the	Facilitates development of specific precinct.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
				satisfaction of the responsible authority.	
	Schedule 10 (DPO10) – Longford Development Plan (No objectives specified)		Longford	Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the satisfaction of the responsible authority.	Facilitates development of specific precinct.
	Schedule 11 (DPO11) – Low Density Residential Areas (No objectives specified)		Heyfield	Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the satisfaction of the responsible authority.	Facilitates development of specific precinct.
	Schedule 12 (DPO12) – West Sale Aerodrome Industrial Precinct (No objectives specified)		West Sale/Fullham	Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the satisfaction of the	Facilitates development of specific precinct.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
				responsible authority. Conditions and requirements for permits in this precinct are more numerous.	
	Schedule 13 (DPO13) North Sale Development Plan Area - To create an integrated and coordinated development that achieves high-quality land use outcomes. (No objectives specified)	North Sale		Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the satisfaction of the responsible authority. Conditions and requirements for permits in this precinct are more numerous.	Facilitates development of specific precinct.
	Schedule 14 (DPO14) Longford Development Plan Precinct Areas - To provide for the orderly and coordinated development of precincts identified within the Longford Development Plan (November 2015). Objective: To provide for the orderly and coordinated development of precincts identified within the Longford Development Plan (November 2015)	Longford		Implements development plan, however certain building or works may be permitted before a development plan has been prepared to the satisfaction of the responsible authority.	Facilitates development of specific precinct.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
Land Management Overlays				
44.03 – Floodway Overlay (FO, RFO) Schedule 1 (FO)	To identify waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding, ensure that any development mitigates against and manages the impacts of flooding and flooding potential.	Waterways and low-lying areas in the southern half of Wellington including the areas surrounding Maffra, Stratford, Sale/Wurruk, Rosedale, Heyfield, Yarram, Boisdale, and the Ninety Mile Beach coastal area.	A permit is required to construct a building, to construct or carry out certain works, or subdivide land, and must be consistent with any incorporated local floodplain development plan.	Applies to much of southern Wellington both in and around developed areas. Represents a significant development constraint to affected areas.
44.04 – Land Subject to Inundation Overlay (LSIO)	To identify flood prone land in a riverine or coastal area affected by the 1 in 100 (1 per cent Annual Exceedance Probability) year flood or any other area determined by the floodplain management authority. ▪ To ensure that development maintains the free passage and temporary storage of floodwaters, minimises flood damage, responds to the flood hazard and local	Waterways in the southern half of Wellington including the areas surrounding Maffra, Sale, Rosedale, Yarram, and the Ninety Mile Beach coastal area.	Will constrain development around waterways and low-lying areas, requiring a permit to construct a building, construct or carry out works, or subdivide land. Schedule 1 specifies certain buildings and works that are exempt from this requirement.	Applies to much of southern Wellington both in and around developed areas. Represents a significant development constraint to affected areas.

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	drainage conditions and will not cause any significant rise in flood level or flow velocity. ▪ To minimise the potential flood risk to life, health and safety associated with development. ▪ To protect water quality and waterways as natural resources by managing urban stormwater, protecting water supply catchment areas, and managing saline discharges to minimise the risks to the environmental quality of water and groundwater. ▪ To ensure that development maintains or improves river, marine, coastal and wetland health, waterway protection and floodplain health.			
44.05 – Special Building Overlay (SBO) Schedule 1	To identify land in urban areas liable to inundation by overland flows from the urban drainage system, ensure that development adequately deals with floodwaters, and protects	Maffra	Buildings, works, and subdivisions require a permit and be referred to the relevant floodplain management authority.	Limited – applies to a small precinct within the built-up area of Maffra.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
	water quality and waterways as natural resources.				
44.06 – Bushfire Management Overlay (BMO)	To ensure that the development of land prioritises the protection of human life and strengthens community resilience to bushfire; identifies areas where the bushfire hazard warrants bushfire protection measures to be implemented; ensures that development is only permitted where the risk to life and property from bushfire can be reduced to an acceptable level.	Applies to nearly all of Wellington apart from the area roughly containing the larger settlements of Rosedale, Heyfield, Maffra, Sale, and Boisdale, and the area surrounding Yarram.	Development must seek approval, provide assessments, and meet certain requirements.		Generally constrains development but mostly in rural areas with little/less development.
	Schedule 1 (BMO1) - To support the rebuilding of dwellings damaged or destroyed by a bushfire in January and February 2013 in a manner that maximises the bushfire protection that can be achieved having regard to relevant site constraints.		Areas affected by 2013 fire in Wellington.	Only affects the rebuilding of dwellings destroyed by fire.	Limited.
	Schedule 2 (BMO2) Langsborough, The Honeysuckles, Golden Beach, Paradise Beach, Loch Sport Bal-29 Areas – To specify bushfire protection measures and referral requirements to construct or extend one dwelling on a lot.		Applies specifically to Langsborough, The Honeysuckles, Golden Beach, Paradise Beach, Loch Sport Bal-29 Areas	Specifies bushfire protection measures and referral requirements to construct or extend one dwelling on a lot.	Limited.

Clause	Purpose	Location	Capacity/development considerations		Implications for the GMS
	Schedule 3 (BMO3) Briagolong, Glenmaggie, Port Albert, Coongulla Bal-12.5 Areas – To specify bushfire protection measures and referral requirements to construct or extend one dwelling on a lot.		Briagolong, Glenmaggie, Port Albert, Coongulla Bal-12.5 Areas	Requires development to meet bushfire safety requirements.	Limited.
44.07 – State Resource Overlay (SRO)	To protect areas of mineral, stone and other resources, which have been identified as being of state significance, from use and development that would prejudice the current or future productive use of the resource.	This is mostly contained to the south of Wellington in the areas around Alberton/Yarram, Gormandale, and large areas between Rosedale and Darriman.	All land uses, subdivision, and buildings and works must meet the requirements of the overlay.		Limited.
	Schedule 1 (SRO1) Gippsland Brown Coalfields – To ensure that building, works and subdivision of land over the resource should be of a type that will not inhibit, by way of community significance or cost of removal, the eventual productive use of that resource.		Longford, Coolungoolun, Stradbroke, Gelliondale, Greenmount, Alberton, Won Wron	Controls the types of usage on land in this location	Limited impact - applications for a range of buildings, works, or subdivision must be accompanied by a report, and seek referral from a referral authority.
Other Overlays					
45.02 – Airport Environs Overlay (AEO)	To identify areas which are or will be subject to high levels of aircraft noise, including areas where the use of land for uses				

Clause	Purpose	Location	Capacity/development considerations	Implications for the GMS
	sensitive to aircraft noise will need to be restricted.			
	Schedule 1 (AEO1) – limits land uses within the zone.	Applies to area around West Sale Airport and East Sale Airport (Cobains)	Restricts development of Accommodation, Drive-in theatre, Education centre, and Hospital within the zone. Requires a permit for other uses.	Limits land uses within these zones. Acts as a constraint for growth to the northeast of Sale.
	Schedule 2 (AEO2) – specifies development that triggers a referral to the airport owner.	Applies to area around West Sale Airport and East Sale Airport (Cobains)	Requires certain land uses to seek a referral from the airport owner. Development or a range of non-residential uses within these areas must satisfy the requirements of the airport owner.	Acts as a constraint for growth to the northeast of Sale.
45.05 – Restructure Overlay (RO)	To identify old and inappropriate subdivisions which are to be restructured. To preserve and enhance the amenity of the area and reduce the environmental impacts of dwellings and other development.	Ninety Mile Beach	Identifies land in existing inappropriate subdivisions.	Applies in existing inappropriate subdivision areas to limit density of development or restrict future development.

Appendix C: Detailed built form analysis findings

Precinct: Sale 1

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	c. 600m to Commercial 2 c. 1.5km to Commercial 1 Zone Close to industry
Transport	Sale Railway station c.1.3km
Parks	Woondella Park, Glebe Reserve within Precinct Flooding Creek Linear Park c 350m to south.
Other services	Showgrounds, greyhound track to southeast.
Additional comments	Northwestern edge of township. Pedestrian access to linear park partly overcomes walkability barriers of train line, industrial land to south.
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects building over 15m). DPO1 One site affected by HO
Additional comments	RAAF overlay limits building height to 15m.
Subdivision pattern	
Mean lot size	1,100sqm
Median lot size	840sqm

Lot uniformity	Moderate-high variation.
Street pattern	Curvilinear with cul de sacs, constrained pedestrian permeability.
Street treatment	Verges and footpaths.
Additional comments	
Development overview	
Number of lots	400
Lots Developed	Close to 100%
Lots less than 300sqm	9
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Typically c 5m. Generally high uniformity.
Side setbacks	Small setback off both side boundaries is common, as is construction to one boundary with a garage.
Rear setbacks	Commonly rear quarter to third of site, but some smaller parcels show small rear setbacks.
Car parking	Typically garages incorporated into building. Double garages common.
Garden space	At rear and side of dwellings. Consistent green spines although limited in size for some smaller lots.
Tree canopy	Limited, establishing.
Additional comments	
Housing styles	
Height	Single storey
Roof form	Predominantly hipped pitched roofing
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	

Infill development styles	
Typical infill configurations	N/A
Additional comments	
Precinct is dominated by first-wave single homes with negligible infill apparent. Relatively new housing stock and lack of vacant lots limits infill capacity.	

Precinct: Sale 2

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	75m to Commercial 2 (undeveloped) 190m to Commercial 2 (developed, not everyday use e.g building materials) 2km to Commercial 2 (developed, everyday use e.g. café)
Transport	2.5km to Sale Railway station
Parks	Harold Parsons Reserve 850m (south).
Other services	Sale & District Specialist School Royal Freemasons Sale Aged Care within the precinct
Additional comments	Northwestern edge of township. Low pedestrian access to surrounding areas, bordered by undeveloped fields (FZ and RLZ) and the Princess Highway.
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) DPO4 – North Sale Development Area Stage 1
Additional comments	RAAF overlay limits building height to 15m.
Subdivision pattern	

Mean lot size	1,000sqm
Median lot size	900sqm
Lot uniformity	Consistent.
Street pattern	Curvilinear with cul de sacs, limited pedestrian permeability.
Street treatment	Consistent footpaths, no other notable characteristics.
Additional comments	
Development overview	
Number of lots	150
Lots Developed	Precinct is only partway developed, 70% developed.
Lots less than 300sqm	1
Strata Lots	5
Additional Comments	
Typical envelope	
Front setbacks	Typically 5m. Generally high uniformity.
Side setbacks	Small setback off both side boundaries is common, as is construction to one boundary with a garage/car parking space.
Rear setbacks	Typically between 5-9m.
Car parking	Typically garages incorporated into building.
Garden space	At rear and side of dwellings. Consistent green spines although limited in size for some smaller lots.
Tree canopy	Limited, establishing.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick – *based on limited imagery*

Additional comments	Uniform, modern style.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Relatively new housing stock, still underdevelopment. Infill capacity unlikely.	

Precinct: Sale 3

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to Commercial 2 (undeveloped) 170m (closest point); 1km (furthest point) to Commercial 2 (developed, not everyday use e.g building materials) 1.5km (closest point); 2.5km (furthest point) to Commercial 2 (developed, everyday use e.g. café)
Transport	2.5km (closest point); 2.5km (furthest point) to Sale Railway station
Parks	Harold Parsons Reserve 500m (closest); 2.5km (furthest) to southwest
Other services	TAFE Gippsland - Sale Gtec Campus Gippsland Regional Sports Complex, 1.6km (east)
Additional comments	Northeastern edge of township. Low pedestrian access to surrounding areas, bordered by undeveloped fields (FZ) and the Princess Highway.
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) DPO13 – North Sale Development Area DPO4 – North Sale Development Area Stage 1

Additional comments	RAAF overlay limits building heights to 15m.
Subdivision pattern	
Mean lot size	1,000sqm
Median lot size	1,000sqm
Lot uniformity	Consistent.
Street pattern	Curvilinear.
Street treatment	Consistent footpaths, no other notable characteristics.
Additional comments	
Development overview	
Number of lots	160
Lots Developed	Precinct is only partway developed, 40% developed.
Lots less than 300sqm	1
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Typically 5m. Generally high uniformity.
Side setbacks	Small setback off both side boundaries is common, as is construction to one boundary with a garage/car parking space.
Rear setbacks	Commonly around 5m.
Car parking	Typically garages incorporated into building.
Garden space	At rear and side of dwellings. Consistent green spines.
Tree canopy	Limited, establishing.
Additional comments	
Housing styles	
Height	Single storey.

Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	Uniform, modern style.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Relatively new housing stock, still underdevelopment. Infill capacity unlikely.	

Precinct: Sale 4

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to Commercial 2 (developed, not everyday use e.g building materials) 900m (closest); 2km (furthest) to Commercial 2 (developed, everyday use e.g. café)
Transport	1.7km (closest); 2.8km (furthest) to Sale Railway station.
Parks	Harold Parsons Reserve within precinct.
Other services	Sale & District Specialist School Sale Gardens Care Community (aged care) Sale Showgrounds and Greyhound racing club south of the precinct.
Additional comments	North west of township. Low pedestrian access to surrounding areas, bordered by a Sale Greyhound Racing Facility (SUZ6) to the west.
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m)

	DPO1 – Residential Areas (applies to a section of the precinct in the north east).
Additional comments	RAAF limits building height to 15m. DPO1 requires a development plan.
Subdivision pattern	
Mean lot size	8,400sqm
Median lot size	1,800sqm
Lot uniformity	Some variation, lots are significantly smaller and at a higher density in the south east of the precinct.
Street pattern	Curvilinear.
Street treatment	No footpaths.
Additional comments	
Development overview	
Number of lots	60
Lots Developed	100% developed.
Lots less than 300sqm	0
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Typically large front setbacks (80m+) in lots in the RLZ to the west of the precinct and similar (40m+) in the area zoned LDZ to the east. Typically uniform 5-9m setbacks in the GRZ to the southeast.
Side setbacks	Large side setbacks off both side boundaries is common in lots in the RLZ to the west of the precinct and LDZ to the east. Small setback off both side boundaries is common, as is construction to one boundary with a garage/car parking space, in lots in the GRZ to the southeast.

Rear setbacks	Typically large rear setbacks (50m+) in lots in the RLZ to the west of the precinct and LDZ to the east. Inconsistent rear setbacks in the GRZ to the southeast, around half of the lots have a rear setback around 5m or less, and the other half are 9-12m.
Car parking	Typically garages incorporated into building.
Garden space	Significant garden space in the RLZ to the west of the precinct and LDZ to the east. Garden space at rear and side of dwellings in lots in the GRZ to the southeast. No clear green spines due to lot patterns and some outbuildings.
Tree canopy	Significant tree canopy cover, particularly between lots and along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Predominantly hipped pitched roofing – *based on limited imagery*.
Typical materials	Predominantly brick – *based on limited imagery.*
Additional comments	Some variety of housing styles, mostly modern builds.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Predominantly low density and large housing. Low infill capacity.	

Precinct: Sale 5

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities

Nearest commercial centre	Adjacent to Commercial 2 (developed, not everyday use e.g building materials) 1km (closest); 1.6km (furthest) to Commercial 2 (developed, everyday use e.g. café)
Transport	2.3km (closest); 2.8km (furthest) to Sale Railway station
Parks	Gippsland Regional Sports Complex and surrounding park abutting the precinct to the east. Djambies Park and Lions Park to the south.
Other services	Gippsland Regional Sports Complex TAFE Gippsland Sale Gtect Campus northwest of the precinct.
Additional comments	North east of township. Bordered by an area zoned PUZ6 to the west.
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m)
Additional comments	RAAF overlay limits building heigh to 15m.
Subdivision pattern	
Mean lot size	4,700sqm
Median lot size	5,000sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs. Low pedestrian permeability.
Street treatment	No footpaths.
Additional comments	
Development overview	
Number of lots	45
Lots Developed	100% developed.
Lots less than 300sqm	1

Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Typically large front setbacks 15-20m+.
Side setbacks	Small setback off both side boundaries is common.
Rear setbacks	Typically large rear setbacks 15-20m+.
Car parking	Typically garages incorporated into building or separate to the main building.
Garden space	Significant garden space at rear and side of dwellings. Consistent green spines with some outbuildings.
Tree canopy	Significant tree canopy cover, particularly between lots and along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Predominantly hipped pitched roofing – *based on limited imagery*.
Typical materials	Predominantly brick – *based on limited imagery.*
Additional comments	Some variety of housing styles, typically modern style.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Predominantly low density and large housing. Infill capacity unlikely.	

Precinct: Sale 6A

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Small Commercial 1 shopping strip within the precinct. Adjacent to Commercial 2 (developed, not everyday use e.g building materials) 600m (closest); 1.6km (furthest) to Commercial 2 (developed, everyday use e.g. café)
Transport	1.7km (closest); 3km (furthest) to Sale Railway station
Parks	Djambies Park and Lions Park within the precinct.
Other services	Sale Athletic Club/track within the precinct. Gippsland Regional Sports Complex north east of the precinct.
Additional comments	
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) HO applies to one lot.
Additional comments	RAAF limits buildings to 15m.
Subdivision pattern	
Mean lot size	900sqm
Median lot size	800sqm
Lot uniformity	Consistent.
Street pattern	Curvilinear with cul de sacs. Limited pedestrian permeability.
Street treatment	Large verges and footpaths commonly on one side of the road.
Additional comments	
Development overview	
Number of lots	490
Lots Developed	100% developed.

