

DEVELOPMENT PLAN SUBMISSION

PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
This is the plan referred to in Clause 43.04 - Schedule 11 of Development Plan Overlay
and has been approved by Wellington Shire Council
DATE: 25 September 2023
SIGNED: Caragh Button
STRATEGIC PLANNER
PAGE: 1 of 17

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DRAPER ROAD, HEYFIELD

REF: 22164

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Version	Initials	Date	Comments
1.0	DAC	09/03/2023	Draft for Review
1.1	CMC	12/03/2023	Reviewed
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2.0	CMC	24/04/2023	Final for Submission
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4.0	CMC	30/08/2023	Minor corrections. Final for submission

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August 2023



DEVELOPMENT PLAN SUBMISSION

DRAPER ROAD, HEYFIELD

1. INTRODUCTION

This planning submission has been prepared in support of an application for the approval of a Development Plan for the subject sites at 3,21,29,31 and 39 Draper Road, Heyfield. The subject sites are zoned Low Density Residential (LDRZ) and are affected by the Development Plan Overlay – Schedule 11 (DPO11) under the provisions of the Wellington Planning Scheme.

This submission and supporting documentation addresses the relevant components of the Wellington Planning Scheme and will provide strategic justification for the proposal and how it facilitates development of the land in an appropriate manner to encourage timely development and provision of services to the locality.

The approval of the Development Plan will enable the subject sites to be further subdivided within the provisions of the zone and overlays to provide allotments that will be suitable for future residential development. The additional lots in this location will support the current high demand for housing.

2. SUBJECT SITES

This planning submission has been prepared in support of an application for the approval of a Development Plan for the subject sites at 3,21,29,31 and 39 Draper Road, Heyfield.

The subject site is a portion of land approximately 12.81 hectares in area zoned Low Density Residential Zone and covered by the Development Plan Overlay – Schedule 11 (DPO11).

The subject area is located approximately 2.5 kilometres from the central business district of Heyfield and is currently predominantly vacant land with each lot containing a single dwelling and associated facilities. Most of the land is generally used for residential purposes some with small scale agricultural activities such as grazing sheep.

The area is relatively flat in nature with a watercourse being One Mile Creek located to the west. Sites 3 and 39 Draper Road contain existing dams in the northern portions. The dam on 3 Draper Road will be modified and repurposed to be a retaining basin to assist with drainage and water management throughout the development. The boundaries of the sites are delineated with standard rural post and wire fencing.

Heyfield Seaton Road adjoins the southern boundary of 3 Draper Road for the entire distance of the lot. Draper Road adjoins the eastern boundary of all allotments within the Development Plan Overlay. Heyfield Seaton Road is a fully constructed bitumen sealed road with gravel/ grassed verges traversing in an east west direction and is identified as a Transport Zone 3. Draper Road is an unsealed gravel road with grassed verges, traversing in a north to south direction. Draper Road intersects with the Heyfield Seaton Road at the south east corner of 3 Draper Road being the southernmost allotment mentioned in this application.

3 Draper Road contains vegetation along the northern boundary and in the south east corner. The vegetation on this allotment has been identified as native vegetation that has been planted. 21 Draper Road contains scattered vegetation located in the northern portion. 29 Draper Road contains planted vegetation along the driveway entering from the eastern boundary being Draper Road. 31 Draper Road contains native vegetation

along the northern boundary and the western boundary with planted vegetation predominantly located along the driveway entering the eastern boundary, there is some landscaped gardens to the west of the dwelling. 39 Draper Road contains native vegetation scattered throughout the entire site.

The site is surrounded by rural residential land. Immediately adjoining the subject area to the south is Heyfield Seaton Road and further rural residential land with large areas of vacant land. Further to the south approximately 220 metres from 3 Draper Road is the Gippsland Plains Rail Trail. Adjoining the western edge of the subject area is an existing watercourse being One Mile Creek and further rural residential development. Adjoining the northern boundary of the subject area is further rural residential development and vacant farming land. Further to the north west approximately 500 metres from the subject area is the Heyfield Golf Club. Adjoining the eastern boundary of the subject area is rural residential development and vacant land. Further to the east, approximately 200 metres is Heyfield Garden Supplies and other industrial type development and uses.

