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INTRODUCTION

Located in the heart of Gippsland, Wellington Shire Council is the third largest municipality in Victoria. Boasting a rich and highly valued natural environment, the Shire is balanced with diverse townships and settlements with strong ties to industries and diverse employment opportunities ranging from forestry, energy production and agriculture; to tourism, aviation, education and professional services. All these elements together make Wellington an attractive place to live, visit and do business.

The success in providing this level of diversity and opportunities across the municipality is reflective of Council's acknowledgment of the need to carefully plan for the future growth of its townships over time. Council has therefore engaged Mesh, in association with the Department of Transport, Planning and Local Infrastructure's Rural Regional Flying Squad to prepare a Development Plan (DP) for the township of Longford.

Whilst preparation and adoption of the Longford DP will not compel landowners to develop their land, it will ensure that co-ordinated outcomes are achieved as and when rezoning requests and permit applications for development progressively takes place, avoiding "piecemeal" outcomes which often leave townships disjointed and underserved. Importantly, preparation of the Development Plan does not in itself provide strategic justification for future rezoning applications within Longford. Future proponents seeking to rezone land for residential development will need to demonstrate clear strategic justification (including preparation of relevant background reports and other supporting information). As such, preparation of the Longford

Development Plan is a design tool which will inform preferred development outcomes and necessary infrastructure delivery in a co-ordinated manner, which is required to support the future growth as and when land is rezoned and developed.

This report is structured firstly to provide an overview of Longford and its planning context, having specific regard to the State Planning Policy Framework and the local planning provisions contained within the Wellington Planning Scheme. The Development Plan will build an appreciation of the character of Longford through a township-wide site analysis which has formed the basis for the proposed DP.

Given the size of the township, its diverse landscape setting and settlement form, and the gradual rate of growth expected to be experienced within Longford compared to other Wellington townships, it is important that this DP provides opportunity for flexibility over time. As such, in order to successfully realise the desired outcomes envisaged by this DP, a "precinct-based" approach has been adopted, whereby defined areas within the DP can be "unlocked" independently for development, provided the specified planning and development requirements are met.

It is imperative that users of this document: Council, developers/proponents and residents alike interpret the DP as a guide which sets out the structural conditions and infrastructure requirements that must be delivered with applications for subdivision by developers within each Precinct. The DP is deliberately underpinned by the underlying design principle which seeks to ensure the existing character of the township and elements which make it a special place to live is reflected and enhanced as the town is developed over time.



2

PLANNING CONTEXT

2.1

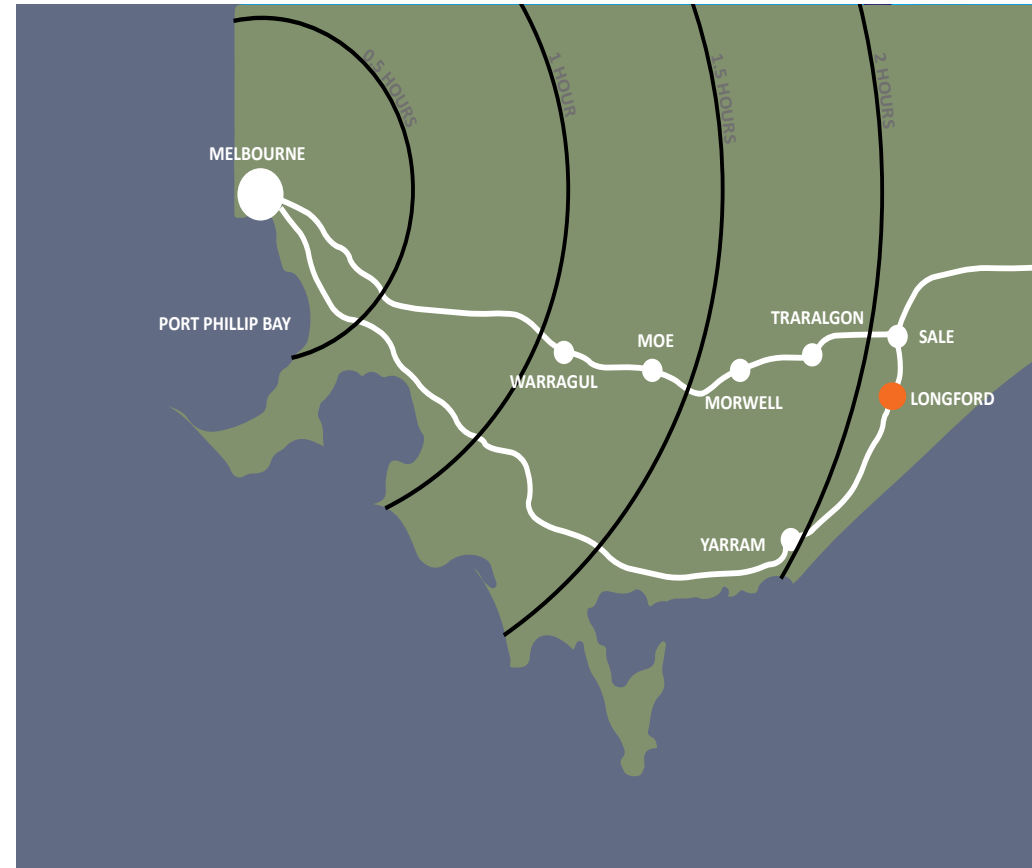
The Role of Longford

Longford is highly valued by its community for the rural residential lifestyle that it offers, within close proximity to the services and facilities of central Sale, located only 5km to the north. Given the town's close proximity and relationship to Sale, the Sale, Wurruk and Longford Structure Plan identifies it as a key growth area within the broader Sale area.

The separation of Sale from Longford via the extensive and internationally protected Ramsar lake and wetland system, fed by the Thompson and Latrobe Rivers and other tributaries, provides a natural entrance into the township. Until recently, the South Gippsland Highway, which connects Sale and Longford flooded, limiting the development potential of Longford. However, initiatives such as raising the highway above flood levels, construction of a cycle path between Sale and Longford and the removal of the Special Resource Overlay from key areas in and around the town have all combined to make Longford a more popular option for settlement.

Comparatively, Longford is expected to grow at a slower pace compared to other areas within proximity, including Sale. This is due to its role as a rural living community which provides an alternative residential offering to the region. The lack of reticulated services (sewer and water) available to the township has also played an important part in its current development character (including minimum lot size) and subdivision pattern.