Lots less than 300sqm	40
Strata Lots	67
Additional Comments	
Typical envelope	
Front setbacks	Typically front setbacks are around 5m.
Side setbacks	Small setback on one side boundary is common or no side set back with a side garage.
Rear setbacks	Typically small rear setbacks (3-6m) with some variation.
Car parking	Typically garages incorporated into building.
Garden space	Typically garden space at rear and side of dwellings. Some variation and outbuildings.
Tree canopy	Moderate tree canopy cover.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	Fairly uniform, typically modern style housing.
Infill development styles	
Typical infill configurations	Single storey units (typically spine)
Additional comments	
Established precinct with relatively modern houses. Low potential for infill development given the lack of vacant lots and age of the housing stock.	

Precinct: Sale 6B

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	900m to Commercial 2 (developed, not everyday use e.g building materials) 1.5km to Commercial 2 (developed, everyday use e.g. café)
Transport	2.7km to Sale Railway station
Parks	Abutting Gippsland Regional Sports Complex and surrounding park land.
Other services	Gippsland Regional Sports Complex
Additional comments	
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) Airport Environs Overlay (AEO) requires permit for accommodation uses.
Additional comments	RAAF overlay limits building height to 15m.
Subdivision pattern	
Mean lot size	800sqm
Median lot size	770sqm
Lot uniformity	Consistent.
Street pattern	Curvilinear with cul de sacs with pedestrian permeability.
Street treatment	Consistent footpaths.
Additional comments	
Development overview	
Number of lots	85

Lots Developed	100% developed.
Lots less than 300sqm	0
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Typically front setbacks are around 5m.
Side setbacks	Small setback on one side boundary is common.
Rear setbacks	Typically rear setbacks are around 10m.
Car parking	Drive way parking and front garden parking common. Some street parking.
Garden space	Typically garden space at rear of dwellings. Consistent green spines, occasional outbuildings.
Tree canopy	Moderate tree canopy cover.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	A mix of post war and modern house styles.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Established precinct with relatively modern houses. Low potential for infill development given the lack of vacant lots and age of the housing stock.	

Precinct: Sale 7

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Small Commercial 1 shopping strip within the precinct. Adjacent to Commercial 2 (developed, everyday use e.g. café); 1.7km from furthest point
Transport	900m (closest point); 3km (furthest point) to Sale Railway station
Parks	Jaycee Park, Apex Park, and several small parks within the precinct. Abutting Baldwin Reserve to the east of the precinct.
Other services	Guthridge Primary School Sale College Guthridge Campus St Thomas Primary School Gippsland Grammar School Sale Neighbourhood House Roseberry House Early Learning Centre Sale
Additional comments	
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) HO applies to several lots in the south of the precinct.
Additional comments	RAAF limits building height to 15m.
Subdivision pattern	
Mean lot size	880sqm
Median lot size	840sqm
Lot uniformity	Consistent.
Street pattern	Curvilinear with cul de sacs with low pedestrian permeability.

Street treatment	Consistent footpaths.
Additional comments	
Development overview	
Number of lots	900
Lots Developed	Close to 100% developed (potentially around 5 lots undeveloped).
Lots less than 300sqm	82
Strata Lots	119
Additional Comments	
Typical envelope	
Front setbacks	Typically front setbacks are around 5-10m.
Side setbacks	No side setback or a small setback on one side boundary is common.
Rear setbacks	Typically rear setbacks are around 10m with some variation.
Car parking	Drive way parking and front garden parking common.
Garden space	Typically garden space at rear of dwellings with occasional outbuildings. Inconsistent green spines.
Tree canopy	Moderate mature tree canopy cover.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	Some variation in house style, but typically modern builds.
Infill development styles	
Typical infill configurations	Single storey units (typically spine)
Additional comments	

Established precinct with over 10% infill present. Potential for moderate infill capacity due to several vacant lots, a variation in housing styles and ages, and high accessibility to services and the commercial centre.

Precinct: Sale 8

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to Commercial 1; 700m from furthest point Adjacent to Commercial 2 (developed, everyday use e.g. café); 750m from furthest point Adjacent to Industrial 1 area
Transport	400m (closest point); 1.2km (furthest point) to Sale Railway station
Parks	Brennan Park and Frank Jones Reserve within the precinct.
Other services	
Additional comments	
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) HO applies to several lots in the south of the precinct.
Additional comments	RAAF overlay limits building height to 15m.
Subdivision pattern	
Mean lot size	700sqm
Median lot size	525sqm
Lot uniformity	Inconsistent.
Street pattern	Curvilinear with cul de sacs with pedestrian permeability.
Street treatment	Large verges, with footpaths in most areas of the precinct.

Additional comments	
Development overview	
Number of lots	590
Lots Developed	Close to 100% developed.
Lots less than 300sqm	160
Strata Lots	230
Additional Comments	
Typical envelope	
Front setbacks	Some variation in setbacks, typically 5m or less.
Side setbacks	No side setback or a small setback on one side boundary is common.
Rear setbacks	Typically rear setbacks are marginal.
Car parking	Drive way parking common.
Garden space	Typically garden space at rear of dwellings with occasional outbuildings. Inconsistent green spines.
Tree canopy	Moderate mature tree canopy cover along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	Housing styles vary.
Infill development styles	
Typical infill configurations	Single storey units (typically spine)
Additional comments	

Established precinct with high infill (around 40%), various eras of development apparent and high accessibility to services and the commercial centre. Limited infill capacity due to lack of vacant lots, unless new infill replaces older existing dwellings.

Precinct: Sale 9

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to Commercial 2 (developed, everyday use e.g. café); 1.2km from furthest point Small Commercial 1 shopping strip within the precinct (east) 100m to Commercial 1 (west of precinct); 1.4km from furthest point
Transport	1.2km (closest point); 2.5km (furthest point) to Sale Railway station
Parks	Small parks within the precinct. Adjacent to Sale Oval (south) and 300m from Victoria Park (south).
Other services	Gwenfa Hampton Kindergarten Hyland Community Kindergarten Marley St Community Hub
Additional comments	
Constraints	
Physical	Not immediately apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) HO applies to several lots in the precinct including to the Sale Stawell & Market Precinct.
Additional comments	RAAF overlay limits building height to 15m.
Subdivision pattern	
Mean lot size	700sqm
Median lot size	650sqm

Lot uniformity	Some variation.
Street pattern	Grid; occasional cul de sacs with pedestrian permeability.
Street treatment	Large verges, with footpaths in some areas of the precinct.
Additional comments	
Development overview	
Number of lots	860
Lots Developed	100% developed.
Lots less than 300sqm	180
Strata Lots	260
Additional Comments	
Typical envelope	
Front setbacks	Some variation in front setbacks, typically 5m or less.
Side setbacks	No side setback or a small setback on one side boundary is common.
Rear setbacks	Some variation in rear setbacks, typically 5-10m or boundary to boundary.
Car parking	Drive way parking or garages common.
Garden space	Typically garden space at front rear of dwellings with occasional outbuildings. Garden space is less common in infill/strata buildings. Inconsistent green spines via garden space, but the large green verges form consistent green spines.
Tree canopy	Moderate mature tree canopy cover along verges and rear of dwellings.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Mix of weatherboard and brick – *based on limited imagery*

Additional comments	Highly varied housing styles, multiple waves of development (including older Victorian style and more modern housing).
Infill development styles	
Typical infill configurations	Single storey units (typically spine).
Additional comments	
Established precinct with high infill (30%), various eras of development apparent and high accessibility to services and the commercial centre. Limited infill capacity due to lack of vacant lots, unless new infill replaces older existing dwellings.	

Precinct: Sale 10

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Immediately adjacent to town centre
Transport	c. 2.3km to railway station
Parks	Excellent access. Parks within precinct, adjacent to eastern end of precinct, and southern end is adjacent to parks and recreation adjacent to Lake Guthridge.
Other services	Hospital on eastern edge of precinct, primary school within precinct, excellent access to services and retain in town centre.
Additional comments	
Constraints	
Physical	Not apparent.
Planning	DDO6 – RAAF overlay (affects building over 15m). Approximately 50% within HO.
Additional comments	RAAF overlay limits building height to 15m.
Subdivision pattern	
Mean lot size	750sqm

Median lot size	700sqm
Lot uniformity	High variation due to infill development of original relatively consistent subdivision pattern.
Street pattern	Grid; some street closures have been applied to retain pedestrian permeability but limit permeability for cars.
Street treatment	Large verges and footpaths.
Additional comments	
Development overview	
Number of lots	620
Lots Developed	95+ %
Lots less than 300sqm	166
Strata Lots	200
Additional Comments	
Typical envelope	
Front setbacks	Typically c 5-8m. Some variation across precinct and within streetscape, reflecting extent of infill and diversity of ages of development.
Side setbacks	Setback off both side boundaries is common, as is construction to one boundary with a garage.
Rear setbacks	Commonly rear third to half of original form is open space, but infill development shows smaller areas typically at side.
Car parking	Mix of approaches. Older housing often has open car spaces at side, but more recent development includes garages.
Garden space	Typically in front setback and rear, and green spines are evident although often disrupted by infill housing.
Tree canopy	Well established gardens with mature trees are common.
Additional comments	
Housing styles	
Height	Predominantly single storey

Roof form	Predominantly hipped roofs
Typical materials	Mixed materials including brick (predominant on newer buildings) and weatherboard (typically on older buildings)
Additional comments	Mix of architectural styles evident reflecting different phases of development.
Infill development styles	
Typical infill configurations	Most infill housing is single storey dwellings positioned one behind the other, in a range of densities typically two to four dwellings per original lot. There are also isolated examples of two storey attached housing.
Additional comments	
Precinct includes older homes (including a significant number within a heritage precinct) but has seen multiple waves of housing, including infill unit development.	

Precinct: Sale 11

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	1.2km – 2km to town centre (Commercial 1)
Transport	2.3km (closest); 3.5km (furthest) to Sale Railway station
Parks	Good access. Parks within and adjacent to precinct and southern end is adjacent to parks and recreation adjacent to Lake Guthridge.
Other services	Hospital on western edge of precinct, school within precinct.
Additional comments	
Constraints	
Physical	Wetlands south of the precinct.
Planning	DDO6 – RAAF overlay (affects building over 15m). Some HO in precinct but limited scope in terms of supply.
Additional comments	RAAF overlay limits building height to 15m.

Subdivision pattern	
Mean lot size	1,200sqm
Median lot size	1,000sm
Lot uniformity	High variation, with a mix of sizes and shapes.
Street pattern	Curvilinear with cul de sacs, pedestrian permeability increased through connections between court bowls.
Street treatment	Small verges with footpaths on one or both sides of the road.
Additional comments	
Development overview	
Number of lots	1,950
Lots Developed	95+ %
Lots less than 300sqm	50
Strata Lots	148
Additional Comments	
Typical envelope	
Front setbacks	Typically c 6-7m. Generally moderate-high uniformity on straight sections of street, but subdivision pattern leads to variations along curves and in court bowls.
Side setbacks	Setback off both side boundaries is common, as is construction to one boundary with a garage.
Rear setbacks	Commonly rear third to half of site is open space.
Car parking	Typically garages incorporated into building. Double garages common.
Garden space	Typically at rear although nonrectangular parcels show more variation. Consistent relatively large green spines albeit with some outbuildings.
Tree canopy	Limited, establishing.
Additional comments	

Housing styles	
Height	Predominantly single storey
Roof form	Predominantly hipped pitched roofing
Typical materials	Mixed materials including brick (predominant on newer buildings) and weatherboard (typically on older buildings)
Additional comments	
Infill development styles	
Typical infill configurations	Infill development is relatively uncommon but examples are present of 2-3 dwelling “one behind the other” configurations, eg 80-84 Inglis Street, 4A and 4B Birch Place. Some larger lots have been developed as villa unit complexes and independent living.

Additional comments

Precinct is dominated by established post-war homes.

A handful of undeveloped lots are present but infill would generally involve replacement of existing buildings.

South east of the precinct contains more low density housing surrounded by land zoned for farming. Development is not yet in line with GRZ.

Precinct: Sale 12

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	2.5km to Commercial 1
Transport	4km to Sale Railway station
Parks	No parks in the precinct but surrounded by green space.
Other services	
Additional comments	
Constraints	
Physical	Wetlands.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) ESO2 applies to wetlands in the west and south of the precinct, restricts buildings and works. FO applies to wetlands in the west and south of the precinct, and LSIO applies to the border, restricts buildings and works.
Additional comments	RAAF overlay limits building height to 15m. ESO, FO, and LSIO restricts building and works in the west and south of the precinct.
Subdivision pattern	
Mean lot size	11,800sqm
Median lot size	5,200sqm
Lot uniformity	High variation.
Street pattern	Curvilinear
Street treatment	Verges, no footpaths.
Additional comments	Lots in the west and south of the precinct are significantly larger than the others due to the wetlands and associated restrictions applied via the ESO, FO, LSIO overlays.
Development overview	

Number of lots	30
Lots Developed	A few undeveloped lots – *based on limited imagery.*
Lots less than 300sqm	0
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation in front setbacks, typically around 10m.
Side setbacks	Setback on both sides of the boundary is common.
Rear setbacks	Typically large rear setbacks, some variation but all 20m+
Car parking	Garages common.
Garden space	Typically large garden space at front, side and rear of dwellings with occasional outbuildings.
Tree canopy	High mature tree canopy cover at rear of dwellings, especially in lots to the east and south.
Additional comments	
Housing styles	
Height	Predominantly single storey.
Roof form	Predominantly hipped pitched roofing, though some variation (skillion).
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	Modern housing style.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Low density, rural residential area, constrained by proximity to wetlands. Infill unlikely.	

Precinct: Sale 13

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 1 within and adjacent to the precinct Adjacent to Industrial 1
Transport	Adjacent to Sale Railway station; 1.2km from furthest point
Parks	Adjacent to Ross Street Reserve and Flooding Creek.
Other services	Catholic College Sale Saint Mary’s Primary School
Additional comments	
Constraints	
Physical	Non apparent.
Planning	DDO6 – RAAF overlay (affects buildings over 15m) DPO1 applies to three areas, requiring a permit for buildings and works. HO applies to several areas in the precinct, most significantly in the south of the precinct where it covers the majority of lots. LSIO applies to the western border or the precinct near Flooding Creek. restricts buildings and works.
Additional comments	RAAF overlay limits building height to 15m. HO restricts building and works – to varying degrees. LSIO restricts building and works in the small areas to the west of the precinct.
Subdivision pattern	
Mean lot size	780sqm
Median lot size	650sqm
Lot uniformity	High variation.
Street pattern	Grid; occasionally curvilinear in some areas.

Street treatment	Verges are common, provision of footpaths is inconsistent.
Additional comments	
Development overview	
Number of lots	350
Lots Developed	Close 100% developed, several undeveloped lots – *based on limited imagery.*
Lots less than 300sqm	67
Strata Lots	95
Additional Comments	
Typical envelope	
Front setbacks	Typically small front setbacks, 5m or less.
Side setbacks	Small side setback on one side of the boundary, or no setback, is common.
Rear setbacks	Some variation, but typically no rear setback or a small setback.
Car parking	Garages or driveway parking common.
Garden space	Garden space is highly varied, single dwellings typically have front and/or rear garden space, while infill/strata buildings typically have no or limited garden space.
Tree canopy	Sparse tree canopy cover at rear of dwellings and along verges.
Additional comments	Dwellings in a portion of the precinct, to the north of the Sale Railway, differ significantly from the rest of the precinct. These dwellings are on large lots with significant garden space and tree canopy cover.
Housing styles	
Height	Predominantly single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick with some weatherboard – *based on limited imagery*

Additional comments	Some variation of housing style, predominately modern housing with some older (Victorian) styles.
Infill development styles	
Typical infill configurations	Single storey units (typically spine).
Additional comments	
Significant single storey infill and multiple waves of development present. The precinct has potential for further infill development on vacant lots, however expansion of the precinct is constrained by surrounding park land.	

Precinct: Sale 14

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

This precinct is inclusive of some non-residential retail lots.

