

# Amendment C109

## Planning Policy Framework Translation

August 2022



### What is Amendment C109?

Amendment C109 is a mandated State Government requirement under the 'Smart Planning' program that applies to **all** planning schemes across Victoria. The Amendment will facilitate a comprehensive restructure of the Wellington Planning Scheme (Planning Scheme) and include minor revisions to some zone and overlay provisions to help reduce red-tape and make some kinds of new development, such as sheds, easier.

The Amendment will result in a new look, streamlined Planning Policy Framework (PPF), which integrates state, regional and local planning policy into a more succinct, user-friendly and consistent structure.

Following the closure of the Hazelwood Mine in the Latrobe Valley in October 2016, a 3-year state government funded initiative called 'Planning in the Economic Growth Zone' (PEGZ) was established. PEGZ sought to improve the planning system and ensure that development and investment can progress in a streamlined manner with greater certainty across the Latrobe Valley. The PEGZ Councils included Wellington Shire, Latrobe City and Baw Baw Shire.

The recommendations of both the Smart Planning program and PEGZ initiative will culminate in a substantially restructured and revised version of the existing Planning Scheme.

These changes will be implemented through Planning Scheme Amendment C109.

### What changes does C109 make to the Wellington Planning Scheme?

Amendment C109 will replace the current Municipal Strategic Statement (MSS) at Clause 21 and local policies at Clause 22 of the Planning Scheme with a new Municipal Planning Strategy (MPS) and combined Planning Policy Framework, whilst also making minor changes to a select number of local zone and overlay schedules.

The Amendment makes the following key changes to the current content of the Planning Scheme:

#### What is a Planning Scheme Amendment?

All municipalities in Victoria are guided by a local planning scheme which regulates how land can be used and developed.

Each planning scheme is made up of both state and local provisions. Municipalities can only amend the local parts of the planning scheme and a planning scheme amendment is required to change these provisions (e.g. to rezone land).

The planning scheme amendment process ensures that landowners, occupiers and interested parties can provide their comments on the proposed changes during the exhibition period.

If submissions are received and matters raised cannot be resolved, an expert planning panel may be appointed by the Minister for Planning. The recommendations of the Panel are considered by Council prior to any decision to adopt or abandon the amendment.

If Council decides to adopt the proposal, the Minister for Planning is required to formally approve the amendment.

- Relocates the content under the appropriate headings of the new Planning Policy Framework (PPF) and local schedules of the Planning Scheme where the intended effect of that clause or any other clause is not changed.
- Makes minor revisions to selected zone and overlay schedules to improve their operation and reduce the number of unnecessary planning permit triggers
- Clarifies and improves the style, format, language or grammatical form of the Planning Scheme in accordance with the principles set out in, '*A Practitioner's Guide to Victorian Planning Schemes, October 2018*', where the intended effect of that clause or any other clause is not changed.
- Updates clause references, department names, legislation names, document references, terminology and statistical data.
- Deletes or adjusts incompatible content that conflicts with State planning policy of the Victoria Planning Provisions.
- Removes repetitive or duplicated content.
- Removes or updates outdated content.

## I want to know more about Amendment C109

You can inspect the Amendment documents free of charge, from **04 August 2022** on Council's website; [www.wellington.vic.gov.au](http://www.wellington.vic.gov.au) or during opening hours at the following locations:

- **Sale Service Centre**, 18 Desailly Street, Sale
- **Yarram Service Centre**, 156 Grant Street, Yarram
- **Rosedale Library**, Cansick Street, Rosedale
- **Heyfield Library**, 42 Macfarlane Street, Heyfield
- **Stratford Library**, 70 Tyers Street, Stratford
- **Maffra Library**, 150 Johnson Street, Maffra

*\*For specific opening hours at individual locations, please refer to Council's website or call 1300 366 244*

## Can I comment on the proposed Amendment?

Yes, you can provide comments and feedback on Amendment C109 through a written submission or via the electronic form on Council's website. All submissions must be received by close of business **05 September 2022**. Late submissions may not be accepted.

Please ensure that your submission:

- Clearly identifies the amendment name (Amendment C109 – PPF Translation)
- Sets out your views on the Amendment, for example, why you support or oppose the Amendment and how the Amendment will directly affect you.
- Sets out the changes that you would like to see to the Amendment.
- Contains your contact details - including postal address (Name and contact details of submitters are required for Council to consider the submissions and to notify people of the next steps in the process).



Written submissions should be sent to:

**Strategic Planning Team  
Wellington Shire Council  
PO Box 506  
SALE VIC 3850**

*Please note that in accordance with the Planning and Environment Act 1987, Section 21(2), Council must make all submissions available for public inspection at the Council Offices during the next steps of the Amendment process.*

## **Next steps**

Following the close of the formal exhibition period, Council will consider all submissions to the Amendment and determine whether there is a need to appoint an expert Planning Panel to consider any unresolvable issues. All submitters to the exhibition process will be notified of the time and date of the Council meeting at which submissions will be considered.

## **Further information**

Further information about Amendment C109 is available to view on Council's website:

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

If you have any queries, please contact Mr. David Merritt on 0428132713 or email:  
david@spectrumps.com.au