Figure 1 - Longford Context Plan



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2.2

State Planning Policy Framework

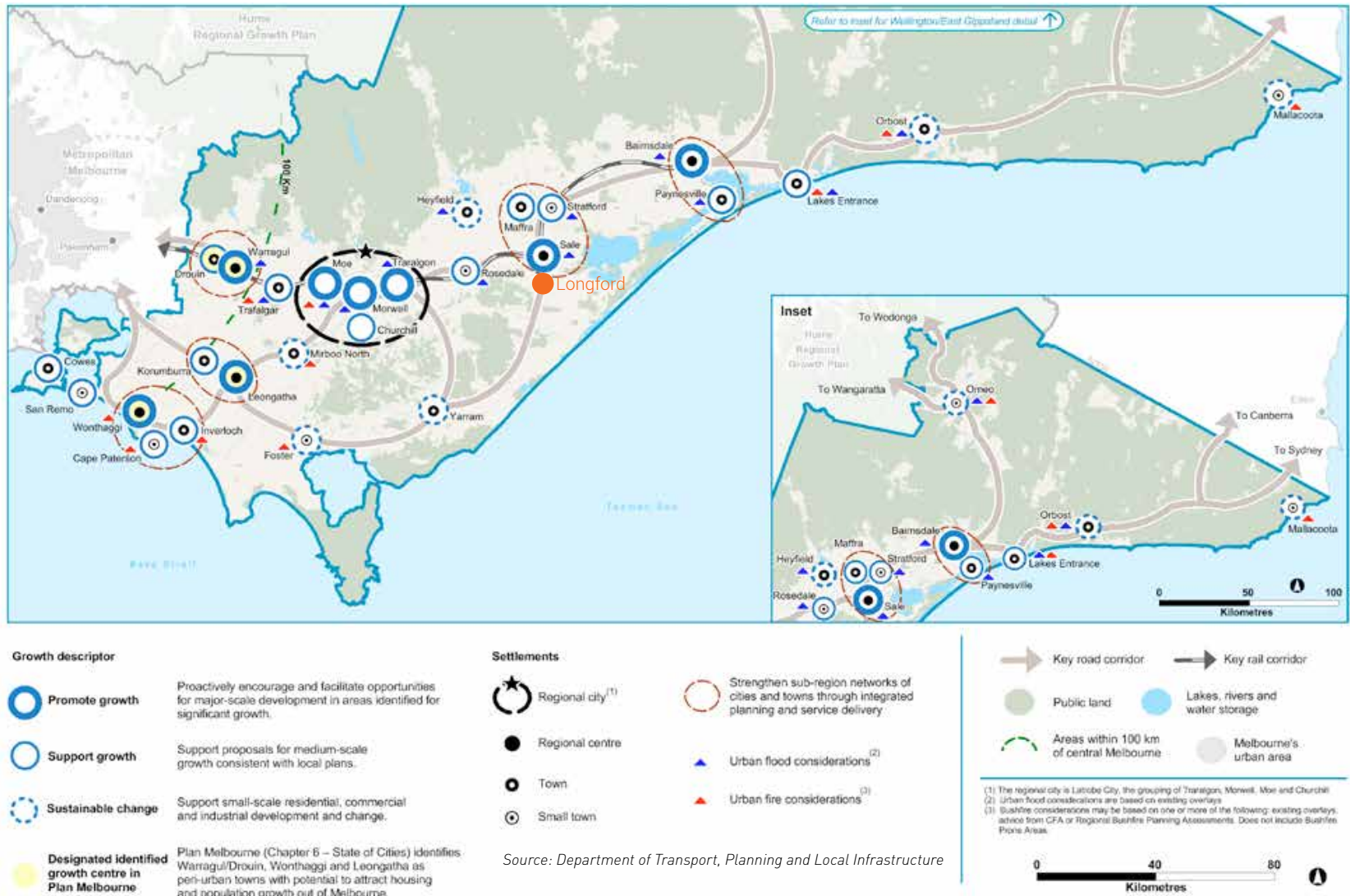
The State Planning Policy Framework (SPPF) seeks to balance the various competing objectives of the planning scheme, to facilitate sustainable development that achieves a net community benefit. State policy seeks to ensure future development is responsive to the features of a site and its local and regional context, and affords an efficient and sustainable provision of infrastructure and services, having regard to the role and function of towns and regional centres.

Gippsland Regional Growth Plan 2014

The Gippsland Regional Growth Plan (2014) establishes a framework for strategic land use and settlement planning that can sustainably accommodate growth whilst protecting and fostering important economic, environment, social and cultural attributes of the region.

Particularly, the Gippsland Regional Growth Plan promotes growth for Sale which is identified as an important regional centre. Whilst not specifically nominated on the Regional Growth Plan, there are planning implications for Longford, being located within close proximity to Sale.