Heyfield has had significant growth over the past few years and as such the requirement for suitable vacant land is in high demand. The main industries within Heyfield are tourism, agriculture and timber production. Heyfield offers a suitable amount of community and commercial services including but not limited to kindergartens, primary schools, hospital, recreation reserve and public parks.

The subject sites are suitable for short term land supply and identified as area 2B within the Heyfield Low Density Residential Land Supply Study undertaken in March 2017 by Urban Enterprise. Area 3 is also identified within the document and has recently been subdivided. The newly subdivided area is located to the south east of Heyfield off Burnett Court.

The images below show the zones of the subject sites and surrounding properties, as well as an aerial showing the existing development in this area.



Figure 1 – Locality Plan – Draper Road, Heyfield (source: mapshare.vic.gov.au)



Figure 2 – Aerial Photograph of the subject site and surrounding land – Draper Road, Heyfield (source: dpi.vic.gov.au)

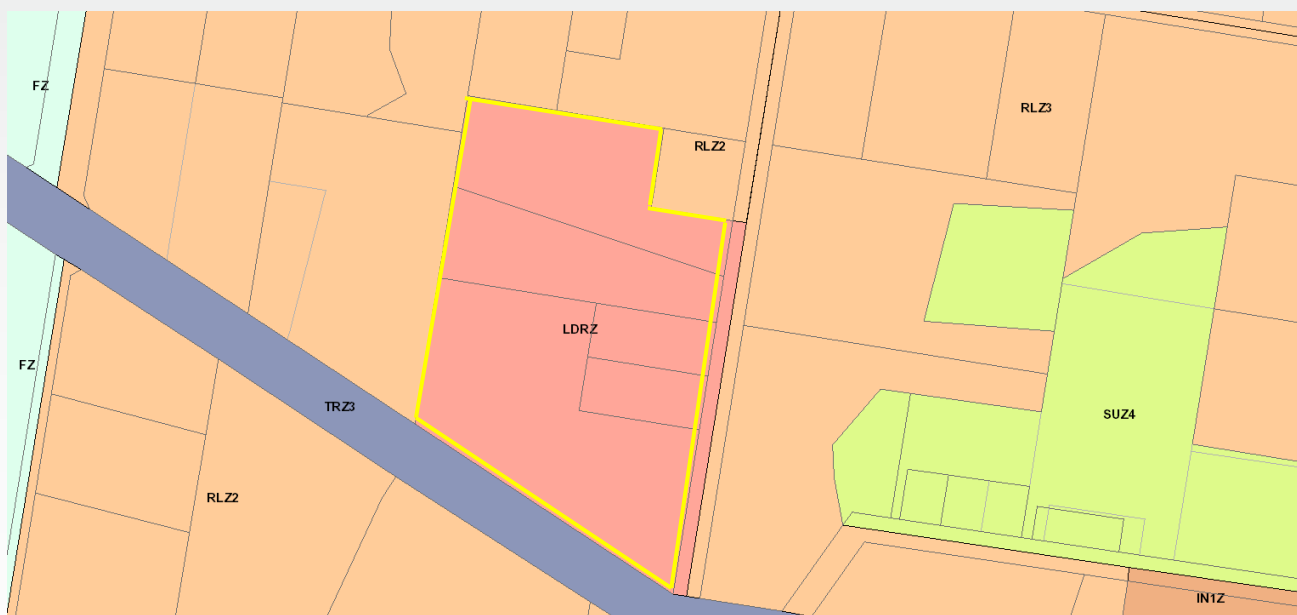


Figure 3 – Zoning Map – Draper Road, Heyfield (source: mapshare.vic.gov.au)



Figure 4 – Development Plan Overlay Map (source: mapshare.vic.gov.au)



Figure 5 – Aboriginal Cultural Heritage Map (source: mapshare.vic.gov.au)

A Cultural Heritage Management Plan may be required to the approval of any planning permit application. Consultation with relevant authorities / agencies is required.

No development is to be undertaken without the approval of a Cultural Heritage Management Plan (if one is required). The Development Plan may require changes to be made based on findings and recommendations of any approved Cultural Heritage Management Plan and any amendments require further Council approval. Refer **Appendix H – Extract from approved CHMP**.