Proximity and facilities	
Nearest commercial centre	Commercial 1 and 2 within and adjacent to the precinct Adjacent to Industrial 1
Transport	600m to Sale Railway station; 1.6km from furthest point
Parks	No significant parks in the precinct, however there are several parks in surrounding precincts: adjacent to Victoria Park (east), McMillian Park (south), Brennan Park (northwest)
Other services	St Columba's Uniting Kindergarten Adjacent to Saint Mary's Primary School and Catholic College Sale Gippsland Grammar and Early Learning centre TAFE Gippsland Sale
Additional comments	The precinct is predominately dedicated to commercial and retail uses.
Constraints	
Physical	Non apparent

Planning	DDO6 – RAAF overlay (affects buildings over 15m) DDO2 applied to area either side of York Street DPO1 applies to one area, requiring a permit for buildings and works. HO applies to several areas in the precinct. EAO applies to an area in the south, east of York Street.
Additional comments	RAAF overlay limits building height to 15m. HO restricts building and works – to varying degrees.
Subdivision pattern	
Mean lot size	600sqm
Median lot size	270sqm
Lot uniformity	High variation.
Street pattern	Grid.
Street treatment	Footpaths are common.
Additional comments	
Development overview	
Number of lots	670
Lots Developed	Close 100% developed, several undeveloped lots – *based on limited imagery.*
Lots less than 300sqm	343
Strata Lots	234
Additional Comments	
Typical envelope	
Front setbacks	Typically small, or no front setbacks.
Side setbacks	Typically no side setback.
Rear setbacks	Typically no rear setback.
Car parking	Street parking and off-site car parks common.

Garden space	Typically no garden space.
Tree canopy	Typically no tree canopy or sparse tree canopy cover.
Additional comments	
Housing styles	
Height	Predominantly single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Mix of brick with some weatherboard – *based on limited imagery*
Additional comments	Some variation of housing style, predominately modern housing with some older (Victorian) styles.
Infill development styles	
Typical infill configurations	Single storey units (typically spine).
Additional comments	
Primarily a retail and commercial precinct, with various waves of development and a significant proportion of infill development.	

Precinct: Maffra 1

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	1km – 2.2km from northern edge of town centre
Transport	Nil
Parks	Close to large parks at south edge; lack of close parks at north of precinct
Other services	Moderate accessibility to facilities in precincts 4, 5 and town centre.
Additional comments	
Constraints	

Physical	None apparent
Planning	DPO1
Additional comments	Subject to development plan.
Subdivision pattern	
Mean lot size	5,400sqm
Median lot size	5,400sqm
Lot uniformity	Varied but relatively consistent depth.
Street pattern	N/A
Street treatment	Large verges, no footpaths.
Additional comments	Currently rural living.
Development overview	
Number of lots	4
Lots Developed	Developed as rural living / low density residential.
Lots less than 300sqm	0
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Large rural living / low density residential setbacks.
Side setbacks	Large rural living / low density residential setbacks.
Rear setbacks	Large rural living / low density residential setbacks.
Car parking	Varied.
Garden space	Extensive; developed at low density.
Tree canopy	Moderate.
Additional comments	Not yet developed in line with GRZ.
Housing styles	

Height	Single storey.
Roof form	Hipped.
Typical materials	
Additional comments	Varied large homes on low density allotments.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Undeveloped portion of DPO1. Not yet developed in line with zone and DPO	

Precinct: Maffra 2

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	1.1km (closest); 2.2km (furthest) to Commercial 1
Transport	Nil
Parks	One small park in the south of the precinct.
Other services	Moderate accessibility to facilities in precincts 4, 5 and town centre.
Additional comments	
Constraints	
Physical	None apparent within the precinct.
Planning	DPO1 SBO applies to an area in the southeast of the precinct, requiring a permit for building or works.
Additional comments	Subject to development plan and planning permit in the area subject to the SBO.

Subdivision pattern	
Mean lot size	1,800sqm
Median lot size	1,200sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs, low pedestrian permeability.
Street treatment	Verges with footpaths.
Additional comments	
Development overview	
Number of lots	300
Lots Developed	50% developed – *based on limited imagery.*
Lots less than 300sqm	3
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Typically 5m.
Side setbacks	Side setback on one side of the boundary is common.
Rear setbacks	Typically around 10m, though some variation and outbuildings.
Car parking	Garages common.
Garden space	Typically small garden space rear of dwellings with occasional outbuildings.
Tree canopy	Moderate mature tree canopy cover to the west and south of the precinct. Sparse, establishing treen canopy in other areas.
Additional comments	
Housing styles	
Height	Predominantly single storey.
Roof form	Predominantly hipped pitched roofing.

Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	Predominantly new, uniform modern housing style.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
New and establishing precinct where development is not yet complete. Infill unlikely.	

Precinct: Maffra 3

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	1.3km to Commercial 1
Transport	Nil
Parks	One small park in the south of the precinct.
Other services	Moderate accessibility to facilities in precincts 4, 5 and town centre.
Additional comments	
Constraints	
Physical	None apparent within the precinct.
Planning	DPO1 SBO applies to an area in the northwest of the precinct, requiring a permit for building or works.
Additional comments	Subject to development plan and planning permit in the area subject to the SBO.
Subdivision pattern	
Mean lot size	2,500sqm
Median lot size	1,000sqm

Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs, no pedestrian permeability.
Street treatment	Large verges, no footpaths.
Additional comments	
Development overview	
Number of lots	100
Lots Developed	40% developed – *based on limited imagery.*
Lots less than 300sqm	3
Strata Lots	2
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically 5m.
Side setbacks	Side setback on one side of the boundary is common.
Rear setbacks	Typically around 10m, though some variation and outbuildings.
Car parking	Garages common.
Garden space	Typically small garden space rear of dwellings with occasional outbuildings.
Tree canopy	Moderate mature tree canopy cover in some undeveloped lots. Sparse, establishing treen canopy in developed lots.
Additional comments	
Housing styles	
Height	Predominantly single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	Some variation in housing styles, a mix of new uniform housing and slightly older established housing.

Infill development styles	
Typical infill configurations	N/A
Additional comments	
New and establishing precinct where development is not yet complete. Infill unlikely.	

Precinct: Maffra 4

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	300m (closest); 1400m (furthest) from town centre
Transport	Nil
Parks	Good, with Victorian Park in precinct and Mafekin Hill Reserve and Maffra Wetlands nearby.
Other services	Good, with access to services in town centre and various community services within precinct, including aged care, a hospital and secondary college.
Additional comments	Major established older precinct.
Constraints	
Physical	None apparent
Planning	SBO in northeast corner.
Additional comments	
Subdivision pattern	
Mean lot size	1,100sqm
Median lot size	1,200sqm
Lot uniformity	Relatively consistent.
Street pattern	Grid disrupted along south of precinct by angled access of King Street. One cul de sac at western end near wetlands.

Street treatment	Large verges with footpaths.
Additional comments	
Development overview	
Number of lots	560
Lots Developed	Close to 100% developed.
Lots less than 300sqm	25
Strata Lots	25
Additional Comments	
Typical envelope	
Front setbacks	Varied from 6 to 8m. While some streets are relatively consistent others show considerable diversity.
Side setbacks	Typically set off both boundaries; car parking is sometimes on boundary.
Rear setbacks	Rear half typically open space on lots that have not seen redevelopment; but this pattern is disrupted by outbuildings and some infill development.
Car parking	Typically attached single garage or carports.
Garden space	Green spines still apparent, especially at outer edges of precinct.
Tree canopy	Varied; moderate to good with established trees on many lots.
Additional comments	
Housing styles	
Height	Mostly single storey.
Roof form	Mostly hipped.
Typical materials	Brick and weatherboard.
Additional comments	Diversity of styles and eras apparent reflecting multiple waves of development.
Infill development styles	

Typical infill configurations	Moderately frequent examples of one behind the other development.
Additional comments	
Multiple waves of development present, including some infill although less prevalent than in precinct 5.	

Precinct: Maffra 5

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Precinct immediately abuts town centre.
Transport	Nil
Parks	Good, with Mafeking Hill Reserve in precinct, Victoria Park in precinct 4, and good access to open space by Macalister River
Other services	Good, with access to services in town centre and various community services within precinct.
Additional comments	Most proximate residential area to town centre, noting township has grown unevenly to northeast of town centre.
Constraints	
Physical	None apparent
Planning	Isolated site-specific heritage overlays only.
Additional comments	
Subdivision pattern	
Mean lot size	940sqm
Median lot size	850sqm
Lot uniformity	Consistent.
Street pattern	Modified and permeable grid; disrupted by angled access of Boisdale Street.
Street treatment	Small verges with footpaths.

Additional comments	
Development overview	
Number of lots	450
Lots Developed	Close to 100% developed.
Lots less than 300sqm	60
Strata Lots	69
Additional Comments	
Typical envelope	
Front setbacks	Varied from 4 to 8m. Streets are relatively consistent but some variation apparent across precinct.
Side setbacks	Typically set off both boundaries; car parking is sometimes on boundary.
Rear setbacks	Rear third to half typically open space on lots that have not seen redevelopment; but this pattern is disrupted by moderately frequent infill development.
Car parking	Typically attached single garage or carports.
Garden space	Green spines still apparent, especially at outer edges of precinct.
Tree canopy	Varied; moderate to good with established trees on many lots.
Additional comments	
Housing styles	
Height	Mostly single storey.
Roof form	Mostly hipped.
Typical materials	Brick and weatherboard.
Additional comments	Diversity of styles and eras apparent reflecting multiple waves of development.
Infill development styles	
Typical infill configurations	Moderate frequency of infill development, most commonly spine formation single storey unit style development.

Additional comments
Multiple waves of development present, reflecting early developed area close to town that has seen multiple waves of development of both new single homes and some infill unit development.

Precinct: Maffra 6

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	400m (closest); 2.2km (furthest) to town centre
Transport	Nil
Parks	Moderate access to precinct 4 and 5 parks to west but limited public open space within precinct.
Other services	Moderate accessibility to facilities in precincts 4, 5 and town centre.
Additional comments	
Constraints	
Physical	None apparent
Planning	Nil
Additional comments	
Subdivision pattern	
Mean lot size	1,000sqm
Median lot size	1,000sqm
Lot uniformity	Consistent.
Street pattern	Highly consistent and permeable grid pattern.
Street treatment	Verges with footpaths.
Additional comments	
Development overview	

Number of lots	600
Lots Developed	Close to 100% developed.
Lots less than 300sqm	13
Strata Lots	30
Additional Comments	
Typical envelope	
Front setbacks	Typically 6 – 10m.
Side setbacks	Typically set off both boundaries; car parking is sometimes on boundary.
Rear setbacks	Rear half typically open space.
Car parking	Typically attached single garage or carports.
Garden space	Generous front and rear setbacks. Strong green spines present with some outbuildings in rear yards. Rear yards are frequently rear half of site.
Tree canopy	Varied; moderate to good with established trees on many lots.
Additional comments	
Housing styles	
Height	Mostly single storey.
Roof form	Mostly hipped.
Typical materials	Brick and weatherboard.
Additional comments	Largely mid-twentieth century.
Infill development styles	
Typical infill configurations	Isolated examples of side-by-side and spine development.
Additional comments	
Established mid-twentieth century housing with limited infill present.	

Precinct: Maffra 7

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 2 within the precinct Adjacent to Industrial 1 650m (closest); 1.2km (furthest) to Commercial 1
Transport	Nil
Parks	Adjacent to the start of the Gippsland Rail Trail
Other services	Moderate accessibility to facilities in precinct 5 and town centre.
Additional comments	
Constraints	
Physical	None apparent within the precinct.
Planning	DDO2 applies to the Commercial 2 area in the north of the precinct.
Additional comments	
Subdivision pattern	
Mean lot size	1,000sqm
Median lot size	1,100sqm
Lot uniformity	Consistent.
Street pattern	Grid; however roads cut off at the edge of the precinct, and form cul de sacs, where land is zoned for farming.
Street treatment	Verges with footpaths.
Additional comments	
Development overview	
Number of lots	80
Lots Developed	Close to 100% developed – *based on limited imagery.*

Lots less than 300sqm	7
Strata Lots	7
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically between 5-10m.
Side setbacks	Side setback on one side of the boundary is common.
Rear setbacks	Typically around 10m, though some variation and outbuildings.
Car parking	Garages common.
Garden space	Typically large garden space rear of dwellings with occasional outbuildings.
Tree canopy	Moderate.
Additional comments	
Housing styles	
Height	Predominantly single storey.
Roof form	Predominantly hipped pitched roofing.
Typical materials	Predominantly brick – *based on limited imagery*
Additional comments	Some variation
Infill development styles	
Typical infill configurations	Single storey units, spine formation.
Additional comments	
Established precinct, dwellings appear to be from a similar wave of development with almost 10% infill. Low infill potential due to lack of vacant lots and small precinct size, constrained by FZ and IZ1 to the east and west.	

Precinct: Heyfield 1

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to Commercial 1; 1km from furthest point Close to Industrial 1 to the west
Transport	Nill
Parks	Adjacent to Gravel Reserve, the Gippsland Rail Trail and the Heyfield Wetlands.
Other services	Adjacent to Heyfield Primary School and St Michael's Primary School and close to a range of other services in Precinct 3.
Additional comments	
Constraints	
Physical	Heyfield Wetlands to the south of the precinct.
Planning	DDO8 applies to part of the precinct in the southwest, restricting development to protect industrial operations in the north. FO applies to the Heyfield Wetlands and impacts several lots in the south of the precinct.
Additional comments	Building and works are constrained by the FO in the south of the precinct.
Subdivision pattern	
Mean lot size	4,000sqm
Median lot size	2,300sqm
Lot uniformity	Highly varied.
Street pattern	N/A – dwellings off a main road and bordered by the Heyfield Wetlands on the other side
Street treatment	Large verges, no footpaths.
Additional comments	Large, varied residential living dwellings.
Development overview	
Number of lots	45
Lots Developed	Close to 100%

Lots less than 300sqm	0
Strata Lots	5
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically 10-20m
Side setbacks	Some variation, typically a setback on both sides in the RLZ and a single side set back in the GRZ.
Rear setbacks	Some variation, typically large rear setbacks (30m+).
Car parking	Garages common – *based on limited imagery.*
Garden space	Significant rear garden space, outbuildings are common.
Tree canopy	Significant mature tree canopy in rear of lots and along roads.
Additional comments	
Housing styles	
Height	Single storey
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, mix of brick and weatherboard.
Additional comments	A varied mix of styles in a rural setting.
Infill development styles	
Typical infill configurations	Infill development is concentrated in the northeast of the precinct. Single units in a spine formation – *based on limited imagery.*
Additional comments	
A rural living precinct with typically large lots and flooding constraints to the south due to the wetlands. A small area is zoned GRZ, where there is infill development (10% of all lots). Limited potential for further infill.	

Precinct: Heyfield 2a

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	200m (closest); 1.2km (furthest) to Commercial 1 Adjacent to Industrial 1 (east)
Transport	Nill
Parks	One small park within the precinct. Adjacent to two large parks and the Gippsland Rail Trail to the south.
Other services	Heyfield Hospital Heyfield outdoor swimming pool
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO8 applies to a significant area of the precinct in the east, to protect the industrial operations in the adjacent industrial zone.
Additional comments	DDO8 restricts building and works.
Subdivision pattern	
Mean lot size	1,200sqm
Median lot size	1,000sqm
Lot uniformity	Extremely consistent.
Street pattern	Curvilinear with cul de sacs with varied pedestrian permeability.
Street treatment	Verges and footpaths.
Additional comments	
Development overview	
Number of lots	380
Lots Developed	Close to 100%, a few vacant lots – *based on limited imagery.*

Lots less than 300sqm	23
Strata Lots	30
Additional Comments	
Typical envelope	
Front setbacks	Some variation in front setbacks, typically 5-10m.
Side setbacks	Some variation, single side setback common.
Rear setbacks	High variation, outbuildings are common.
Car parking	Single garages or driveway parking common.
Garden space	Some variation, rear garden space common but no clear green spines.
Tree canopy	Moderate tree canopy cover in rear gardens.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, predominately brick.
Additional comments	Some variation in styles but appear to be from the same (or similar) eras of development.
Infill development styles	
Typical infill configurations	Single storey units, spine formation.
Additional comments	
Established precinct with existing infill development, potential for further infill capacity in vacant lots.	

Precinct: Heyfield 2b

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	500m (closest); 1km (furthest) to Commercial 1 Adjacent to Industrial 1 (southwest)
Transport	Nill
Parks	No parks within the precinct. Gippsland Rail Trail and Heyfield Wetlands 200-500m south.
Other services	Adjacent to Heyfield Hospital
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO8 applies to a significant area of the precinct in the east, to protect the industrial operations in the adjacent industrial zone. EAO applies to an area in the west of the precinct.
Additional comments	DDO8 restricts building and works. EAO requires an audit.
Subdivision pattern	
Mean lot size	2,900sqm
Median lot size	1,200sqm
Lot uniformity	Some variation
Street pattern	N/A lots are situated off a main road.
Street treatment	Verges, no footpaths.
Additional comments	
Development overview	
Number of lots	35
Lots Developed	Close to 100% – *based on limited imagery.*
Lots less than 300sqm	0

Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Consistent front setbacks, typically around 5m.
Side setbacks	Some variation, single side setback common.
Rear setbacks	High variation, outbuildings are common.
Car parking	Single garages or driveway parking common- *based on limited imagery.*
Garden space	Some variation, rear garden space common but no clear green spines.
Tree canopy	Moderate tree canopy cover in rear gardens and along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	*Imagery not available*
Typical materials	*Imagery not available*
Additional comments	*Imagery not available*
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Large and varied lots typical of rural living. Development not yet in line with GRZ.	