Figure 2 - Future Directions for Settlement, Gippsland Regional Growth Plan



2.3

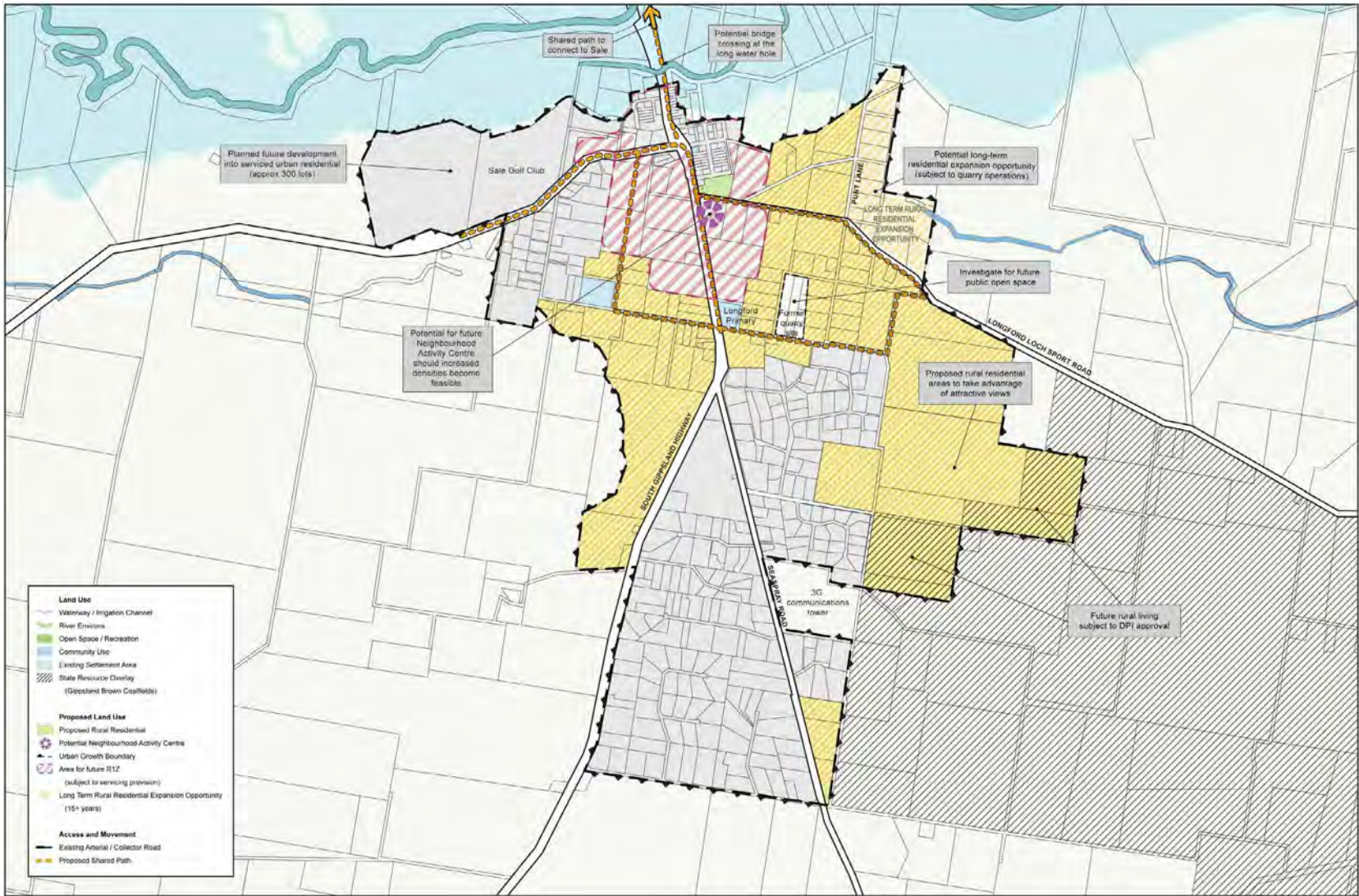
Local Planning Policy + Strategies

The local planning policies delve into more detail about the settlement patterns, roles and other influences to be experienced across Wellington Shire and how to manage these impacts. Longford is identified as a location which will cater for the Shire's demand for rural living given its existing established character and reticulated servicing constraints.

The Sale, Wurruk and Longford Structure Plan (2010) provides a vision for each of the settlements which has been carried through the preparation of this Development Plan:

"High quality open space and built form will characterise Sale, Wurruk and Longford area, contributing to the health, safety and social vibrancy of the three communities. New urban growth areas will form sustainable communities that set new benchmarks in best practice urban development. Accessible and inclusive neighbourhoods will be created which reduce the dependence on car-based travel and encourage walking and cycling. Natural and cultural features will be provided and enhanced to create a distinct character, offering the best of town and country".