Figure 6 – Waterway Plan – Draper Road, Heyfield (source: WGCMA)

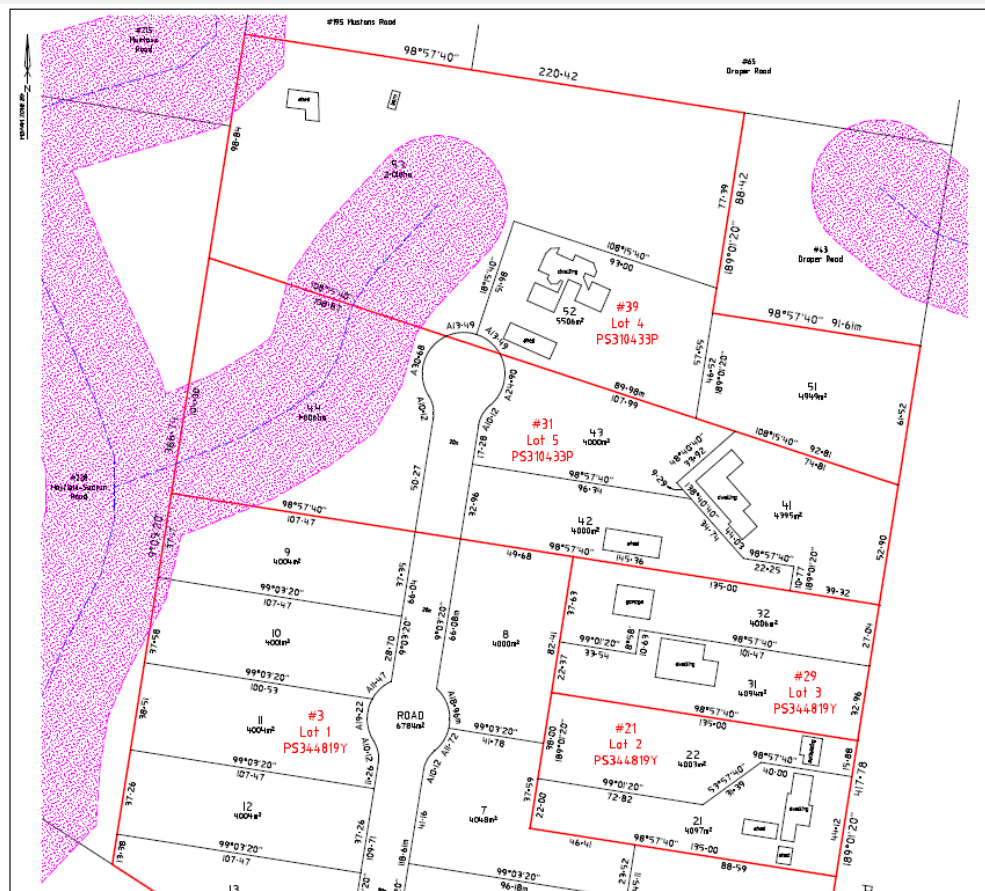
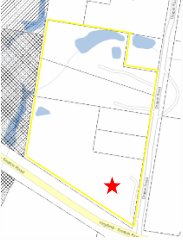
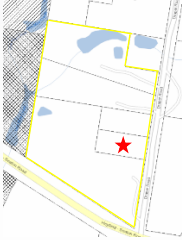
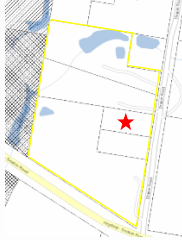
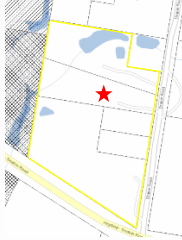
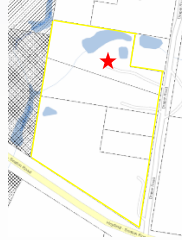












Figure 7 – Waterway Management Plan area – Draper Road, Heyfield (source: mapshare.vic.gov.au)