Precinct: Heyfield 3

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 1 within the precinct Adjacent to Industrial 1 (west)
Transport	Nill
Parks	Alan Lay Oval within the precinct. Adjacent to Apex Park and Gippsland Rail Trail (north) and Gordon Street Recreation Reserve (northeast)
Other services	St Michael's Primary School and Heyfield Primary School within the precinct Adjacent to Heyfield Uniting Kindergarten and Heyfield Tennis Club (east)
Additional comments	
Constraints	
Physical	None apparent.
Planning	DPO1 applies to two areas in the south and east of the precinct. HO applied to several lots in the west of the precinct. FO applies to an area in the south of the precinct.
Additional comments	DPO1 requires a development plan. FO restricts building and works.
Subdivision pattern	
Mean lot size	1,500sqm
Median lot size	1,000sqm
Lot uniformity	Some variation
Street pattern	Predominately grid.
Street treatment	Verges with footpaths.
Additional comments	
Development overview	

Number of lots	300
Lots Developed	70% – *based on limited imagery.* Several empty lots throughout the precinct and a couple of areas still under development.
Lots less than 300sqm	26
Strata Lots	24
Additional Comments	
Typical envelope	
Front setbacks	Consistent front setbacks, typically around 5m.
Side setbacks	Some variation, single side setback common.
Rear setbacks	High variation, outbuildings are common.
Car parking	Single garages or driveway parking common- *based on limited imagery.*
Garden space	Some variation, rear garden space common but no clear green spines.
Tree canopy	Moderate tree canopy cover in rear gardens and along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Some variation, predominately hipped or gable.
Typical materials	Some variation, brick and weatherboard
Additional comments	High variation with multiple eras of development, including new and establishing developments.
Infill development styles	
Typical infill configurations	Single storey units, spine formation.
Additional comments	
High variation of development eras, new and old, with some areas still under development. Some existing infill and moderate potential for infill in vacant lots in established areas of the precinct.	

Precinct: Heyfield 4

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	1km to Commercial 1 Adjacent to Industrial 1 (north)
Transport	Nill
Parks	Small park within the precinct. Adjacent to Gippsland Rail Trail (north) and Heyfield Wetlands (east)
Other services	Nil
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO8 applies to part of the precinct in the southwest, restricting development to protect industrial operations in the north.
Additional comments	
Subdivision pattern	
Mean lot size	1,900sqm
Median lot size	1,300sqm
Lot uniformity	Some variation
Street pattern	Curvilinear
Street treatment	Verges, no footpaths.
Additional comments	
Development overview	
Number of lots	60

Lots Developed	80% – *based on limited imagery.* Several empty lots throughout the precinct.
Lots less than 300sqm	0
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically between 10-20m.
Side setbacks	Some variation, single side setback common.
Rear setbacks	High variation, outbuildings are common.
Car parking	Single garages and/or driveway parking common- *based on limited imagery.*
Garden space	Some variation, rear garden space common.
Tree canopy	Significant mature tree canopy cover in rear gardens and along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Some variation, predominately hipped or gable.
Typical materials	*Imagery not available.*
Additional comments	
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Development is consistent with rural living style (large lots, large dwellings, green space). Development is not yet in line with GRZ.	

Precinct: Longford 1a

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Within a township zone. No commercial centre in the township.
Transport	Nill.
Parks	Adjacent to the Longford Recreation Reserve (south).
Other services	800m (closest); 1.5km (furthest) to Longford Primary School (south) 2.5km (closest); 3.2km (furthest) to Lakeview General Store (south)
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO6 (RAAF) applies to the precinct, restricting building height to 15m. LSIO applies to a small area of the precinct in the north and east.
Additional comments	DDO6 restricts building height to 15m. LSIO restricts building and works.
Subdivision pattern	
Mean lot size	2,600sqm
Median lot size	2,500sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear.
Street treatment	Large verges, no footpaths.
Additional comments	
Development overview	
Number of lots	51

Lots Developed	90% developed, several lots undeveloped – based on limited imagery.
Lots less than 300sqm	0
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically 5-15m.
Side setbacks	Some variation, typically a single side set back with garage.
Rear setbacks	Some variation, typically 15-30m.
Car parking	Some variation, typically single garages or carports.
Garden space	Some variation, typically significant rear garden space and often front garden space. Outbuildings common.
Tree canopy	Significant mature tree canopy cover in rear of lots and along roads.
Additional comments	
Housing styles	
Height	Some variation, predominately single storey.
Roof form	Some variation, predominately hipped or gable.
Typical materials	Some variation, predominately weatherboard or brick.
Additional comments	Varied housing styles typical of large rural lots.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Low density precinct with several eras of development present. Potential for infill development, however the precinct is not close to many amenities or services.	

Precinct: Longford 1b

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Within a township zone. No commercial centre in the township.
Transport	Nill.
Parks	No parks within the precinct.
Other services	Adjacent to Sale Golf Club. 1km (closest); 1.5km (furthest) to Longford Primary School (south) 2km (closest); 3.2km (furthest) to Lakeview General Store (south)
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO6 (RAAF) applies to the precinct, restricting building height to 15m. DPO10 applies to an area in the west of the precinct.
Additional comments	DDO6 restricts building height to 15m. DPO10 requires a permit for works and development plan for building.
Subdivision pattern	
Mean lot size	6,700sqm
Median lot size	2,600sqm
Lot uniformity	High variation.
Street pattern	Curvilinear.
Street treatment	Large verges, no footpaths.
Additional comments	
Development overview	

Number of lots	21
Lots Developed	80% developed, several lots undeveloped – based on limited imagery.
Lots less than 300sqm	1
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically 5-15m.
Side setbacks	Some variation, typically a double side set back or single side set back with garage.
Rear setbacks	Some variation, typically 15-30m.
Car parking	*N/A Limited imagery*.
Garden space	Some variation, typically significant rear garden space and often front garden space. Outbuildings common.
Tree canopy	Significant mature tree canopy cover in rear of lots and along roads.
Additional comments	
Housing styles	
Height	*N/A Limited imagery*.
Roof form	*N/A Limited imagery*.
Typical materials	*N/A Limited imagery*.
Additional comments	Varied housing styles typical of large rural lots.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Low density precinct with large lots typical of a rural precinct.	

Precinct: Longford 2

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	No commercial centre in the township.
Transport	Nill.
Parks	No parks within the precinct, adjacent to Longford Cemetery Reserve (east).
Other services	1km to Longford Primary School 2km (closest); 2.5km (furthest) to Lakeview General Store (southeast)
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO6 (RAAF) applies to the precinct, restricting building height to 15m. BMO applies to a significant area of the precinct.
Additional comments	DDO6 restricts building height to 15m. BMO requires a permit for building and works and hazard assessments.
Subdivision pattern	
Mean lot size	13,000sqm
Median lot size	10,300sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear.
Street treatment	Large verges, no footpaths.
Additional comments	
Development overview	

Number of lots	51
Lots Developed	Close to 100% developed – *based on limited imagery.*
Lots less than 300sqm	0
Strata Lots	16
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically large 20-30m.
Side setbacks	Typically double side setback.
Rear setbacks	Some variation, typically 15-30m.
Car parking	*N/A Limited imagery*.
Garden space	Some variation, typically significant rear garden space and often front garden space. Outbuildings common.
Tree canopy	Significant mature tree canopy cover in rear of lots and along roads.
Additional comments	
Housing styles	
Height	*N/A Limited imagery*.
Roof form	*N/A Limited imagery*.
Typical materials	*N/A Limited imagery*.
Additional comments	Varied housing styles typical of large rural lots.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Low density precinct with large lots typical of a rural precinct.	

Precinct: Rosedale 1a

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 1 within the precinct.
Transport	600m (closest); 1.3km (furthest) to Rosedale train station.
Parks	Queen Street Playground within the precinct. Adjacent to Blind Joes Creek Water Frontage (north) and a park to the south.
Other services	Police Station, post office and other local convenience within the precinct area zoned Commercial 1.
Additional comments	
Constraints	
Physical	None apparent.
Planning	HO applies to several lots in the precinct. FO applies to several lots in the west and north of the precinct, adjacent to Blind Joes Creek Water Frontage. LSIO applies to areas in the west and southeast of the precinct.
Additional comments	FO and LSIO restrict building and works.
Subdivision pattern	
Mean lot size	1,500sqm
Median lot size	1,300sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs (where streets end at precinct boundary).
Street treatment	Large verges, footpaths typically not provided.
Additional comments	
Development overview	

Number of lots	170
Lots Developed	Close to 100% developed, there are several vacant lots- based on limited imagery.
Lots less than 300sqm	12
Strata Lots	14
Additional Comments	
Typical envelope	
Front setbacks	Highly consistent, typically around 5m.
Side setbacks	Some variation, but typically single side setback and garages common.
Rear setbacks	Some variation, typically 15-20m and outbuildings common.
Car parking	Some variation, typically single garages or driveway/car port parking.
Garden space	Rear gardens with some variation, typically 15-20m and outbuildings common.
Tree canopy	Moderate mature tree canopy between lots and along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, predominately brick.
Additional comments	Some variation of styles, mostly older builds with no sign of recent developments.
Infill development styles	
Typical infill configurations	Infill appears to be contained with the area zoned Commercial 1, where single residential buildings are behind shops.
Additional comments	

Established precinct with high potential for infill development due to empty lots and proximity to services.

Precinct: Rosedale 1b

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 1 within the precinct.
Transport	Adjacent to (closest); 1.3km (furthest) to Rosedale train station.
Parks	Directly adjacent to four parks.
Other services	Adjacent to Rosedale Primary School (west) and Rosedale Neighbourhood house (southeast). Rosedale swimming pool within the precinct and several other recreation activities within or adjacent to the precinct.
Additional comments	
Constraints	
Physical	None apparent.
Planning	HO applies to several lots in the northeast of the precinct. LSIO applies to areas in the south and east of the precinct.
Additional comments	LSIO restrict building and works.
Subdivision pattern	
Mean lot size	1,200sqm
Median lot size	1,100sqm
Lot uniformity	Highly consistent.
Street pattern	Curvilinear with cul de sacs and pedestrian permeability.
Street treatment	Large verges with footpaths.
Additional comments	

Development overview	
Number of lots	440
Lots Developed	Close to 100% developed, there are several vacant lots- *based on limited imagery.*
Lots less than 300sqm	20
Strata Lots	28
Additional Comments	
Typical envelope	
Front setbacks	Highly consistent, typically around 5m.
Side setbacks	Some variation, but typically single side setback and garages common.
Rear setbacks	Some variation, typically 15-20m and outbuildings common.
Car parking	Some variation, typically single garages or driveway/car port parking.
Garden space	Rear gardens with some variation, typically 15-20m and outbuildings common.
Tree canopy	Moderate mature tree canopy between lots and along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, predominately brick.
Additional comments	Some variation of styles, mostly older builds with some newer developments in areas.
Infill development styles	
Typical infill configurations	Some variation, infill is sparse and there are examples of single storey dwellings in a spine formation and in a square. One example of a double storey apartment in the Commercial 1 zone.

Additional comments
Multiple waves of development present, with some new developments apparent. High potential for infill development due to empty lots and proximity to services.

Precinct: Rosedale 2

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	600m to Commercial 1.
Transport	800m to Rosedale train station.
Parks	Directly adjacent to Rosedale Recreation and Public Park Reserve.
Other services	Adjacent to Rosedale Primary School and Rosedale Community Sporting Complex (west). Close to services in Precinct 1b.
Additional comments	
Constraints	
Physical	None apparent.
Planning	DPO applied to the large lot in the west of the precinct. LSIO applies to areas in the west and south of the precinct.
Additional comments	DPO requires development plan. LSIO restrict building and works.
Subdivision pattern	
Mean lot size	1,800sqm
Median lot size	1,200sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs and no pedestrian permeability.

Street treatment	Large verges with footpaths.
Additional comments	
Development overview	
Number of lots	55
Lots Developed	Close to 100% developed- *based on limited imagery.*
Lots less than 300sqm	1
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically around 5m.
Side setbacks	Some variation, but typically single side setback and garages common.
Rear setbacks	Some variation, typically 15-20m and outbuildings common.
Car parking	Some variation, typically double garages or driveway/car port parking.
Garden space	Rear gardens with some variation, typically 15-20m and outbuildings common.
Tree canopy	Sparse tree canopy in lots and along roads.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, predominately brick.
Additional comments	Some variation of styles, mostly older 20th century.
Infill development styles	

Typical infill configurations	N/A
Additional comments	
Similar era of development throughout the precinct, low infill capacity due to lack of vacant lots and flooding constraints in some areas.	

Precinct: Rosedale 3

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	800m to Commercial 1. Adjacent to Industrial 1.
Transport	600m to Rosedale train station.
Parks	Directly adjacent to Rosedale Recreation and Public Park Reserve.
Other services	500m (northwest) to Rosedale Primary School and Rosedale Community Sporting Complex (west).
Additional comments	
Constraints	
Physical	None apparent.
Planning	LSIO applies to the precinct.
Additional comments	LSIO restrict building and works.
Subdivision pattern	
Mean lot size	10,000sqm
Median lot size	9,000sqm
Lot uniformity	Some variation.
Street pattern	N/A lots are situated off a road.
Street treatment	Large verges with no footpaths.

Additional comments	Large lots typical of rural living.
Development overview	
Number of lots	7
Lots Developed	100% developed- *based on limited imagery.*
Lots less than 300sqm	0
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically around 10m.
Side setbacks	Double side setbacks.
Rear setbacks	Large rear setbacks, outbuildings common.
Car parking	Typically double garages or driveway parking.
Garden space	Large rear and side garden space.
Tree canopy	Moderate tree canopy in lots.
Additional comments	
Housing styles	
Height	Single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, predominately brick.
Additional comments	Some variation of styles.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Precinct typical of low density rural living, large lots and dwellings. Low infill potential.	

Precinct: Rosedale 4a

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 1 within precinct. Adjacent to Industrial 1.
Transport	400m (closest); 1km (furthest) to Rosedale train station.
Parks	No parks within the precinct but close to parks in precinct 1b.
Other services	Close to services in Precinct 1b.
Additional comments	Commercial 1 within precinct. Adjacent to Industrial 1.
Constraints	
Physical	None apparent.
Planning	DPO1 applies to the majority of the precinct. HO applies to a lot in the precinct. LSIO applies to a significant amount of the precinct in the north and south.
Additional comments	DPO requires development plan. LSIO restrict building and works.
Subdivision pattern	
Mean lot size	8,500sqm
Median lot size	1,900sqm
Lot uniformity	Some variation.
Street pattern	N/A lots are situated off a road.
Street treatment	Large verges with no footpaths.
Additional comments	
Development overview	

Number of lots	36
Lots Developed	50% developed- *based on limited imagery.* The east of the precinct is undeveloped.
Lots less than 300sqm	1
Strata Lots	5
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically around 5m.
Side setbacks	Some variation, typically single side setbacks.
Rear setbacks	Some variation, typically 10-20m, outbuildings common.
Car parking	Typically double garages.
Garden space	Rear garden space common.
Tree canopy	Moderate tree canopy in rear lots.
Additional comments	
Housing styles	
Height	Predominately single storey.
Roof form	High variation, predominately hipped or gable.
Typical materials	Some variation, brick and weatherboard.
Additional comments	Some variation of styles.
Infill development styles	
Typical infill configurations	Single storey, spine formation.
Additional comments	
Largely undeveloped precinct with a variation of styles and development eras.	

Precinct: Rosedale 4b

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	300m to Commercial 1. Adjacent to Industrial 1.
Transport	Adjacent to; 600m (furthest) to Rosedale train station.
Parks	No parks within the precinct but close to parks in precinct 1b.
Other services	Close to services in Precinct 1b.
Additional comments	
Constraints	
Physical	None apparent.
Planning	LSIO applies to the precinct.
Additional comments	LSIO restrict building and works.
Subdivision pattern	
Mean lot size	3,900sqm
Median lot size	2,000sqm
Lot uniformity	Some variation.
Street pattern	N/A lots are situated off a road.
Street treatment	Large verges with no footpaths.
Additional comments	
Development overview	
Number of lots	6
Lots Developed	Close to 100% developed- *based on limited imagery.* One large lot appears undeveloped.
Lots less than 300sqm	0

Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically around 5m.
Side setbacks	Some variation, typically single side setbacks.
Rear setbacks	Some variation, typically 10-20m, outbuildings common.
Car parking	Typically double garages.
Garden space	Rear garden space and outbuildings common.
Tree canopy	Moderate tree canopy in rear of lots.
Additional comments	
Housing styles	
Height	Predominately single storey.
Roof form	High variation, predominately hipped.
Typical materials	Some variation, brick and weatherboard.
Additional comments	Some variation of styles.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Small precinct, subject to LSIO. Low infill development potential.	