Figure 3 - Southern Growth Area, Sale Wurruk Longford Structure Plan



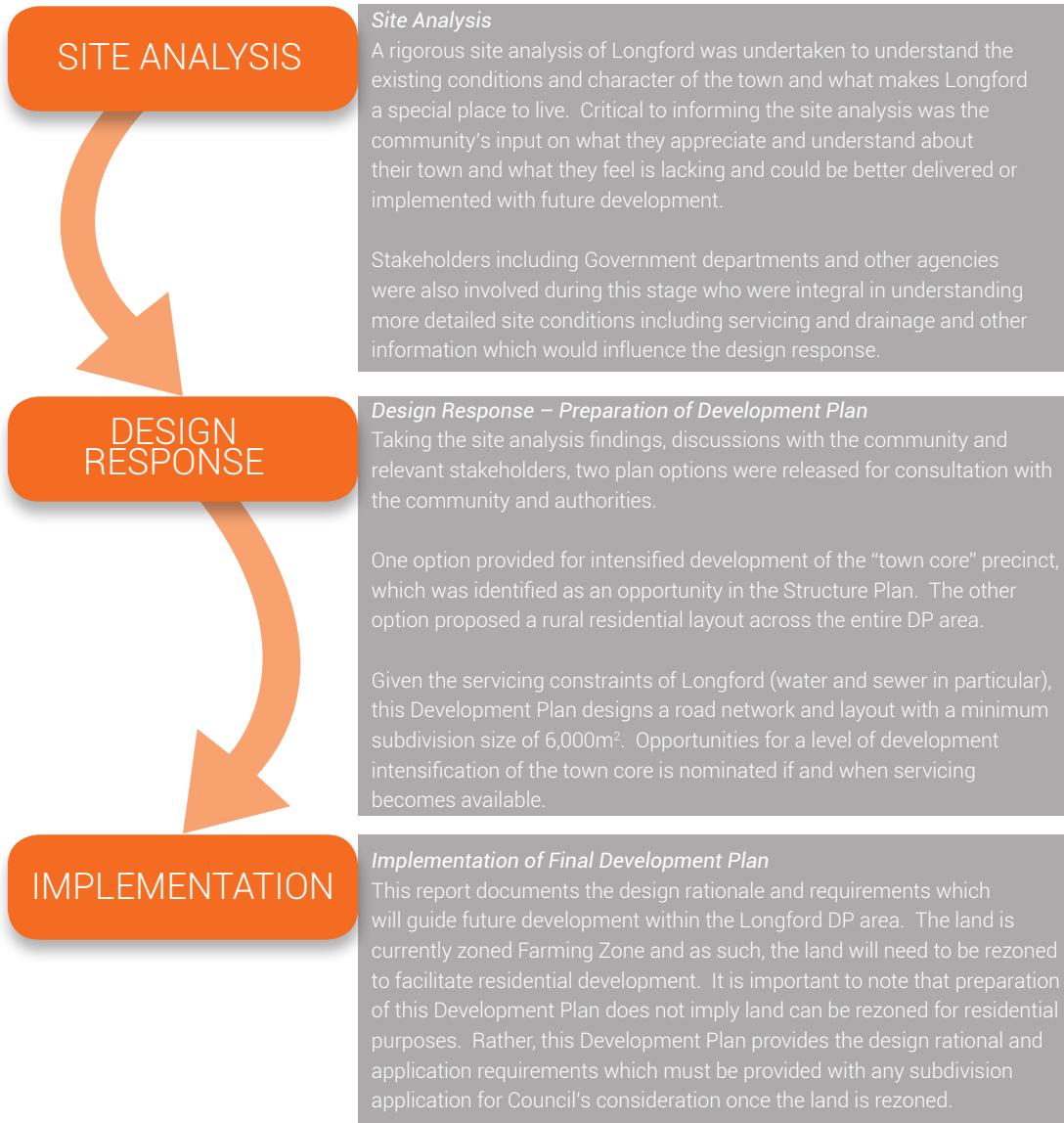
3

HOW THE DEVELOPMENT PLAN WAS PREPARED

3.1

Development Plan Process Summary

The Development Plan was prepared through an extensive review of the township of Longford. It involved three key steps which are summarised in the flow chart (see right).



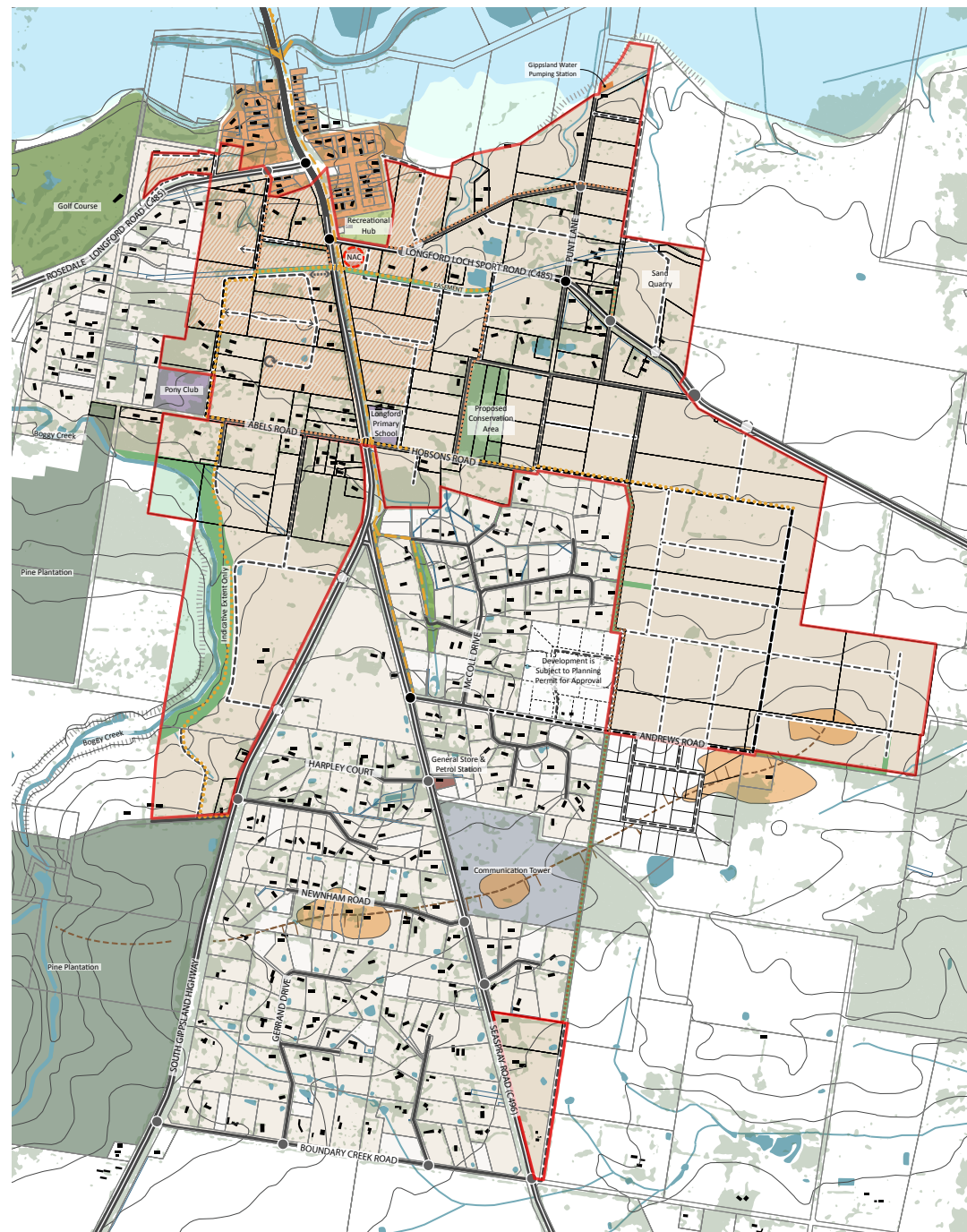


Figure 4 - Overall Development Plan

DRAWING KEY

- Development Plan Boundary
- Cadastre
- Contours (10m)
- ◆ Existing Structures

EXISTING MOVEMENT NETWORK

- Highway
- Local Road
- Key Local Road
- Shared Pedestrian Path
- Existing Access Point

PROPOSED MOVEMENT NETWORK

- - - Local Road
- - - Key Local Road
- ↻ Secondary Access Road creates loop to Key Access Road
- ↔ Indicative Connection
(ultimate location is flexible and subject to further rationale and justification as part of the detailed Precinct Plan Process)
- Key Intersection
- Proposed New Access Point
- Proposed Shared Path (2.5m Wide)
- Proposed Pedestrian Path (1.5m Wide)
- Use Existing Trail as a Pedestrian Path
- ||| Proposed Pedestrian Crossing

VEGETATION

- Existing Vegetation

DRAINAGE

- Watercourses/Drainage Lines
- Water Bodies / Dams
- Floodway Zone
- Land Subject to Inundation

TOPOGRAPHY

- Highpoint
- Ridge Line
- Escarpment / Embankment

SERVICING

- Pump Station
- Easements
- Communications Tower

LAND USES

- Existing Township
- Potential Further Intensification
- Existing Rural Residential
- Proposed Rural Residential (Min. 6000m² lot size)
- Proposed Farming Zone (Balance Lots)
- Existing Open Space
- Proposed Open Space
- Pine Plantation
- General Store & Petrol Station
- Community Facilities
- Proposed Activity Centre (as per Structure Plan)

3.2

Community + Stakeholder Consultation Findings

A key input into the Development Plan process was consultation with the community, authorities and Government Departments at key points in the process.