Subject Sites

Address	3 Draper Road	21 Draper Road	29 Draper Road	31 Draper Road	39 Draper Road
Easements	Nil	Nil	Nil	Nil	Nil
Regulated Services	Electricity, telecommunications and water.	Electricity, telecommunications and water.	Electricity, telecommunications and water.	Electricity, telecommunications and water.	Electricity, telecommunications and water.
Area & Shape	5.67 ha irregular shaped allotment.	8100 m ² rectangle shaped allotment.	8100 m ² rectangle shaped allotment.	2.44 ha irregular shaped allotment.	3.07 ha irregular shaped allotment.
Topography	Relatively flat	Relatively flat	Relatively flat	Relatively flat	Relatively flat
Zoning	Low Density Residential Zone	Low Density Residential Zone	Low Density Residential Zone	Low Density Residential Zone	Low Density Residential Zone
Overlays	Development Plan Overlay – Schedule 11	Development Plan Overlay – Schedule 11	Development Plan Overlay – Schedule 11	Development Plan Overlay – Schedule 11	Development Plan Overlay – Schedule 11
Improvements	Dwelling in the south east corner. Contains a dam in the northern portion of the site.	Dwelling and associated facilities in the eastern portion.	Dwelling and outbuilding in the western portion.	Dwelling and associated facilities in the eastern portion.	Dwelling and associated facilities in the southern portion and a dam in central portion.
Road Frontage	Site adjoins Heyfield Seaton Road along the southern boundary for a total distance of 341.84 metres and Draper Road along the eastern boundary for a total distance of 183.37 metres.	Site adjoins Draper Road for a total distance of 60 metres along eastern boundary.	Site adjoins Draper Road for a total distance of 60 metres along eastern boundary.	Site adjoins Draper Road for a total distance of 52.90 metres along eastern boundary.	Site adjoins Draper Road for a total distance of 61.52 metres along eastern boundary.
Vegetation	Patch native vegetation along the northern boundary and south east corner.	Limited native vegetation along the northern boundary.	Panted vegetation in the northern portion of the site.	Scattered vegetation and some landscaped gardens throughout the site.	Scattered native vegetation along the northern and western boundary of the site.
Development Plan Potential	13 Lots	2 Lots	2 Lots	4 Lots	3 Lots
Site Location in Development Plan Area					
Aerial					
Street View					

3. REQUIREMENTS OF CLAUSE 43.04 OF THE DEVELOPMENT PLAN OVERLAY:

Clause 43.04 of the Development Plan Overlay includes the following purpose:

To implement the Municipal Planning Strategy and the Planning Policy Framework.

To identify 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.

To exempt an application from notice and review if a development plan has been prepared to the satisfaction of the responsible authority.

Clause 43.04-3 states the requirement before a permit is granted:

A permit must not be granted to use or subdivide land, construct a building or construct or carry out works until a development plan has been prepared to the satisfaction of the responsible authority.

Clause 43.04-4 provides the following for preparation of the development plan.

The development plan must describe:

- *The land to which the plan applies.*
- *The proposed use and development of each part of the land.*
- *Any other requirements specified for the plan in a schedule to this overlay.*

The development plan may only be amended to the satisfaction of the responsible authority.

The requirements above are addressed within this report and the supporting documentation.

4. REQUIREMENTS UNDER SCHEDULE 11 TO CLAUSE 43.04: DEVELOPMENT PLAN OVERLAY

A Development Plan must include the following requirements:

A Land Use and Subdivision Plan must show:

- *A single development plan must be prepared for each contiguous development area of land to which this schedule applies.*
- *A site analysis plan must be prepared and identify the topography of the land; the location of any existing vegetation; drainage lines, water features, retarding basins and flood ways; sites of biological, heritage or archaeological significance; sites that are potentially contaminated; areas affected by easements; and any other relevant features.*

Response:

The development plans and the site context plans contained in **Appendix A** details the existing lot layout and the existing site conditions. The plans also outline the potential future subdivision that will be in accordance with the Low Density Residential Zone. The proposed development plan and site context plan identifies existing vegetation, drainage lines, water features and other relevant features within the area.

The proposed plan should be read in conjunction with the Land Capability Assessment (**Appendix E**), Traffic Management Report (**Appendix B**) and Stormwater Management Report (**Appendix F**). These reports provide additional detailed assessment of the existing site conditions. The recommendations of these reports will be adopted and incorporated into any future development.

A new road is proposed entering from the Heyfield Seaton Road along the southern boundary of 3 Draper Road which will provide access to the majority of lots. All other potential lots can obtain access directly from Draper Road. Recommendations from the Land Capability Assessment includes a wastewater envelope for each allotment.