Precinct: Stratford 1

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to (closest); 1.2km (furthest) to Commercial 1.

	Adjacent to Industrial 1.
Transport	320m (closest); 1.5km (furthest) to Stratford Train Station.
Parks	No parks within the precinct. Market Reserve 170m west of the precinct. Sandhill Road Flora and Fauna Reserve 200m north of the precinct.
Other services	Adjacent to Stratford Primary School and Avon Indoor Recreation Centre.
Additional comments	
Constraints	
Physical	None apparent.
Planning	DPO1 applies to the precinct.
Additional comments	DPO1 requires a development plan.
Subdivision pattern	
Mean lot size	11,800sqm
Median lot size	5,300sqm
Lot uniformity	Highly varied, mostly large undeveloped lots.
Street pattern	N/A – lots are situated off main roads, and lots are largely undeveloped.
Street treatment	Large verges, typically no footpaths.
Additional comments	
Development overview	
Number of lots	55
Lots Developed	60% developed, the precinct is only partway developed.
Lots less than 300sqm	0
Strata Lots	4
Additional Comments	

Typical envelope	
Front setbacks	Some variation in developed lots, typically 10-20m.
Side setbacks	Some variation, either single side set back with garage or double site set back.
Rear setbacks	Some variation, some lots have a small rear set back (around 10m), larger lots have a large rear set back (around 30m).
Car parking	Consistent, double garages.
Garden space	Significant rear garden space is common, some variation in the smaller lots where rear garden space in around 10m.
Tree canopy	Significant mature tree canopy in rear of lots and along roads.
Additional comments	
Housing styles	
Height	Highly consistent, single storey.
Roof form	Highly consistent, hipped – based on limited imagery.
Typical materials	Some variation, predominately brick – based on limited imagery.
Additional comments	Some variation of housing styles, dwellings on lots to the west are typically older and have a greater variation of materials and style. Whereas dwellings in the east are uniform, modern dwellings.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
An establishing precinct that remains largely undeveloped. There is a variation of development eras present, with dwellings on lots in the west being older and more varied compared to the new, uniform dwellings in the east.	

Precinct: Stratford 2

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	500m (closest); 1.5km (furthest) to Commercial 1.
Transport	400m (closest); 1.5km (furthest) to Stratford Train Station.
Parks	Mary Treasure Reserve and Swan Park within the precinct. Adjacent to Stratford Recreation Reserve in Precinct 3 (southwest).
Other services	Adjacent to Stratford Primary School and Avon Indoor Recreation Centre.
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO6 (RAAF) applies to most of the precinct, restricting building height to 15m. DPO1 applies to the precinct.
Additional comments	DDO6 restricts building height to 15m. DPO1 requires a development plan.
Subdivision pattern	
Mean lot size	2,400sqm
Median lot size	1,000sqm
Lot uniformity	Highly consistent.
Street pattern	Curvilinear with cul de sacs and low pedestrian permeability.
Street treatment	Large verges with footpaths.
Additional comments	
Development overview	
Number of lots	360
Lots Developed	70% developed, the precinct is only partway developed.
Lots less than 300sqm	3

Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Highly consistent, typically 5m.
Side setbacks	Highly consistent, single side set back.
Rear setbacks	Highly consistent, typically 5-10m.
Car parking	Consistent, single or double garages.
Garden space	Consistent rear garden space, typically between 5-10m. The occasional outbuilding but there are clear green spines.
Tree canopy	Sparse establishing tree canopy along roads.
Additional comments	
Housing styles	
Height	Highly consistent, single storey.
Roof form	Highly consistent, hipped.
Typical materials	Highly consistent, brick.
Additional comments	Consistent, uniform housing styles from the same, or similar, recent era of development.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
An establishing precinct that remains partly undeveloped. The dwellings are uniform in style. Infill unlikely.	

Precinct: Stratford 3

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 1 within the precinct; 1.6km from furthest point.
Transport	Stratford Train Station within the precinct; 1.6km from furthest point.
Parks	Stratford Recreation Reserve within the precinct. Several parks in the north of the precinct. Adjacent to Apex Park (south).
Other services	Adjacent to Stratford Primary School and Avon Indoor Recreation Centre (north).
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO6 (RAAF) applies a significant area east of the precinct, restricting building height to 15m. HO applies to several lots in the west of the precinct.
Additional comments	DDO6 restricts building height to 15m.
Subdivision pattern	
Mean lot size	1,600sqm
Median lot size	1,300sqm
Lot uniformity	Some variation.
Street pattern	Grid, however, there is a small area in the northeast of the precinct in which lots are in a cul de sac.
Street treatment	Large verges, the provision of footpaths is inconsistent throughout the precinct.
Additional comments	
Development overview	
Number of lots	400

Lots Developed	Close to 100% developed, there are several vacant lots in the precinct.
Lots less than 300sqm	9
Strata Lots	20
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically between 5-10m.
Side setbacks	Some variation, typically single side set back with garage.
Rear setbacks	Some variation, typically 15-20m.
Car parking	Some variation, typically single garages or carport.
Garden space	Consistent rear garden space, some variation in size, typically between 15-20m. Outbuildings are common, no clear green spines.
Tree canopy	Moderate mature tree canopy in rear of lots and along roads.
Additional comments	
Housing styles	
Height	Some variation, predominately single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, mix of brick and weatherboard.
Additional comments	A mix of housing styles and various waves of development are apparent.
Infill development styles	
Typical infill configurations	Single storey units.
Additional comments	
An established precinct with multiple waves of development and a small amount of infill present. Moderate potential for further infill capacity due to vacant lots and proximity to the commercial centre (within the precinct).	

Precinct: Stratford 4

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 1 within the precinct; 700m from furthest point.
Transport	Adjacent to Stratford Train Station within the precinct; 1km from furthest point.
Parks	Soldiers Memorial Park (north) within the precinct. Adjacent to several parks in Precinct 3.
Other services	Saint Patrick’s School. Adjacent to Stratford Swimming pool (south).
Additional comments	
Constraints	
Physical	None apparent.
Planning	HO applies to several lots in the east of the precinct.
Additional comments	
Subdivision pattern	
Mean lot size	1,400sqm
Median lot size	1,300sqm
Lot uniformity	Some variation.
Street pattern	Grid.
Street treatment	Large verges, the provision of footpaths is inconsistent throughout the precinct.
Additional comments	
Development overview	
Number of lots	300

Lots Developed	Close to 100% developed, there are several vacant lots in the precinct.
Lots less than 300sqm	8
Strata Lots	12
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically between 5-10m.
Side setbacks	Some variation, typically single side set back with garage.
Rear setbacks	Some variation, typically 15-20m.
Car parking	Some variation, typically single garages, carport or driveway parking.
Garden space	Consistent rear garden space, some variation in size, typically between 15-20m. Outbuildings are common, no clear green spines.
Tree canopy	Moderate mature tree canopy in rear of lots and along roads.
Additional comments	
Housing styles	
Height	Some variation, predominately single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, mix of brick and weatherboard.
Additional comments	A mix of housing styles and various waves of development are apparent.
Infill development styles	
Typical infill configurations	Single storey units.
Additional comments	
An established precinct with multiple waves of development present. Close to services and amenities in the commercial centre and potential for infill capacity in vacant lots.	

Precinct: Stratford 5

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	700m (closest); 1.2km (furthest) to Commercial 1. Adjacent to Industrial 1.
Transport	1km (closest); 1.5km (furthest) to Stratford Train Station.
Parks	A small park within the precinct. Adjacent to Pine Lodge Recreation Reserve (north).
Other services	Nill.
Additional comments	
Constraints	
Physical	None apparent.
Planning	DPO1 applies to the west of the precinct.
Additional comments	DPO1 requires a development plan.
Subdivision pattern	
Mean lot size	5,000sqm
Median lot size	1,400sqm
Lot uniformity	High variation – the precinct mostly consists of large lots but there is an area in the east of the precinct with a cluster of smaller lots.
Street pattern	Curvilinear with cul de sacs and not pedestrian permeability.
Street treatment	Verges, no footpaths.
Additional comments	
Development overview	
Number of lots	80

Lots Developed	Close to 100% developed, there are several vacant lots in the east of the precinct in an area which looks to be undergoing development.
Lots less than 300sqm	6
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Highly varied, small lots in the east typically have front setbacks of 5m, large lots have front setbacks typically around 20m.
Side setbacks	Highly varied, small lots in the east typically have a single side setback, large lots have double side setbacks.
Rear setbacks	Highly varied, small lots in the east typically have front setbacks of 10-20m, large lots have a variation of setbacks between 20-60m.
Car parking	Some variation, typically single garages, carport or driveway parking.
Garden space	Highly varied, small lots in the east typically have a small rear garden space and outbuildings are common. The larger lots throughout the precinct typically have significant rear and side garden space.
Tree canopy	Moderate mature tree canopy in rear of lots and along roads.
Additional comments	
Housing styles	
Height	Some variation, predominately single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Some variation, predominately brick.
Additional comments	A mix of housing styles and various waves of development are apparent.
Infill development styles	
Typical infill configurations	N/A

Additional comments
A low density precinct with predominately large lots typical of rural living. Two streets in the east of the precinct contain smaller, more densely developed lots with several lots still undeveloped. Development not yet in line with GRZ.

Precinct: Wurruk 1

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	1km (closest); 2km (furthest) to Commercial 2. Adjacent to Industrial 1.
Transport	2.5km (closest); 3.5km (furthest) to Sale train station.
Parks	No parks within the precinct.
Other services	Nill.
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO6 (RAAF) applies to the precinct, restricting building height to 15m.
Additional comments	DDO6 restricts building height to 15m.
Subdivision pattern	
Mean lot size	6,100 sqm
Median lot size	5,300sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs and no pedestrian permeability.
Street treatment	Verges with no footpaths – *based on limited imagery.*
Additional comments	
Development overview	
Number of lots	135
Lots Developed	Close to 100% developed.
Lots less than 300sqm	4

Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically 15-25m.
Side setbacks	Double side setbacks common.
Rear setbacks	Some variation, typically large rear setbacks and outbuildings.
Car parking	Double garages common – based on limited imagery.
Garden space	Significant rear garden space, typical of rural living. Outbuildings common.
Tree canopy	Moderate tree canopy between lots and along the road.
Additional comments	
Housing styles	
Height	Single storey – *based on limited imagery.*
Roof form	Some variation, typically hipped – *based on limited imagery.*
Typical materials	Some variation, typically rick – *based on limited imagery.*
Additional comments	No imagery available.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Residential development is typical of a rural living precinct, with varied housing styles on large lots. Low infill potential.	

Precinct: Wurruk 2

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to (closest); 1km (furthest) to Commercial 2. Adjacent to Industrial 1.
Transport	1.5km (closest); 2.5km (furthest) to Sale train station.
Parks	No parks within the precinct.
Other services	Nill.
Additional comments	
Constraints	
Physical	A lake/body of water runs through the middle of the precinct.
Planning	DDO6 (RAAF) applies to the precinct, restricting building height to 15m. DPO1 applies to the east of the precinct. FO and LSIO applies to the centre of the precinct and northwest.
Additional comments	DDO6 restricts building height to 15m. DPO1 requires a development plan. FO and LSIO restricts building and works.
Subdivision pattern	
Mean lot size	9,900 sqm
Median lot size	8,000sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs and no pedestrian permeability.
Street treatment	Large verges with no footpaths – *based on limited imagery.*
Additional comments	

Development overview	
Number of lots	65
Lots Developed	80% developed, several undeveloped lots – *based on limited imagery*.
Lots less than 300sqm	2
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically 15-25m.
Side setbacks	Double side setbacks common.
Rear setbacks	Some variation, typically large rear setbacks. Lots adjacent to the lake have a significant setback.
Car parking	Double garages common – *based on limited imagery*.
Garden space	Significant rear garden space, typical of rural living. Outbuildings common.
Tree canopy	Moderate tree canopy in rear of lots and between lots.
Additional comments	
Housing styles	
Height	Single storey – *based on limited imagery.*
Roof form	Some variation, typically hipped – *based on limited imagery.*
Typical materials	Some variation, typically brick – *based on limited imagery.*
Additional comments	
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Residential development is typical of a rural living precinct, with varied housing styles on large lots. Constrained by FO, LSIO and the lake in the precinct. Low infill potential.	

Precinct: Wurruk 3

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	500m (closest); 1.6km (furthest) to Commercial 2.
Transport	1.7km (closest); 2.9km (furthest) to Sale train station.
Parks	No parks within the precinct.
Other services	Nill.
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO6 (RAAF) applies to the precinct, restricting building height to 15m. LSIO applies to the northeast and northwest of the precinct.
Additional comments	DDO6 restricts building height to 15m. LSIO restricts building and works.
Subdivision pattern	
Mean lot size	12,500 sqm
Median lot size	10,200sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs and no pedestrian permeability.
Street treatment	Large verges with no footpaths – *based on limited imagery.*
Additional comments	
Development overview	
Number of lots	45
Lots Developed	Close to 100% developed– *based on limited imagery*.

Lots less than 300sqm	0
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically 15-25m.
Side setbacks	Double side setbacks common.
Rear setbacks	Some variation, typically large rear setbacks.
Car parking	Double garages common – *based on limited imagery*.
Garden space	Significant rear garden space, typical of rural living. Outbuildings common.
Tree canopy	Significant mature tree canopy in rear of lots and between lots.
Additional comments	
Housing styles	
Height	Single storey – *based on limited imagery.*
Roof form	Some variation, typically hipped – *based on limited imagery.*
Typical materials	Some variation, typically brick – *based on limited imagery.*
Additional comments	Housing style is varied as per typical rural living developments.
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Residential development is typical of a rural living precinct, with varied housing styles on large lots. Partially constrained by LSIO. Low infill potential.	

Precinct: Wurruk 4

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	200m (closest); 700m (furthest) to Commercial 2. Adjacent to Industrial 1.
Transport	1.2km (closest); 2km (furthest) to Sale train station.
Parks	Three parks within the precinct and adjacent to Thomas River Water Frontage and another park to the west.
Other services	Wurruk Community House. Wurruk Bowls Club. Adjacent to Wurruk Primary School in Precinct 5.
Additional comments	
Constraints	
Physical	Railway line runs along the southern border of the precinct.
Planning	DDO6 (RAAF) applies to the precinct, restricting building height to 15m.
Additional comments	DDO6 restricts building height to 15m.
Subdivision pattern	
Mean lot size	1,100 sqm
Median lot size	900sqm
Lot uniformity	High consistency.
Street pattern	Curvilinear with cul de sacs and limited pedestrian permeability.
Street treatment	Verges with footpaths along main roads – *based on limited imagery.*
Additional comments	
Development overview	
Number of lots	205

Lots Developed	90% developed, several undeveloped lots – *based on limited imagery*.
Lots less than 300sqm	7
Strata Lots	25
Additional Comments	
Typical envelope	
Front setbacks	High consistency, typically 5m.
Side setbacks	Single side setbacks common.
Rear setbacks	Some variation, typically 10m.
Car parking	Double garages common – *based on limited imagery.*
Garden space	Some variation, rear garden space common and occasional outbuildings.
Tree canopy	Moderate tree canopy between lots and along the road. Clear green spine in the east of the precinct.
Additional comments	
Housing styles	
Height	Single storey – *based on limited imagery.*
Roof form	Some variation, predominately hipped or gable– *based on limited imagery.*
Typical materials	Some variation, predominately brick – *based on limited imagery.*
Additional comments	Some variation in housing style, but typically from a similar era of development.
Infill development styles	
Typical infill configurations	Some variation, with a double storey apartment block and single dwelling units in a spine formation.
Additional comments	
Low density established precinct with ample access to green space and proximity to the services in Wurruk. There is around 10% existing infill and there is potential for more infill on vacant lots.	

Precinct: Wurruk 5

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 2 within the precinct.
Transport	1.4km to Sale train station.
Parks	No parks within the precinct. Close to Her Guyatt Reserve and Cunninghame Street Walking Track (east). Adjacent to a park in Precinct 4.
Other services	Wurruk Primary School and Kindergarten.
Additional comments	
Constraints	
Physical	Railway line runs along the northern border of the precinct.
Planning	DDO6 (RAAF) applies to the precinct, restricting building height to 15m. DDO2 applies to an area in the northeast of the precinct. HO applies to two lots in the precinct.
Additional comments	DDO6 restricts building height to 15m. DDO2 restricts building and works in the northeast of the precinct.
Subdivision pattern	
Mean lot size	1,200 sqm
Median lot size	950sqm
Lot uniformity	Some variation
Street pattern	Grid.
Street treatment	Large verges, provision of footpaths is consistent.
Additional comments	

Development overview	
Number of lots	90
Lots Developed	Close to 100% developed, a few undeveloped lots – *based on limited imagery*.
Lots less than 300sqm	10
Strata Lots	17
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically 5m.
Side setbacks	Single side setback with garage common.
Rear setbacks	Some variation, typically 10m and outbuildings common.
Car parking	Double garages common – *based on limited imagery.*
Garden space	Some variation, rear garden space common and occasional outbuildings.
Tree canopy	Moderate tree canopy between lots and along the road. Clear green spine in the east of the precinct.
Additional comments	Infill dwellings appear to boundary to boundary with limited garden space.
Housing styles	
Height	Single storey – *based on limited imagery.*
Roof form	Some variation, predominately hipped – *based on limited imagery.*
Typical materials	Some variation, predominately brick – *based on limited imagery.*
Additional comments	Some variation in housing style, but typically from a similar era of development.
Infill development styles	
Typical infill configurations	Single units in a spine formation.
Additional comments	

Established precinct in close proximity to the services in Wurruk. Significant infill development present and potential for more infill on vacant lots.