Through these sessions, it was evident the community valued the following attributes of Longford:

- > Low density lifestyle, Longford is clearly different to Sale
- > Proximity to Sale and its services, facilities, retail, employment, etc
- > Community aspect
- > Quiet, safe local streets
- > Impact of heavy vehicles and flow of traffic on the main highways through the town
- > Natural environment and rural setting
- > Concern development will increase traffic volumes through local streets
- > Acknowledgement by the community that limited reticulated services are balanced by the lifestyle opportunities Longford offers
- > Potential for more shops to cater for local convenience needs

Opportunities which were identified for Longford by the community include:

- > Better road and pedestrian connections into the centre of town, including the primary school
- > More local shops to reduce reliance on Sale for every day needs

- > Enhance existing facilities and provide for open space within Longford
- > Development should manage future bushfire risk
- > Concern over maintenance of public open space on Hobsons Road (former quarry site)
- > Manage traffic impact of heavy vehicles through Longford along its highways

Table 1 summarises the comments provided by the authorities and Government Departments on the Longford DP. Where appropriate, these comments have been incorporated into the final adopted DP, either represented on the Plan, or listed as a requirement for rezoning or permit applications.

Table 1 – Authority and Community Comments and Feedback

Authority and Community	Comments and Feedback	DP Response/Refer to
Country Fire Authority	The DP area is located within a nominated bushfire risk area.	The DP provides where practicable, edge roads to open space and other areas of bushfire threat.
	CFA supports a 150m buffer between existing pine plantations and residential development.	A bushfire assessment report assessing threats, risks and any required setbacks is required to be submitted as part of planning permit applications to inform road network and development setbacks. (See Section 6.5).
	CFA encourages the use of perimeter roads bushfire hazard areas and access/egress must be considered for the future community.	
Department of Environment, Land, Water and Planning (DELWP - Planning)	Supportive of preparation of Longford Development Plan and application of Rural Living Zone to support lower density development to guide minimum subdivision size.	Preparation of the Development Plan does not provide strategic justification to inform future rezoning requests. Preparation of this Development Plan provides the design framework as and when land is rezoned and developed.
		See Sections 5.3 and 6.4 which outline the proposed Precinct-based approach to rezoning applications and the necessary information which is required for Council and the Department's consideration of rezoning requests.
		Council will work closely with DELWP (Planning) during consideration of applications of rezoning requests.
Department of Environment, Land, Water and Planning (DELWP - Environment)	Modelled native vegetation as available on the Native Vegetation Information Management (NVIM) System should be used to inform future permit applications. Impact on federally listed species must also be considered.	Section 6.5 lists known background reports which will be required to support future rezoning and permit applications (including flora and fauna report and drainage reports) to manage native vegetation and impact on Ramsar wetlands.
	The DP should highlight importance of protection and consideration of the Ramsar wetland precinct.	The Longford DP has had regard to property boundaries, presence of substantial areas of vegetation and makes reference to the importance these areas contribute to the biodiversity and character of Longford. Future permit applications must demonstrate how they actively respond to these site features.
	Subdivision layouts should have regard to the cumulative impacts on Victoria's biodiversity through clearing of vegetation (due to permitted fence line clearance provision for defendable space).	See Chapter 5 which details the DP vision and Chapter 6 which outlines its implementation.

Community + Stakeholder Consultation Findings, Continued

Table 1 Continued - Authority and Community Comments and Feedback

Authority and Community	Comments and Feedback	DP Response/Refer to
Gippsland Water (GW)	The Longford syphon sewer pipeline (east-west easement) traverses the area and is of regional importance and therefore must be considered in future subdivision design.	The DP proposes to use key sections of the east-west Longford sewer pipeline easement as part of the linear pedestrian/shared path link, feeding the DP area into the town core.
	GW supportive of using the sewer easement as part of the public open space link. Development must have regard to construction requirements across the sewer easement.	In other areas, the DP retains the Longford sewer pipeline within private allotments. Applications for subdivision must have regard to GW's construction and access requirements to their easement (See further information at Sections 5.5 and 5.6).
	Providing reticulated sewer to Longford problematic given implementation costs and timeframes.	The DP design assumes a minimum lot size of 6,000m ² which will also provide space to accommodate septic sewer. However, as part of future rezoning and permit application requests, land capability reports (and other necessary site specific assessments) will be required to confirm appropriate lot sizes.
		The DP (see Section 5.5) separately provides guidance on the "Town Core Precincts", providing opportunity for development intensification, if suitable.
West Gippsland Catchment Management Authority (WGCA)	Supportive of creation of linear public open space reserve along Boggy Creek and its use as a key pedestrian link.	See Overall Design Requirements (Section 5.4) and Detailed Precinct 1 Objectives (Section 5.5) regarding creation of the Boggy Creek linear reserve and treatment of designated waterway along South Gippsland Highway to Longford-Loch Sport Road.
	Designated waterway running south to north along South Gippsland Highway to Longford-Loch Sport Road will need to be protected.	
	Future development will need to consider stormwater quality in proximity to the Ramsar wetland area.	Chapter 6 details list of background reports required to accompany future planning permit applications, including drainage and environmental studies.