Native Vegetation Assessments have been undertaken by ID Ecological Management and are contained in **Appendix C**. The Native Vegetation Assessments review the potential loss of vegetation for the creation of proposed access to Heyfield Seaton Road and for potential upgrades to Draper Road.

The removal of native vegetation for the creation of a new access road from the Heyfield Seaton Road will require an offset to the value of 0.089 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.638 and 2 large trees. The Native Vegetation Assessment includes confirmation that a third party offset is available to meet these requirements.

The Draper Road Vegetation Assessment takes into consideration other potential vegetation loss as a result of the proposal. The potential vegetation removal and impact to Draper Road will require an offset of 0.105 General Habitat Units (GHUs) with a minimum strategic biodiversity score of 0.587 and 6 large trees. The Native Vegetation Assessment includes confirmation that a third party offset is available to meet these requirements.



A full and detailed vegetation assessment must be undertaken as part of the planning permit process for subdivision for each of the stages in the Development Plan. All development including infrastructure and services associated with the project will be located to avoid removal of vegetation.

A Bushfire Planning Considerations Report is provided in **Appendix G** which confirms that the proposal is appropriate in this location from a bushfire planning perspective relevant to the overarching State planning provisions outlined in Clause 13.02 of the Wellington Planning Scheme.

The subject site is within an area that is not affected by the Bushfire Management Overlay, as such the landscape does not include any areas considered to be 'extreme' risk. A further assessment will be required at planning permit stage.

The land is identified as being partially affected by Cultural Heritage Sensitivity as shown above in **Figure 5**. A Cultural Heritage Management Plan is currently being prepared and it is noted that any planning permit application for works in the future will be required to determine if a further Cultural Heritage Management Plan is required. Consultation with the relevant authorities and agencies will be undertaken as required. The Development Plan and proposed subdivisions may need to be altered as a result of findings during the process and as a result of any recommendations or mitigation works.

Drainage Plan must be prepared and show:

- *An integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.*
- *Provisions for landscaping within any drainage depressions that integrate with the site.*

Response:

A detailed Stormwater Management Report has been prepared by Water Technology and is provided in **Appendix F**. The conclusion of the report is that a 415m³ retarding basin at the rear of Lot 10 be provided, a network of swale drains with a 5 KL (min) rainwater tank on each lot connected to toilets and laundry at a minimum. Maintenance and treatment of the swales and rainwater tanks will be the responsibility of the property owner. This can be governed by a condition on any planning permit to be granted for subdivision in the future.

The Stormwater Management Report presents a preliminary concept design plan that can be further refined at planning permit stage.

Each lot will have access to infrastructure including but not limited to electricity, telecommunications and road network. This application includes a Land Capability Assessment contained in **Appendix E**. This assessment concludes a wastewater envelope will be designed for each lot to ensure all wastewater can remain within proposed lot boundaries, this will be completed at the Planning Permit stage. A landscape plan is contained in **Appendix D** however it is noted there are no drainage depressions that integrate with the site that require landscaping.



Traffic Management Plan must be prepared and show:

- *A sealed road network design that minimises access points onto designated Category 1 or 2 roads; is based on a practical hierarchy of roads including safe intersections and pedestrian and bicycle infrastructure connecting with the existing movement network; and uses existing roads or road reserves when available.*
- *Details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.*

Response:

A Traffic Impact Assessment is provided in **Appendix B** undertaken by One Mile Grid. This traffic assessment not only assesses the proposed new access road to be created off Heyfield Seaton Road, but also provides an assessment of the potential impact on the existing surrounding road network. The report provides the internal access road will be a minimum 20 metre wide road reserve and will provide for an access street including provision for on-street parking for use by visitors if required.

The Traffic Impact Assessment confirms that the proposal will require Draper Road to be upgraded, however will not require any turn treatments at the intersections with Heyfield Seaton Road. All upgrading of Draper Road will be in accordance with the Infrastructure Design Manual.

The location of the new road has been considered in relation to sight distances, traffic speeds and volumes. The proposed size and standard of the new road is considered to be an appropriate standard as a connection to the Heyfield Seaton Road and to accommodate the additional vehicle movements expected as a result of the subdivision and subsequent future residential development. It is noted the Heyfield Seaton Road is identified as a Transport Zone 3.

The proposed internal road network will include street lighting and facilities as required by and in accordance with the Infrastructure Design Manual.