Precinct: Yarram 1

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to Commercial 1; 800m from furthest point. Adjacent to Industrial 1.
Transport	Nill.
Parks	Two small parks within the precinct. Adjacent to Yarram Memorial Park and Yarram Wetlands and Tarra Trail Reserve (north).
Other services	Adjacent to Yarram Public pool, Yarram Early Learning Centre, and Yarram Country Club (north).
Additional comments	
Constraints	
Physical	None apparent.
Planning	Nill.
Additional comments	
Subdivision pattern	
Mean lot size	1,000sqm
Median lot size	900sqm
Lot uniformity	Consistent.
Street pattern	Curvilinear with cul de sacs; with moderate pedestrian permeability.
Street treatment	Verges, provision of footpaths is inconsistent throughout the precinct.

Additional comments	
Development overview	
Number of lots	180
Lots Developed	100% developed.
Lots less than 300sqm	14
Strata Lots	11
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically between 5-10m.
Side setbacks	Some variation, typically single side setbacks with garages.
Rear setbacks	Some variation, typically around 20m.
Car parking	Some variation, double garage common.
Garden space	Significant rear garden space, typically around 20m. Green spines clear in some areas of the precinct, although outbuildings are common.
Tree canopy	Moderate tree canopy in rear of lots.
Additional comments	
Housing styles	
Height	Highly consistent, single storey.
Roof form	Some variation, predominately hipped.
Typical materials	Highly varied, brick and weatherboard.
Additional comments	Some variation in housing styles with multiple waves of development apparent.
Infill development styles	
Typical infill configurations	Single storey units in a spine formation.
Additional comments	

Established, low density precinct with a small proportion of existing infill development. Limited potential for further infill development unless existing dwellings are replaced.

Precinct: Yarram 2

Note – distances are "as the crow flies" from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	300m (closest); 900m (furthest) to Commercial 1.
Transport	Nill.
Parks	Adjacent to Yarram Memorial Park and Yarram Wetlands and Tarra Trail Reserve (northwest).
Other services	Adjacent Yarram Secondary College and Walpole Stadium (east).
Additional comments	
Constraints	
Physical	None apparent.
Planning	DPO1 applies to a significant area of undeveloped land in the east of the precinct.
Additional comments	DPO requires a development plan.
Subdivision pattern	
Mean lot size	2,300sqm
Median lot size	1,000sqm
Lot uniformity	Some variation.
Street pattern	Curvilinear with cul de sacs, no pedestrian permeability.
Street treatment	Verges, no footpaths.
Additional comments	
Development overview	

Number of lots	130
Lots Developed	Close to 100% developed – a few undeveloped lots.
Lots less than 300sqm	1
Strata Lots	0
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically between 5-10m.
Side setbacks	Some variation, typically single side setbacks with garages.
Rear setbacks	Some variation, typically around 20m.
Car parking	Some variation, single garage common – *based on limited imagery.*
Garden space	Rear garden space typically between 10-20m. No consistent green spines.
Tree canopy	Moderate tree canopy in rear of lots.
Additional comments	
Housing styles	
Height	Highly consistent, single storey – *based on limited imagery.*
Roof form	Some variation, predominately hipped or gable – *based on limited imagery.*
Typical materials	Highly varied, brick and weatherboard – *based on limited imagery.*
Additional comments	Some variation in housing styles with multiple waves of development apparent – *based on limited imagery.*
Infill development styles	
Typical infill configurations	N/A
Additional comments	
Established, low density precinct with no existing infill development. Potential for infill development, especially in the south of the precinct on vacant lots.	

Precinct: Yarram 3

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Commercial 1 within the precinct.
Transport	Nill.
Parks	A few small parks within the precinct.
Other services	Adjacent Yarram Secondary College and Walpole Stadium (southeast). Yarram district health centre, St Elmo’s Nursing Home and Yarram Police Station within the precinct (north).
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO11 applies to a significant area of the precinct to protect the emergency service flight path. HO applies to several lots in the west of the precinct.
Additional comments	DDO11 restricts building height to 35.1m.
Subdivision pattern	
Mean lot size	950sqm
Median lot size	950sqm
Lot uniformity	Highly consistent.
Street pattern	Grid.
Street treatment	Verges, no footpaths.
Additional comments	
Development overview	
Number of lots	560

Lots Developed	Close to 100% developed – a few undeveloped lots.
Lots less than 300sqm	63
Strata Lots	43
Additional Comments	
Typical envelope	
Front setbacks	Highly consistent, typically around 5m.
Side setbacks	Some variation, typically single side setbacks with garages.
Rear setbacks	Some variation, typically between 15-20m. Outbuildings common.
Car parking	High variation, single garage, driveway parking or no parking common – *based on limited imagery*.
Garden space	Some variation, rear garden space typically around 20m. Outbuildings common, no consistent green spines.
Tree canopy	Moderate tree canopy in rear of lots and along roads.
Additional comments	
Housing styles	
Height	Highly consistent, single storey – *based on limited imagery.*
Roof form	Some variation, predominately hipped or gable – *based on limited imagery.*
Typical materials	Highly varied, brick and weatherboard – *based on limited imagery.*
Additional comments	Some variation in housing styles with multiple waves of development apparent – *based on limited imagery.*
Infill development styles	
Typical infill configurations	Single storey units, spine formation.
Additional comments	
Established precinct with multiples waves of development and close to 10% infill. Potential for further infill development on undeveloped lots.	

Precinct: Yarram 4

Note – distances are “as the crow flies” from the nearest edge of a precinct unless otherwise noted; these distances may therefore understate actual travel distances.

Proximity and facilities	
Nearest commercial centre	Adjacent to Commercial 1. Adjacent to Industrial 1 (north and west).
Transport	Nill.
Parks	Adjacent to Yarram Memorial Park, Yarram Tarra Trail Reserve (south) and Yarram Oval (northwest).
Other services	Yarram Indoor Sports Centre within the precinct. Three Primary Schools and two kindergartens / early learning within the precinct. Adjacent to Yarram Public Pool (south).
Additional comments	
Constraints	
Physical	None apparent.
Planning	DDO11 applies to a significant area of the precinct to protect the emergency service flight path. HO applies to several lots in the east of the precinct.
Additional comments	DDO11 restricts building height to 35.1m.
Subdivision pattern	
Mean lot size	1,300sqm
Median lot size	1,000sqm
Lot uniformity	Some variation
Street pattern	Grid.
Street treatment	Verges with footpaths in most areas.
Additional comments	
Development overview	

Number of lots	200
Lots Developed	Close to 100% developed – a few undeveloped lots.
Lots less than 300sqm	30
Strata Lots	23
Additional Comments	
Typical envelope	
Front setbacks	Some variation, typically around 5m.
Side setbacks	Some variation, typically single side setbacks with garages.
Rear setbacks	Some variation, typically between 10-20m. Outbuildings common.
Car parking	High variation, single garage, driveway parking or no parking common – *based on limited imagery.*
Garden space	Some variation, rear garden space typically between 10-20m. Outbuildings common, no consistent green spines.
Tree canopy	Moderate tree canopy in rear of lots and along roads.
Additional comments	
Housing styles	
Height	Highly consistent, single storey – *based on limited imagery.*
Roof form	Some variation, predominately hipped or gable – *based on limited imagery.*
Typical materials	Highly varied, brick and weatherboard – *based on limited imagery.*
Additional comments	Some variation in housing styles with multiple waves of development apparent – *based on limited imagery.*
Infill development styles	
Typical infill configurations	Single storey units, spine formation.
Additional comments	
Established precinct with multiples waves of development and approximately 10% infill. Potential for further infill development on undeveloped lots.	

Appendix D: Detailed housing capacity methodology

This section sets out further detail on the housing capacity method analysis and results.

Housing capacity assessment method

Housing capacity is an estimate of the quantum of housing that could be accommodated in an area. It is based on existing planning controls, recent housing supply trends and planned future land-release precincts. It is a theoretical assessment of the maximum number of dwellings that could be developed under current planning controls and development conditions and in future precincts. It follows from a high-level analysis and is intended to be indicative rather than absolute.

Figure 65 charts the four-step process for determining dwelling capacity. The logical flow is to firstly identify land where residential development is permitted before filtering out all the lots which are unlikely to be developed/redeveloped, and then calculating the potential development yield of each lot.

Only a small portion of available lots are likely to be developed in any one year and some lots are likely to be withheld from development. For these reasons, greater capacity than (expected) demand is required to ensure that future development is not constrained.

There are likely to be site-specific attributes which may affect the development potential of some sites, but which cannot be included in an LGA-wide capacity analysis.

FIGURE 65: HOUSING CAPACITY METHOD



Source: SGS Economics and Planning, 2023.

Step 1: Net land area identification:

Net land refers to total land where residential development is permitted, minus the land that cannot be developed for residential purposes, such as roads and footpaths. The capacity calculation is conducted on a lot by lot basis, with only lots where residential development is permissible considered, and so parts of the public domain are automatically excluded.

Step 2: Available land assessment

Available land represents any land that is likely to be able to accommodate additional housing in Wellington Shire. It is derived from the net land, from which lots unlikely to be developed are excluded.

Designation of a lot as available land does not mean that development is necessarily feasible or that property owners are ready or willing to develop these sites. Typically, only a small portion of available lots are likely to be developed in any one year. There are also likely to be site-specific attributes which may affect the development potential of some sites, but which cannot be included in an LGA-wide capacity analysis.

Land exclusions

- **Land use exclusions:** Properties were excluded if they contain social infrastructure or other land uses which are likely to be in place over the next 20 years. These land uses include infrastructure, social infrastructure and community uses which either should not be redeveloped given the valuable role they play for the community, or which are unlikely to be redeveloped on a reasonable timeframe. The following land uses have been excluded from redevelopment:
  - Schools
  - Other major educational facilities
  - Retirement villages
  - Hospitals and major medical centres
  - Gardens, parks and sports grounds
  - Power sub-stations
  - Community centres.
- **Multi-unit development and subdivision:** Locations where there are multiple property owners (i.e. strata title) or where the original subdivision pattern has been further subdivided (i.e. shared lots) are likely to significantly limit the development potential of these sites.

  Sites which contain multiple residential dwellings have also been excluded even if they are under single ownership as having multiple dwellings is likely to inflate land prices making redevelopment less feasible or likely than on other sites. These properties are unlikely to be redeveloped unless very high densities are proposed, and until other development sites are exhausted.
- **Recent development:** Properties which have been recently developed are less likely to be redeveloped in the short-medium term given the recent investment in them.
- **Irregular blocks and manual checks:** Blocks with a highly irregular shape are not likely to be real properties available for development and so were excluded.

  Available properties with high yields were also manually checked to ensure that irregular blocks and blocks deemed to be unlikely to be developed were not included.
- **Areas subject to natural hazards (bushfire, flooding, excessive slope):** Clause 13 of the Wellington's Planning Scheme Planning Policy Framework addresses Environmental Risk. Areas subject to flooding and bushfire risk, steep slopes (as a proxy for landslip), and within environmental buffers were considered in the analysis. Thresholds for exclusions are set out in the table below.

TABLE 32: ENVIRONMENTAL CONSTRAINTS AND THRESHOLDS FOR EXCLUSION

Constraint/proxy for constraint	Percentage of coverage for lot exclusion
Environmental Significance Overlay (ESO)	Lots that have an area greater than 40 per cent covered by the ESO were excluded from the capacity analysis.
Significant Landscape Overlay (SLO)	Lots that have an area greater than 40 per cent covered by the SLO were excluded from the capacity analysis.

Bushfire Management Overlay (BMO)	Vacant lots that have BMO coverage have been determined to yield 1 dwelling. Occupied lots with BMO coverage have been excluded from the analysis.
Flood: LSIO & Flood extent mapping*	Vacant lots that have flood risk coverage have been determined to yield 1 dwelling. Occupied lots with flood risk coverage have been excluded from the analysis.
Slope (proxy for land slip)	Lots that have an area greater than 40 percent with a slope equal to or greater than 20 per cent were excluded from the capacity analysis.

* Flood extent mapping is a draft internal data set provided by Council.

Source: SGS Economics and Planning, 2023

Step 3: Potential yield assessment

Determining precincts and development types for the yield assessment

As different residential areas across Wellington are unique in their built form, development and subdivision patterns, residentially zoned areas included in the capacity assessment were divided into separate precincts and development types so that nuanced assumptions could be applied to precincts across the Shire. Residential areas included in the capacity assessment were divided into 56 different development types in total.

Development types in precincts were defined based on current zoning (each precinct contains only one zone category), lot size, location (town and settlements) and development constraints.

Density assumptions for future development

To calculate potential yield, density assumptions were made for each capacity precinct. An overall area requirement per new dwelling (in square metres) is assigned across the capacity precincts.

Determining the density of development in each precinct took into consideration minimum subdivision requirements set out in the Planning Scheme, the median lot size within the precinct and what is likely to be achieved in future development. The existing median lot size and the assigned density assumption used to determine the yield for this assessment are set out for each precinct in Table 33 below.

TABLE 33: EXISTING MEDIAN LOT SIZES AND DENSITY ASSUMPTION FOR CAPACITY ANALYSIS BY PRECINCT

DEVELOPMENT TYPE	MEDIAN LOT SIZE	AREA NEEDED PER NEW DWELLING (SQM)
Sale (established)	775	500
Sale GRZ (greenfield)	737	700
Sale LDRZ	4,249	2,000
Heyfield GRZ	847	800

Heyfield LDRZ	4,935	4,000
Maffra GRZ	915	800
Maffra LDRZ	7,364	4,000
Stratford GRZ	1,008	1,000
Stratford LDRZ	3,867	4,000
Rosedale LDRZ	8,110	4,000
Longford TZ	2,046	1,000
Yarram GRZ	833	850
Port Albert GRZ	1,030	850
Loch Sport GRZ	624	850
Glenmaggie GRZ	609	600
Rosedale GRZ	999	1,000
Glenmaggie TZ	1,235	1,200
Yarram LDRZ	13,248	8,000
Regional towns TZ	1,018	1,200
Regional towns LDRZ	3,970	4,000

Source: SGS Economics and Planning, 2023

To account for required infrastructure, roads and open space that accompany any large subdivision a 30 per cent land area allowance has been applied to large lots with subdivision potential.

To accommodate this in the capacity analysis, if lots with subdivision potential were identified as above a certain size threshold (as set out in Table 34), an additional 30 per cent land area was added to the area needed per new lot. For example, while a 4,000 sqm lot could theoretically yield 8 dwellings at 500sqm per dwelling, after a 30 per cent allowance for infrastructure area, the area needed per dwelling becomes 650sqm, and so, the 4000sqm lot could actually only accommodate 6.2 dwellings. Lot sizes below 4,000sqm in GRZ1 areas with subdivision potential are determined to not need an infrastructure area allowance.

TABLE 34: THRESHOLD FOR 30 PER CENT LAND AREA ALLOWANCE ON LARGE LOTS

ZONE	SIZE THRESHOLD (SQM) FOR ADDITIONAL 30 PERCENT INFRASTRUCTURE AND SERVICES ALLOWANCE
GRZ1	4,000
TZ	4,000
LDRZ	16,000

Source: SGS Economics & Planning, 2023

After applying the 30 per cent land area allowance for infrastructure and services on large lots, the area needed per new dwellings for each applicable development type is set out below.

TABLE 35: AREA NEEDED PER NEW DWELLING FOR LARGE LOTS BY DEVELOPMENT TYPE

DEVELOPMENT TYPE	AREA NEEDED PER NEW DWELLING (SQM)
Sale (established) - Large lots	650
Sale GRZ (greenfield) - Large lots	910
Sale LDRZ - Large lots	2,600
Heyfield GRZ - Large lots	1,040
Heyfield LDRZ - Large lots	5,200
Maffra GRZ - Large lots	1,040
Maffra LDRZ - Large lots	5,200
Stratford GRZ - Large lots	1,300
Stratford LDRZ - Large lots	5,200
Rosedale LDRZ - Large lots	5,200
Longford TZ - Large lots	1,300
Yarram GRZ - Large lots	1,105

Port Albert GRZ - Large lots	1,105
Loch Sport GRZ - Large lots	1,105
Glenmaggie GRZ - Large lots	780
Pearsondale GRZ - Large lots	1,300
Rosedale GRZ - Large lots	1,300
Glenmaggie TZ - Large lots	1,690
Yarram LDRZ - Large lots	10,400
Regional towns TZ - Large lots	1,560
Regional towns LDRZ - Large lots	5,200

Source: SGS Economics & Planning, 2023.