Table 1 Continued - Authority and Community Comments and Feedback

Authority and Community	Comments and Feedback	DP Response/Refer to
VicRoads	<p>Applications must include detailed traffic impact assessment which analyse intersections along arterial roads (RDZ1).</p> <p>Pedestrian paths along RDZ1 should be constructed of solid materials (bitumen or concrete) have a minimum 3m minimum setback to the RDZ1 pavement.</p> <ul style="list-style-type: none"> > If a structure is required as part of the shared path and is located within the clear zone, a roadside safety barrier is required. > Provision for the appropriate drainage must be considered. > Concept, functional and detailed design plans to be submitted to VicRoads for review and approval. <p>Longford-Loch Sport Road:</p> <ul style="list-style-type: none"> > Access to arterial roads will need to be minimised when possible. > Cross roads on arterial roads must be avoided if possible. 	<p>See Chapter 6 which details a list of background reports required to support any application for subdivision.</p> <p>The Development Plan minimises (where practicable) the number of access points onto RDZ1 through intersection spacing and use of existing paper roads and other road reservations to limit the total number of intersections created.</p> <p>The DP provides overall direction to minimise direct property access to RDZ1. However, some level of direct property access will be required/ necessary given the township context and low density nature of Longford, where the use of service roads and other controlled access points may not be viable. (See Section 5.5)</p>

4

LONGFORD SITE ANALYSIS

4.1

Purpose of the Site Analysis

This Chapter seeks to identify and clearly represent the relevant and overlapping characteristics and features of Longford. Each characteristic or theme is presented on an individual plan and will highlight, where relevant, opportunities which have informed the design of the DP and the requirements which underpin its implementation.

4.2

Land uses and Development Pattern

A – The historic township subdivision is located just north of the DP boundary and is characterised by smaller allotments (minimum lot size typically around 1000m²). Further intensification and subdivision in the Township Zone is constrained by lack of reticulated services and land capability.

B- Longford Primary School provides an important community focal point and facility.

C- General store and petrol station at key road junction serves community and passing traffic.

D- Existing golf course subject to residential development proposal.

E- Township "core" area investigated for development intensification as envisaged by the Sale, Wurruk and Longford Structure Plan. DP will stipulate future development intensification potential within the Town Core and specific subdivision requirements for this area having regard to reticulated sewer constraints.

F- Existing development pattern characterised by relaxed road alignments and generally unconnected road network creating long court bowls. This road structure provides limited connectivity through Longford (one road provided to services a community). Opportunity to incorporate the existing developed areas into the DP area through pedestrian and road links wherever possible to enhance the level of connectivity between these areas.

G- Typically, dwelling setbacks from streets are not uniform and neighbourhoods are characterised by the presence of clusters of vegetation both within road reservations and lots. This creates an informal, rural residential character. Opportunity to ensure the DP continues the organic, informal development and subdivision character of Longford.

H- Recent development approvals (C82 and C83) provides more linear road network and subdivision pattern with consistent lot sizes. Opportunity for the DP design to connect these newer subdivisions into DP area.

I - DP interfaces with farming land.

J- Ramsar wetlands are of international and regional significance. Future drainage and development implications along the interface must be considered as part of future rezoning and permit applications for subdivision.

K- Pine plantations and significant stands of native trees in and around the DP boundary provide distinct character setting. Future development design and siting of buildings must have regard to potential bushfire risks.

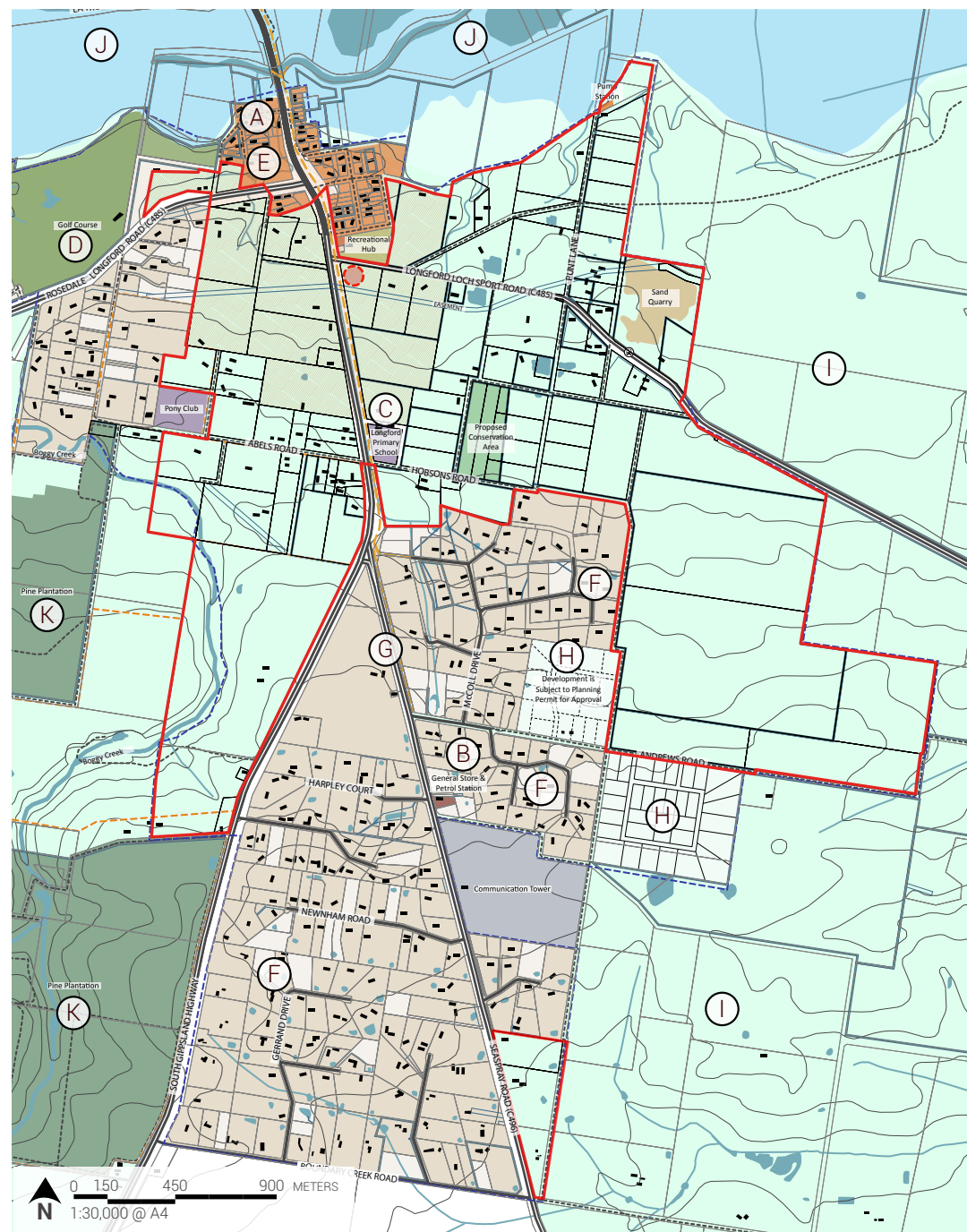


Figure 5 - Land Use and Development Pattern

DRAWING KEY

- Development Plan Boundary
- Urban Growth Boundary
- Cadastre
- Contours (10m)
- ◆ Builtform