The proposed subdivision is not expected to have a detrimental impact on the surrounding road network.

A Development Plan must show:

- *Respond to the issues and recommendations identified in the site analysis, the drainage plan and the traffic plan.*
- *Demonstrate how the proposed subdivision design will conserve and contribute to the overall character of the area.*
- *Ensure that allotments have only one boundary adjoining a road reserve unless the allotment is on a corner.*
- *Demonstrate how the overall pattern of development integrates with the immediate surrounding area and how a degree of natural surveillance is created.*
- *Provide an overall scheme for landscape planting and the preservation of existing indigenous vegetation and individual trees wherever possible, including avoiding and minimising impacts to roadside native vegetation from subdivision design.*



- *Demonstrate how all necessary infrastructure and services will be provided.*
- *Include a staging plan showing the timing and sequence of development and infrastructure delivery (construction or upgrade).*
- *Include a public infrastructure plan for the delivery and funding of infrastructure items associated with the proposed development, including any potential interim and ultimate infrastructure requirements.*

Response:

The site analysis and supporting documentation provided have formed the basis for the design and staging of the proposed development. The area is not identified as being within the Bushfire Management Overlay and there are no other environmental constraints that make the site unsuitable for future low density residential development as proposed. The waterways and vegetation in the area can be protected through standard planning controls. The subject site was identified in the Heyfield Land Supply Study as being suitable for rezoning to Low Density Residential in the short term.

The proposal will implement and adopt the recommendations identified within the drainage and traffic reports and plans to ensure future subdivision can achieve a high quality outcome that will integrate with the existing area. The lot layout of the future potential subdivision is contained in the proposed development plan and is consistent with the surrounding development and another similar style subdivisions within the area.

The subject area is a corner allotment and adjoins Heyfield Seaton Road along the southern boundary and Draper Road along the eastern boundary. Draper Road will be upgraded to support the existing and proposed allotments as outlined in the traffic report. The upgrade will be designed in accordance with the Infrastructure Design Manual for a Rural Residential or Low Density Residential Access Road, providing a sealed width of 6.2 metres and shoulder over 1.5 metres. This upgrade will require additional vegetation removal within the road reserve. All vegetation removal has been assessed in the Native Vegetation Reports provided.

The proposed subdivision has been designed to ensure that each lot is suitably sized and will accommodate the future development of a dwelling and associated facilities. Each lot will be of a size that can ensure adequate landscaping and encourage development of dwellings that are reasonably setback from the road consistent with existing development in the area. Additional planting of street trees at an appropriate density will contribute to the existing character of the area and ensure visibility from dwellings encouraging natural surveillance. A proposed landscape plan is contained in **Appendix D**. The proposed species of trees to be planted have taken into consideration the soil type, location and existing vegetation in the area.

Each of the proposed lots have only one boundary adjoining a road reserve, save for the three corner allotments within the proposed subdivision. The proposed subdivision has been designed to ensure minimal disturbance to the roadside vegetation. The proposed road has been located in an area where the extent of vegetation removal is minimal and the size and significance of the trees are considered to be of lesser value. All vegetation removal required will be appropriate offset. The upgrading of Draper Road will require some vegetation removal, however the road design will be undertaken with the intention of retaining as much vegetation as possible.



Electricity will be provided to each lot at each stage as outlined in the table below. The initial installation will ensure capacity for all stages of the proposed development to support future residential development. Future Planning Permit applications with this Development Plan to be referred to AusNet Electricity Services Pty Ltd.

Reticulated water is not available to the proposed development. Provision of reticulated water to the location would significantly reduce the pressure in the area resulting in the pressure being below the responsible authorities Customer Charter supply limits. Water supply will be by way of onsite water tanks.

Waste disposal for each of the proposed lots will be by way of a septic tanks system. Preliminary advice from A.C. Geotechnical Pty Ltd confirmed the proposed lots will be able to accommodate a system based on:

- All lots will have a minimum size of 4,000m² in area.
- A wastewater envelope will be designed for each lot.
- A Land Capability Assessment will be completed to ensure all wastewater discharged to the site will remain within the proposed lot boundaries. This will be completed at Planning Permit stage.
- Stormwater will be disposed to the legal point of discharge to the satisfaction of the responsible authority.