Rural Living Zone

Capacity for the RLZ has been included in this study as RLZ as a housing option should be considered as part of the wider picture for residential demand and capacity in a regional LGA. The assumptions for determining capacity in the Rural Living Zone are set out in the table below. Minimum subdivision and area sizes set out in the schedules of Clause 35.03 of the Wellington Planning Scheme have been used to determine the area needed per new dwelling in rural living zone areas.

TABLE 36: RURAL LIVING ZONE CAPACITY ASSUMPTIONS

ZONE	MINIMUM SUB-DIVISION REQUIREMENTS
RLZ 1 - Permit	8,000
RLZ 1 - No permit	4,000
RLZ 2 - Permit	20,000
RLZ 2 - No permit	4,000
RLZ 4 - Permit	40,000
RLZ 4 - No permit	4,000
RLZ 5 - Permit	6,000

RLZ 5 - No permit	4,000

Source: SGS Economics & Planning, 2023.

Infill development

Infill development refers to the intensification of residential use in established residential areas through development of higher density housing forms such as dual occupancies, units, apartments and townhouse development, for example. An assessment of infill development potential was not included as part of the capacity assessment. It is acknowledged that infill development is likely to occur within Sale and across the five other main towns in Wellington, however, the detailed analysis of infill capacity for every town and settlement has not been undertaken as part of this analysis. Infill development will increase the capacity of all towns and settlements to accommodate housing growth within existing township boundaries.

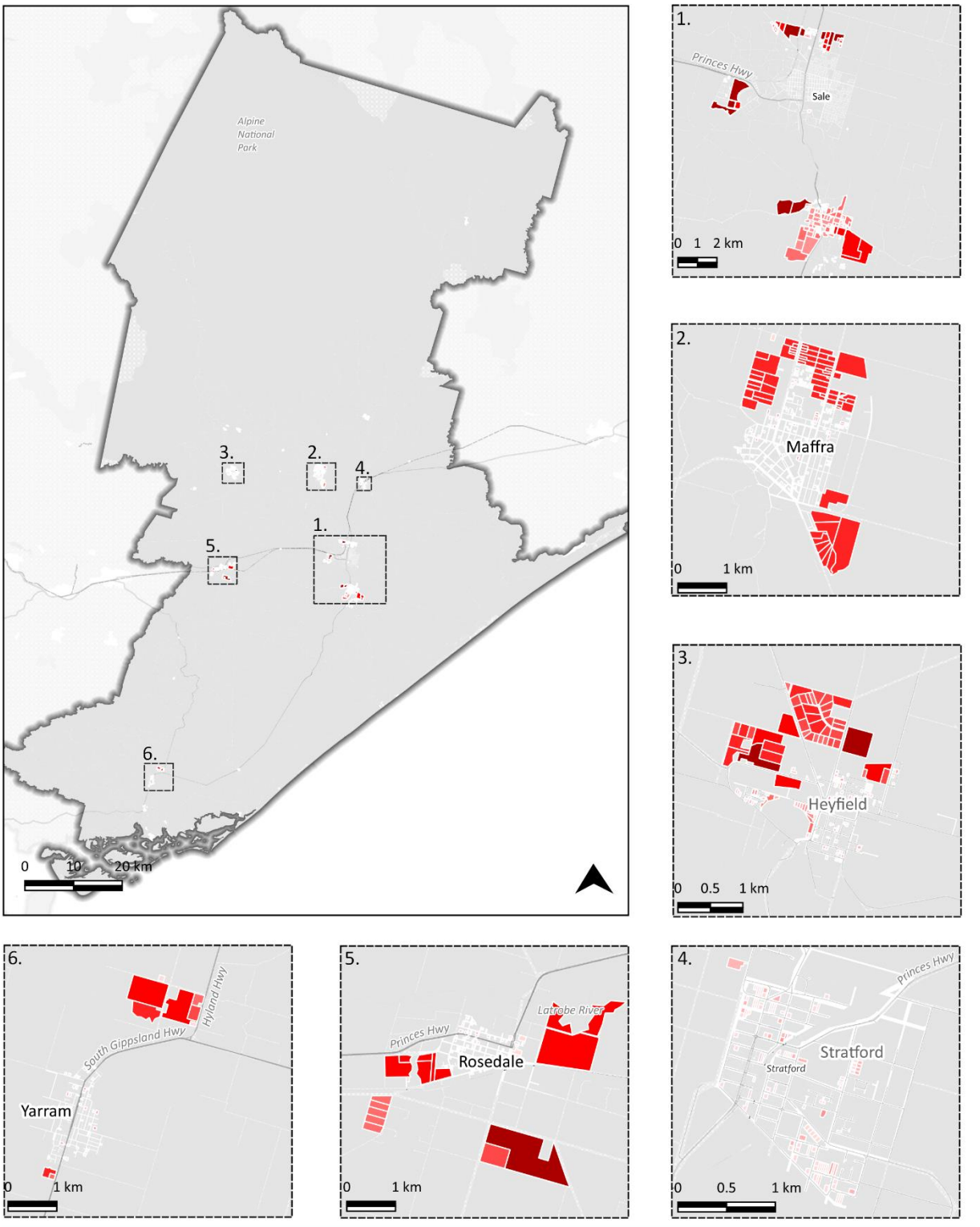
Beyond the use of capacity assumptions across precincts, there was also significant input from Wellington Shire Council. This input included the identification of parcel lot yield on a precinct basis based on the current development pipeline, unsuitable sites and vacant sites. Wellington Shire Council was also involved over the period of the project for quality assurance, reviewing the output of the capacity model and refining yields across the LGA. This process has resulted in a housing capacity with a reasonable level of confidence in its accuracy.

Conservative capacity scenario

An alternative capacity scenario was also prepared which assumed that not all large lots identified in the capacity study would be developed. To account for this a 20 per cent reduction in the overall yield of lots greater than 4,000 square metres in size was applied to the capacity results. This produced a conservative capacity scenario, with a total capacity yield of 9,254 dwellings across the LGA. Under this scenario, there is a total of 28 years supply of residential capacity at the LGA level.

Key areas of capacity

Section 6.4 sets out in detail the housing capacity results across the LGA. The figure below spatially shows the key areas of housing capacity across the main towns of Wellington.



Dwelling capacity in main towns of Wellington

Legend

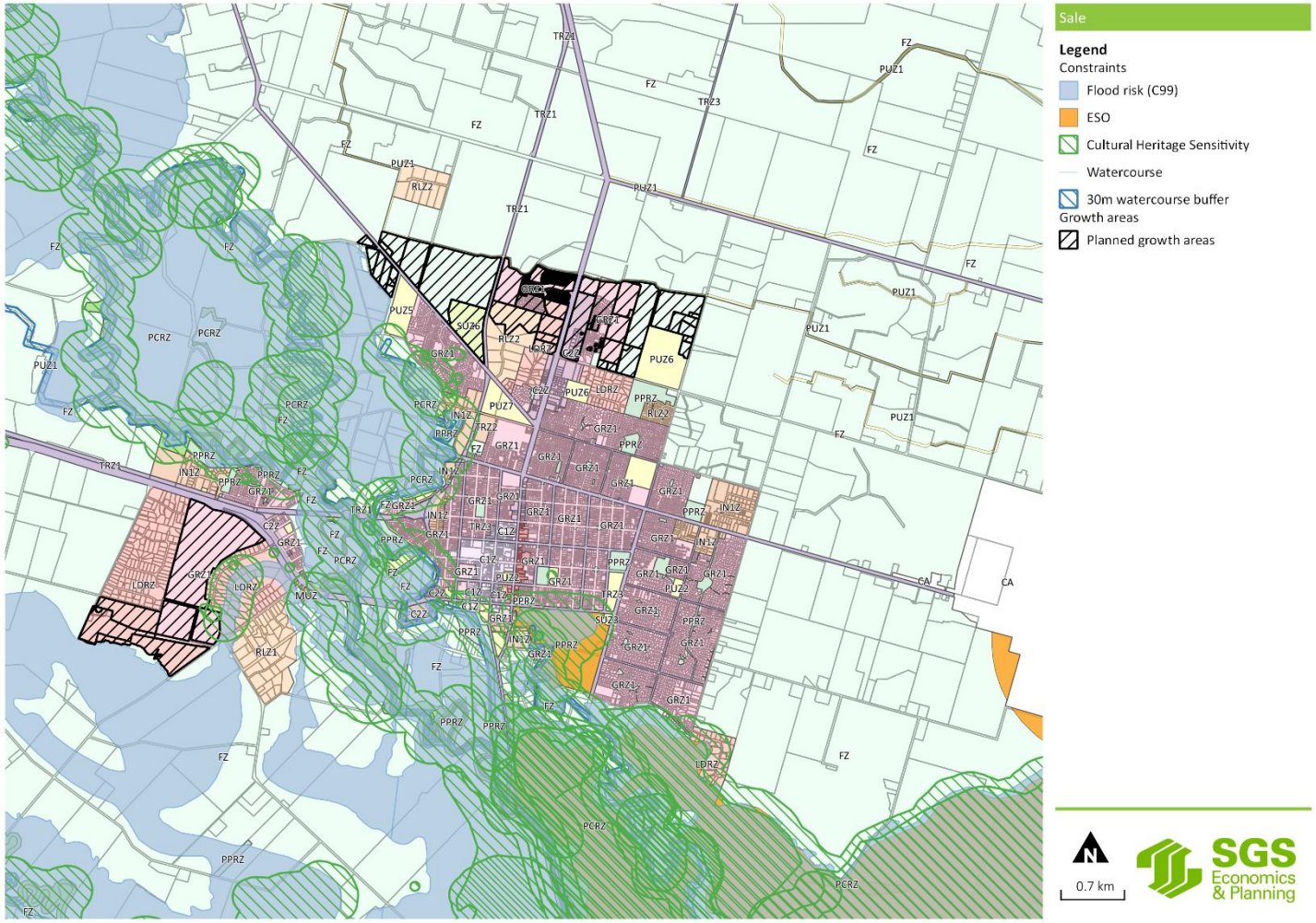
Potential dwelling yield

1 - 1	2 - 5	25 - 50
1 - 2	5 - 10	50 - 100
	10 - 25	100 - 561

Appendix E: Land suitability maps

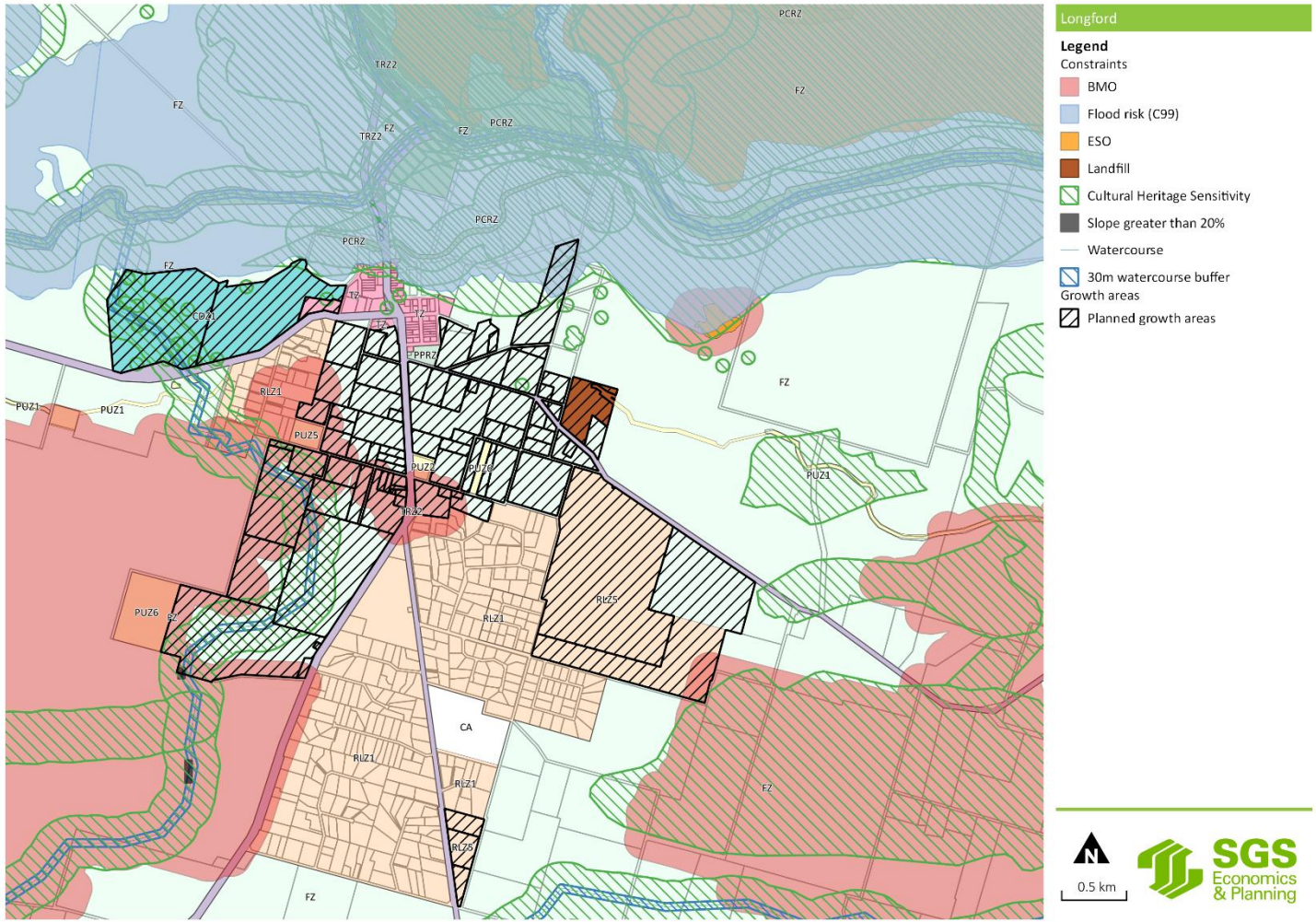
Maps of Wellington's largest towns are provided in this Appendix that show urban areas and growth areas in the context of environmental and development constraints.