MOVEMENT NETWORK

- Highway
- Arterial Road
- Local Road - Sealed
- Local Road - Unsealed

DRAINAGE

- Watercourses/Drainage Lines
- Water Bodies / Dams
- Floodway Zone
- Land Subject to Inundation
- Bushfire Management (BMO)

LAND USES

- Rural Living (RLZ)
- Township (TZ)
- Active Open Space
- Passive Open Space / Linkages
- Golf Course
- Pine Plantation
- General Store & Petrol Station
- Primary School
- Kindergarten
- Communication Tower
- Farming (FZ)
- Possible Future Expansion of Township (Subject to Servicing Provision)
- Proposed Activity Centre (as per Structure Plan)

DEVELOPMENT PATTERN

- Vacant Lots - within Existing Settlement Area
- Consolidated Titles

4.3

Road Network + Access

A – South Gippsland Highway forms a key north-south route, linking Longford to Sale in the north. South Gippsland Highway provides a key arterial road connection to Yarram and South Gippsland. Recent upgrade of South Gippsland Highway and provision of a shared path has provided better access into Longford from Sale.

B – Seaspray Road is an arterial road and provides access to the Esso plant.

C – Rosedale-Longford Road is an arterial road used as a link between 90 Mile Beach and Princes Highway.

D – Longford-Loch Sport Road provides access to 90 Mile Beach and Gippsland Lakes and employment opportunities and other land uses such as Covino's, Gippsland Ground Spread, Dutsons Downs and recreation opportunities such as Krusics Motorcross Park.

E – The historic township centre is defined by the junction of Rosedale-Longford Road and Longford-Loch Sport Road.

F – The southern extent of Longford sits between the South Gippsland Highway and Seaspray Road.

G – Lots typically gain direct property access from the arterial roads.

H – A number of sealed and unsealed rural standard roads form internal connections through Longford.

I – Paper roads (unconstructed road reserves) exist throughout Longford and provide opportunity to be used in future DP structure. Native vegetation within paper roads should be retained to ensure existing natural character of Longford is retained in future developed context.

J – Existing footpath connections are inconsistent throughout Longford. Opportunity for future development to connect and expand upon the pedestrian path network and linkages through Longford and as envisaged by the Structure Plan.

K – More recent road network provides an organic, meandering roads/streetscape character which respond to site features and topography. Whilst this is a valued character attribute of Longford, the network lacks connectivity and permeability. The DP recognises the opportunity adapt this valued informal character of streets whilst enhancing pedestrian and vehicle permeability throughout Longford.

L – Opportunity to integrate the existing areas of Longford into DP area through use of green links and roads where possible.



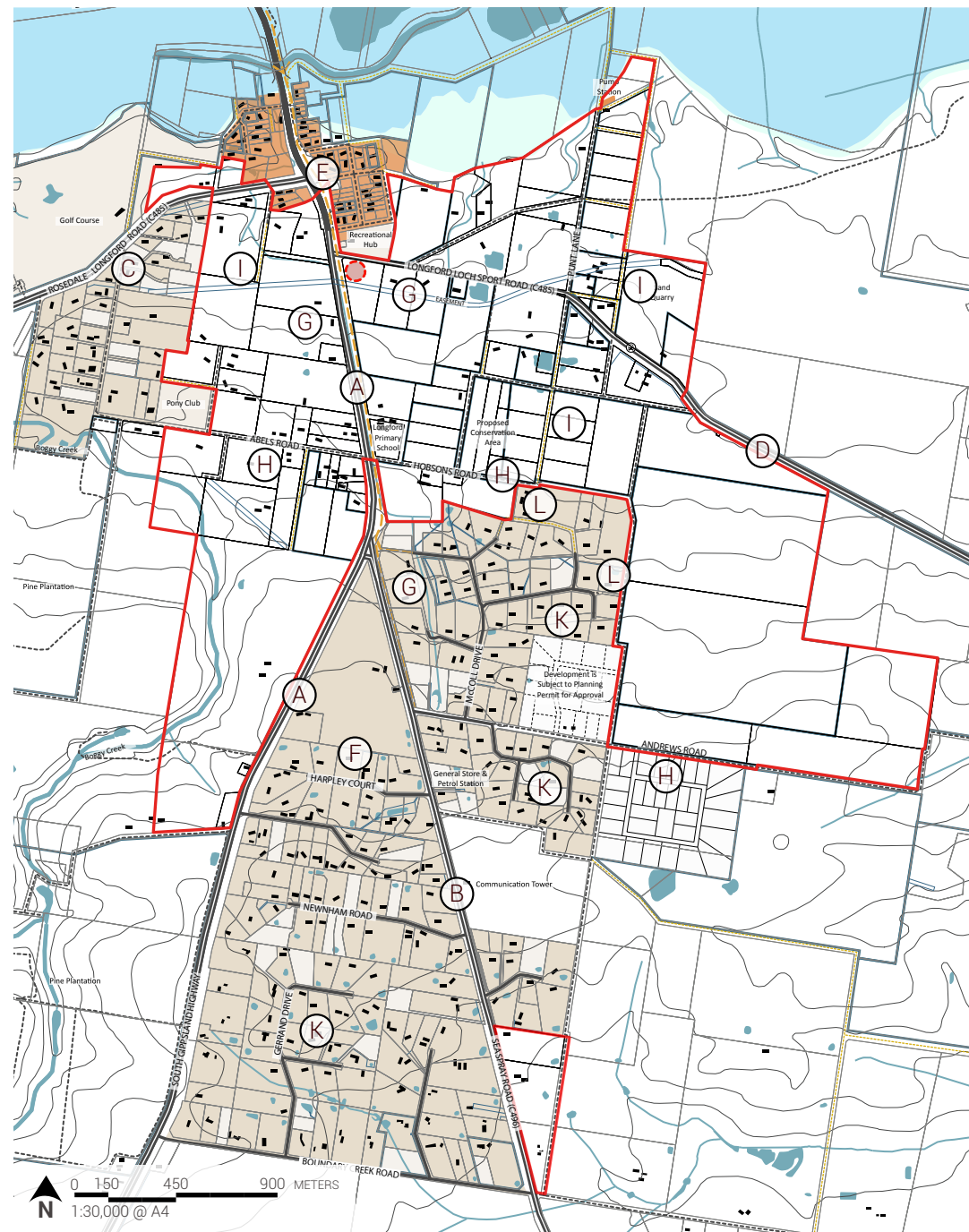
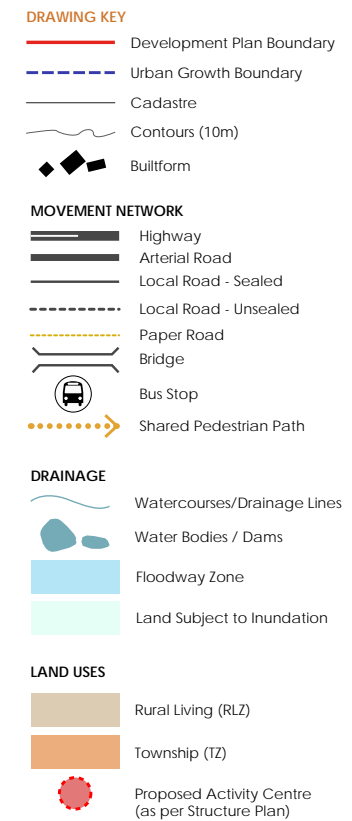