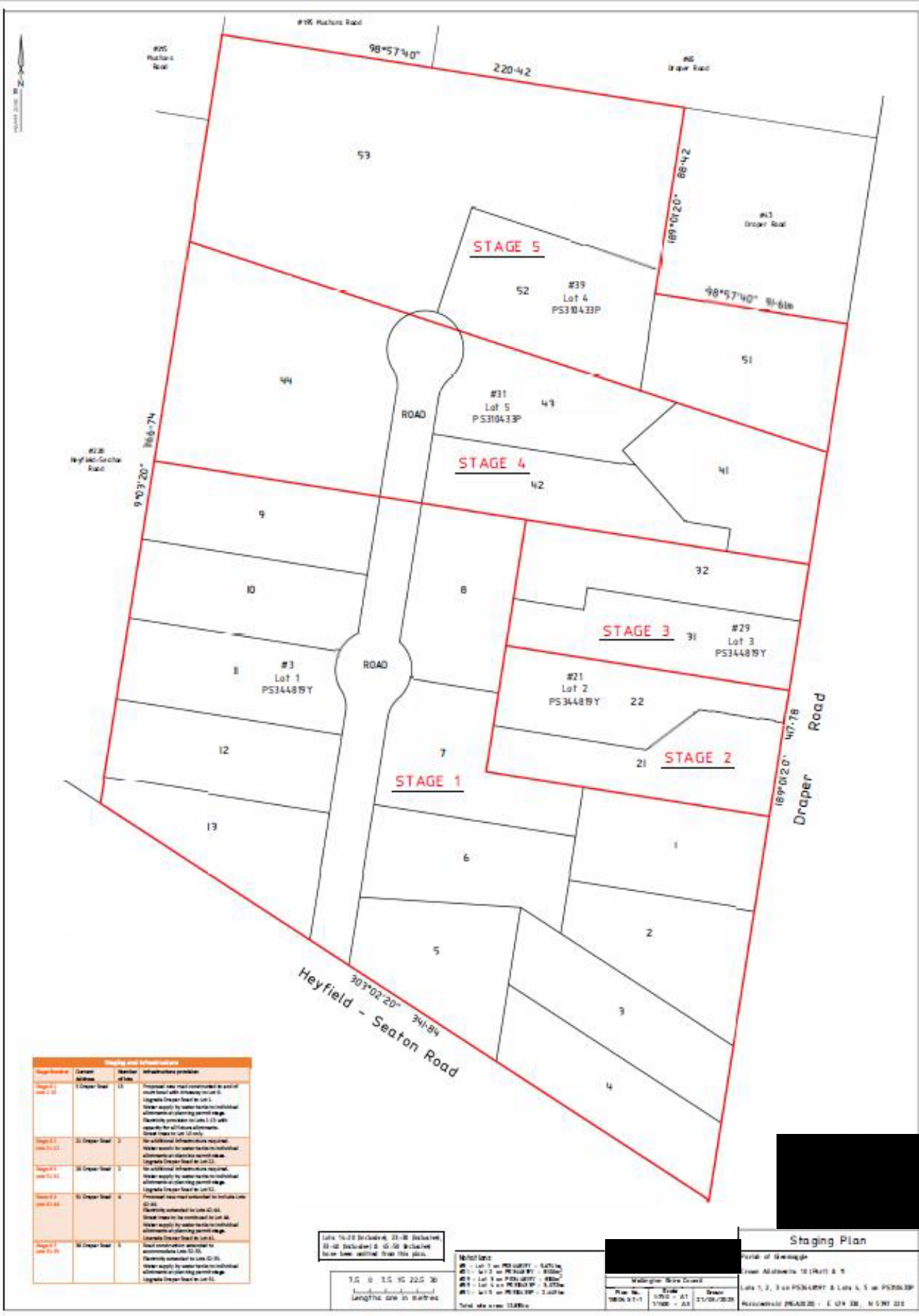
There is sufficient space within the new road reserve or on all of the proposed future allotments to allow for services to be provided. All available services will be provided to each allotment at the subdivision stage.

The proposed subdivision will be undertaken in 5 stages as outlined in the table below and in the plan following.