FIGURE 66: SALE CONSTRAINTS MAP



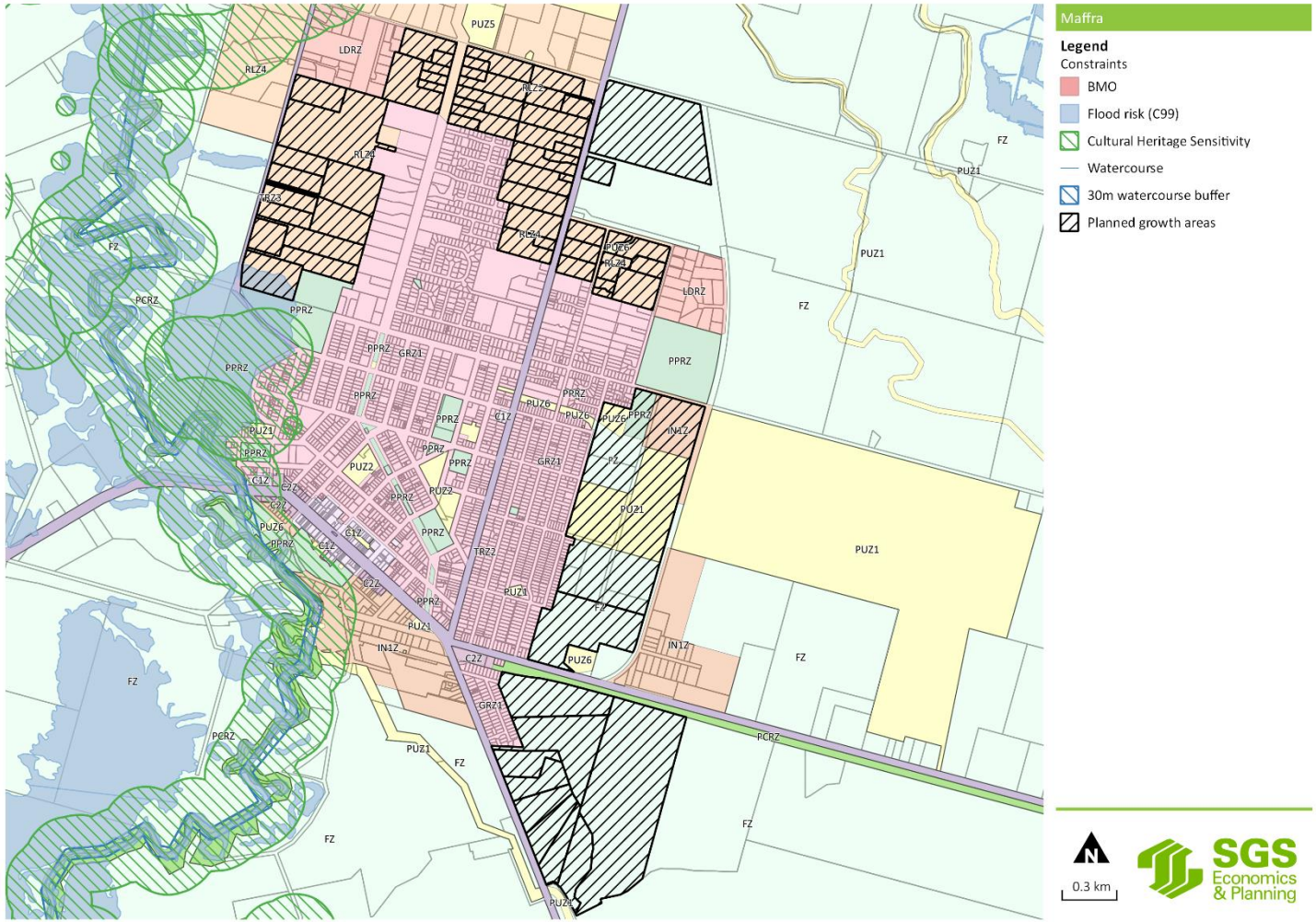
Source: SGS Economics & Planning, 2023

FIGURE 67: LONGFORD CONSTRAINTS MAP



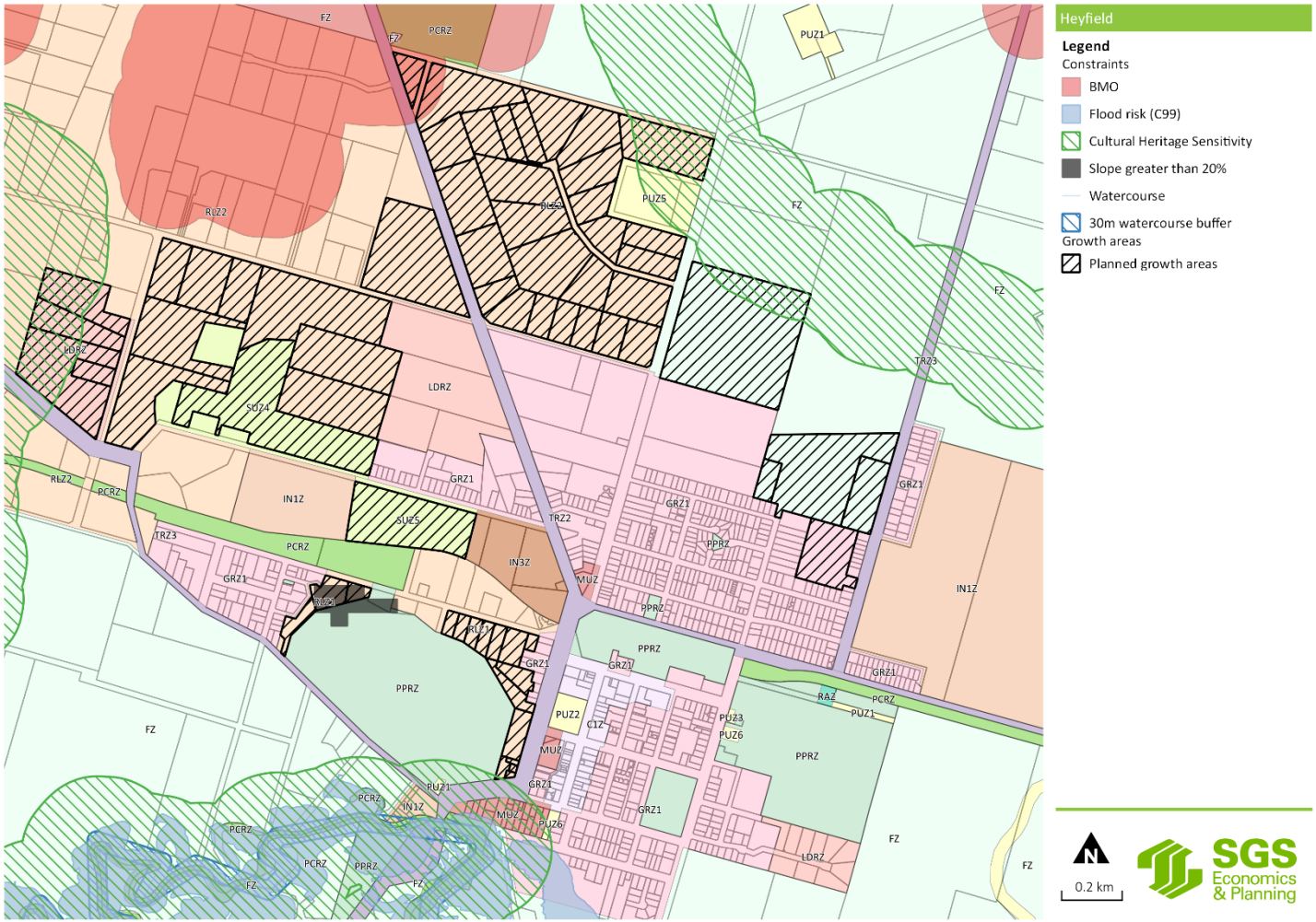
Source: SGS Economics & Planning, 2023.

FIGURE 68: MAFFRA CONSTRAINTS MAP



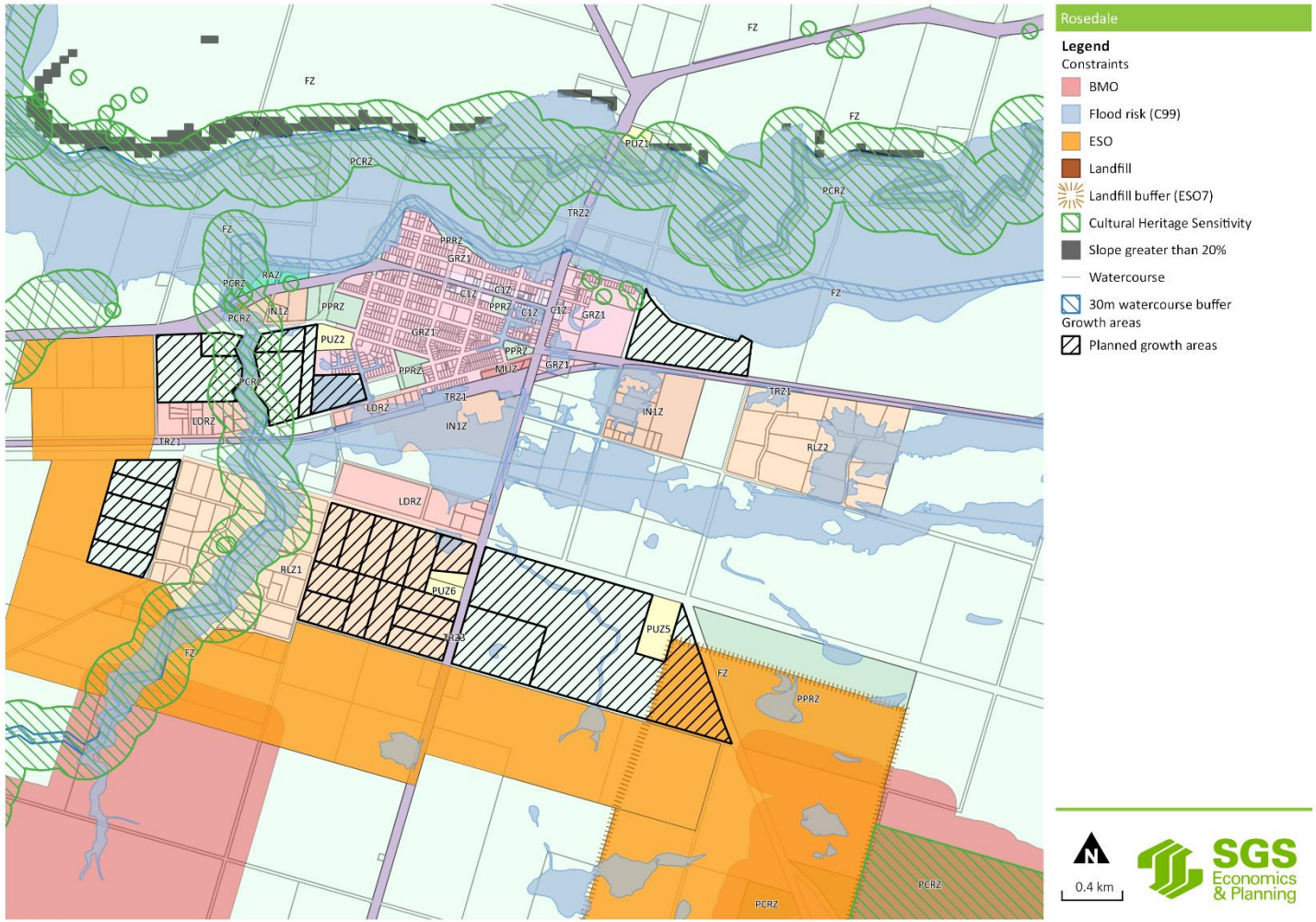
Source: SGS Economics & Planning, 2023.

FIGURE 69: HEYFIELD CONSTRAINTS MAP



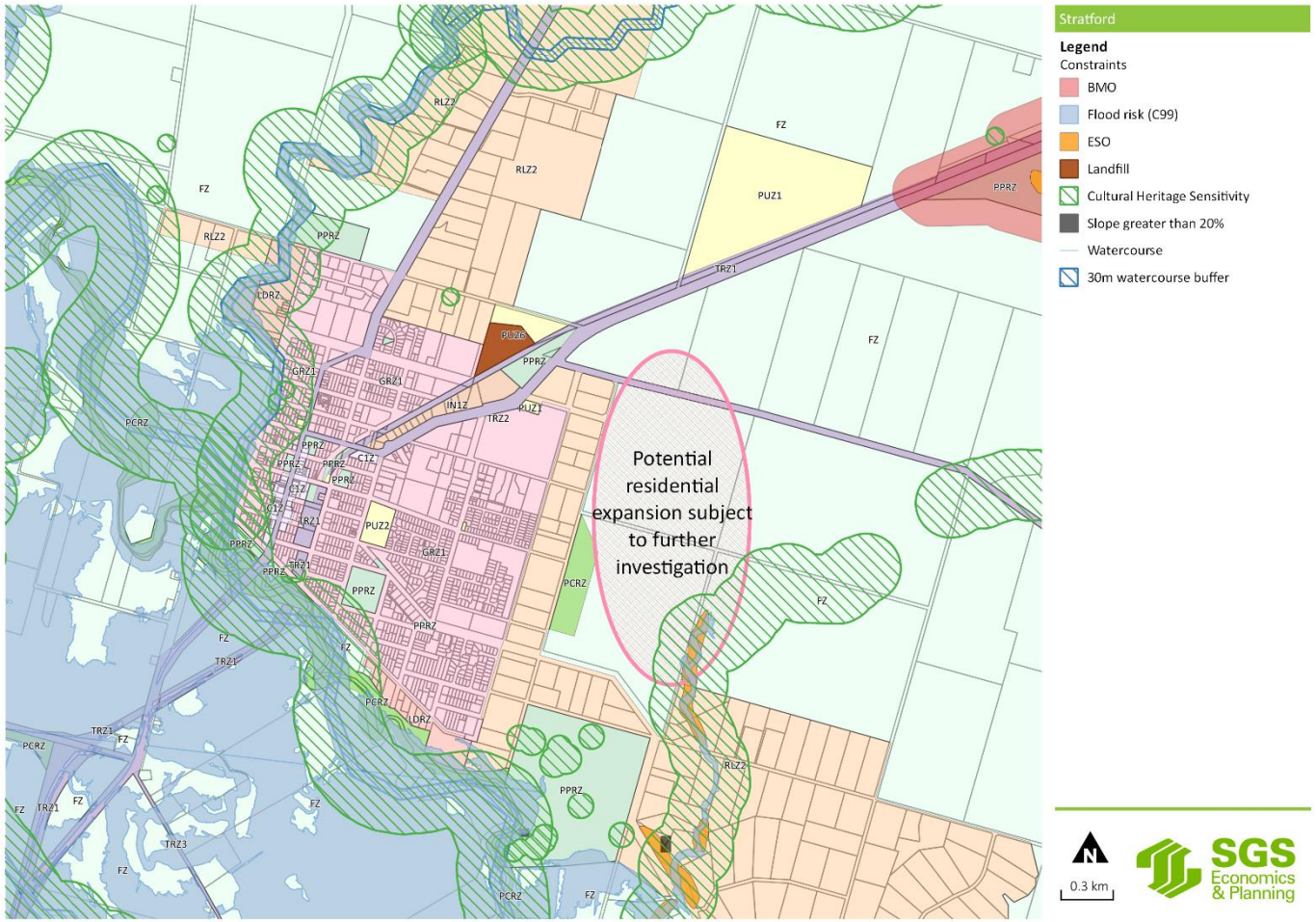
Source: SGS Economics & Planning, 2023.

FIGURE 70: ROSEDALE CONSTRAINTS MAP



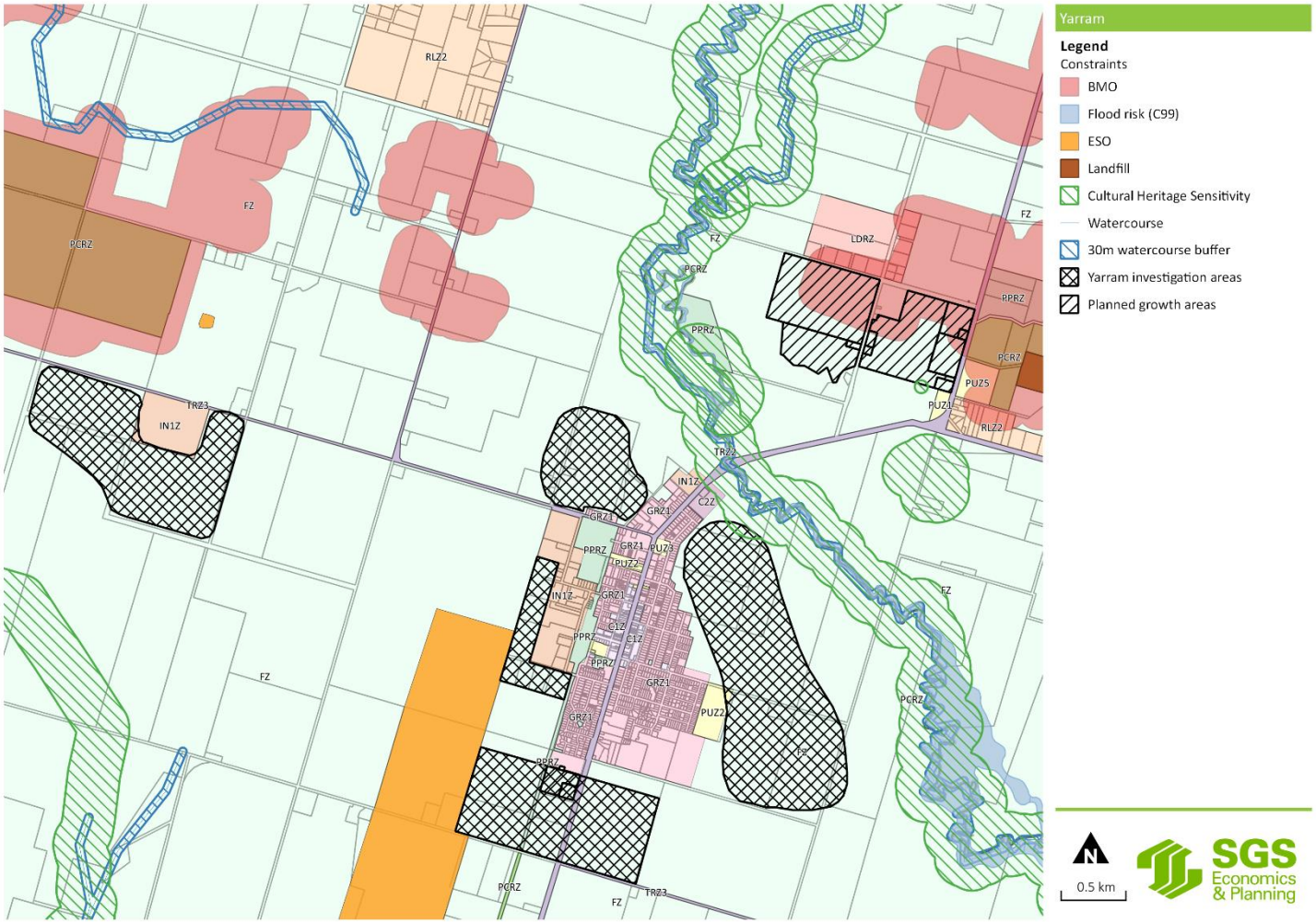
Source: SGS Economics & Planning, 2023.

FIGURE 71: STRATFORD CONSTRAINTS MAP



Source: SGS Economics & Planning, 2023

FIGURE 72: YARRAM CONSTRAINTS MAP



Source: SGS Economics & Planning, 2023.