Staging and Infrastructure

Stage Number	Current Address	Number of lots	Infrastructure provision
Stage # 1 Lots 1-13	3 Draper Road	13	Proposed new road constructed to end of court bowl with driveway to Lot 9. Upgrade Draper Road to Lot 1. Water supply by water tanks to individual allotments at planning permit stage. Electricity provision to Lots 1-13 with capacity for all future allotments. Street trees to Lot 10 only. Street lights to Lot 10 only.
Stage # 2 Lots 21-22	21 Draper Road	2	No additional infrastructure required. Water supply by water tanks to individual allotments at planning permit stage. Upgrade Draper Road to Lot 22.
Stage # 3 Lots 31-32	29 Draper Road	2	No additional infrastructure required. Water supply by water tanks to individual allotments at planning permit stage. Upgrade Draper Road to Lot 32.
Stage # 4 Lots 41-44	31 Draper Road	4	Proposed new road extended to include Lots 42-44. Electricity extended to Lots 42-44. Street trees to be continued to Lot 44. Street lighting to be continued to Lot 44. Water supply by water tanks to individual allotments at planning permit stage. Upgrade Draper Road to Lot 41.
Stage # 5 Lots 51-53	39 Draper Road	3	Road construction extended to accommodate Lots 52-53. Electricity extended to Lots 52-53. Water supply by water tanks to individual allotments at planning permit stage. Upgrade Draper Road to Lot 51.





Stage Number	Current Address	Number of Lots	Infrastructure provision
Stage 1 Lots 1-13	#3 Lot 1 PS3448BY	13	Provisional sewer reticulation to east of road front with driveway to Lot 5. Longitudinal Draper Road to Lot 1. Water supply by water tanker/individual allotment at planning permit stage. Electrical provision to Lots 1,3,5 with capacity for all future allotments. Street trees to Lot 12 only.
Stage 2 Lots 14-22	#21 Lot 2 PS3448BY	9	No additional infrastructure required. Water supply by water tanker/individual allotment at planning permit stage. Longitudinal Draper Road to Lot 12.
Stage 3 Lots 23-32	#29 Lot 3 PS3448BY	10	No additional infrastructure required. Water supply by water tanker/individual allotment at planning permit stage. Longitudinal Draper Road to Lot 12.
Stage 4 Lots 33-42	#31 Lot 5 PS310433P	10	Provisional sewer reticulation to include Lot 33. Electrical reticulation to Lots 41-42. Street trees to be provided to Lot 41. Water supply by water tanker/individual allotment at planning permit stage. (Capacity for Lot 33).
Stage 5 Lots 43-53	#39 Lot 4 PS310433P	11	Provisional sewer reticulation to include Lot 43. Electrical reticulation to Lots 43-44. Street trees to be provided to Lot 43. Water supply by water tanker/individual allotment at planning permit stage. Longitudinal Draper Road to Lot 12.

Lots 14-22 (inclusive), 23-28 (inclusive), 33-42 (inclusive) & 43-53 (inclusive) have been outlined in red on this plan.

1:5 0 1:5 15 22.5 30
Lengths are in metres

Notations:
 # - Lot 1 on PS3448BY - 5,6,7,8,9
 #1 - Lot 2 on PS3448BY - 22
 #2 - Lot 3 on PS3448BY - 31
 #3 - Lot 4 on PS310433P - 3,23,24
 #4 - Lot 5 on PS310433P - 2,32,33
 Total area shown 12.88ha

Plan No.	Scale	Date
TBD/23/1	1:500 - A1	21/09/2023
Drawn	Checked	Author

Staging Plan	
Serial of drawings	
From Adelaide 18 (Rev) 2 & 3	
Lots 1, 2, 3 on PS3448BY & Lots 4, 5 on PS310433P	
MCC/2023/0000000 - E GR 100, M 5/01/2023	



5. CONCLUSION

This submission supports the consideration of the proposed future development of the land at Draper Road, Heyfield identified within the Development Plan Overlay – Schedule 11.

The proposal with the supporting documentation has adequately addressed the constraints of the site and how the proposed subdivision will provide for future residential development in context to the surrounding land uses and development.

This submission and supporting documentation provides strategic justification and the timely provision of infrastructure to facilitate future residential development in an appropriate location.

The proposal provides for a positive outcome supporting strategic residential growth of Heyfield.

It is respectfully requested that this plan be endorsed to enable a planning permit application for the subdivision of the land to be made.

Development Solutions Victoria