Figure 6 - Road Network + Access Plan



4.4

Zones

A - DP area generally zoned Farming Zone. It is generally fragmented with small allotments limiting commercial farming opportunities. Anecdotally, it has been confirmed farming within some areas of Longford is not viable given the level of land fragmentation and generally small lot sizes. Chapter 6 and 7 outline the process and requirements through which land can be rezoned for rural residential development.

B - Amendments C82 and C83 which rezone land to the Rural Living Zone have been approved within the DP boundary. Regard to how these areas are integrated within the DP area has been considered in the design response.

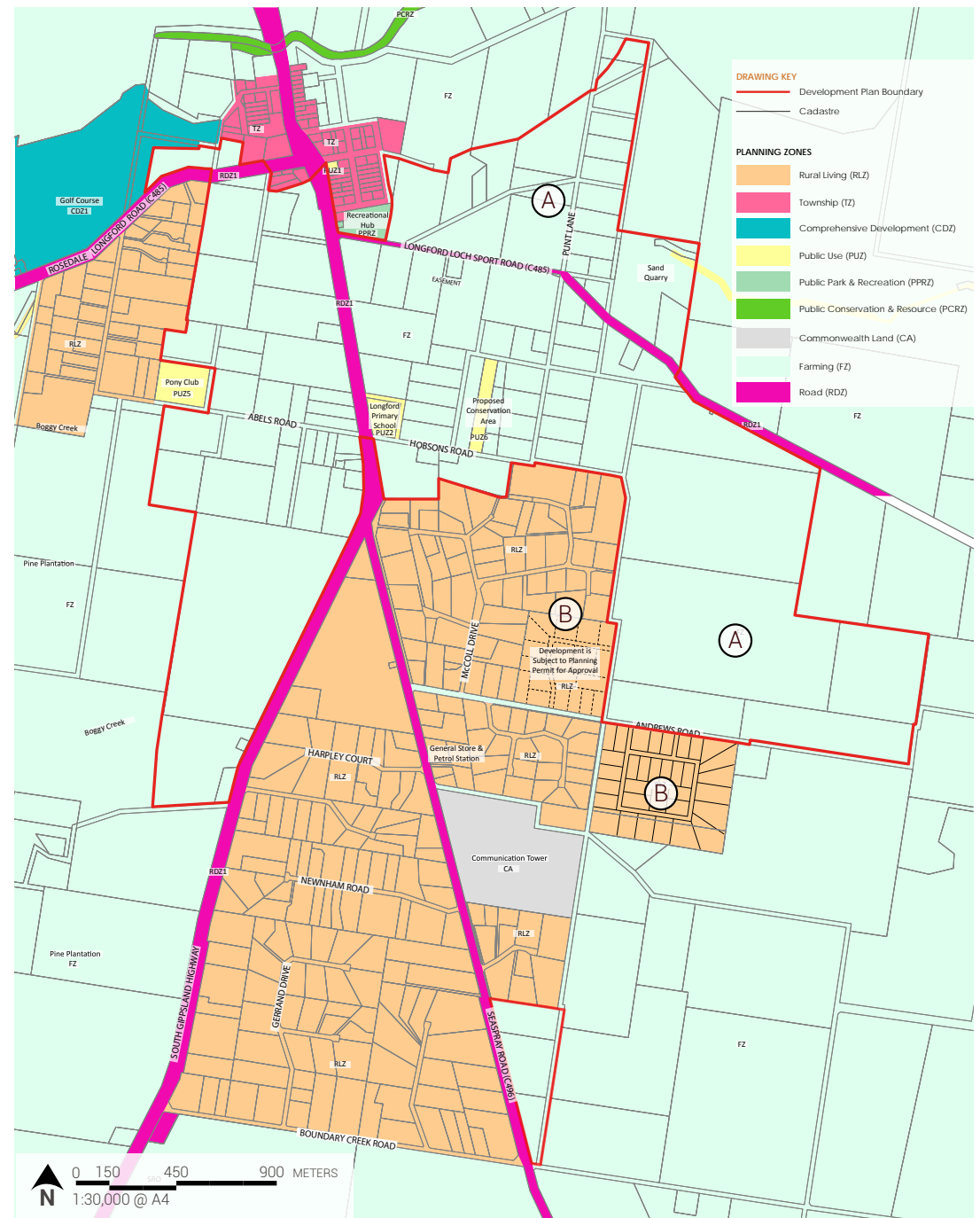


Figure 7 - Planning Zones Plan

4.5

Overlays

A - Floodway Overlay protects the Ramsar wetland system just north of the DP area. Regard to stormwater run-off from future development within the DP area is a key consideration of future development applications.

B - Existing Development Plan Overlays have been prepared both within and adjacent to the DP area, controlling the way in which future development is to be managed.

C - Bushfire Management Overlay will influence future development requirements such as setbacks to vegetation and other bushfire risks.

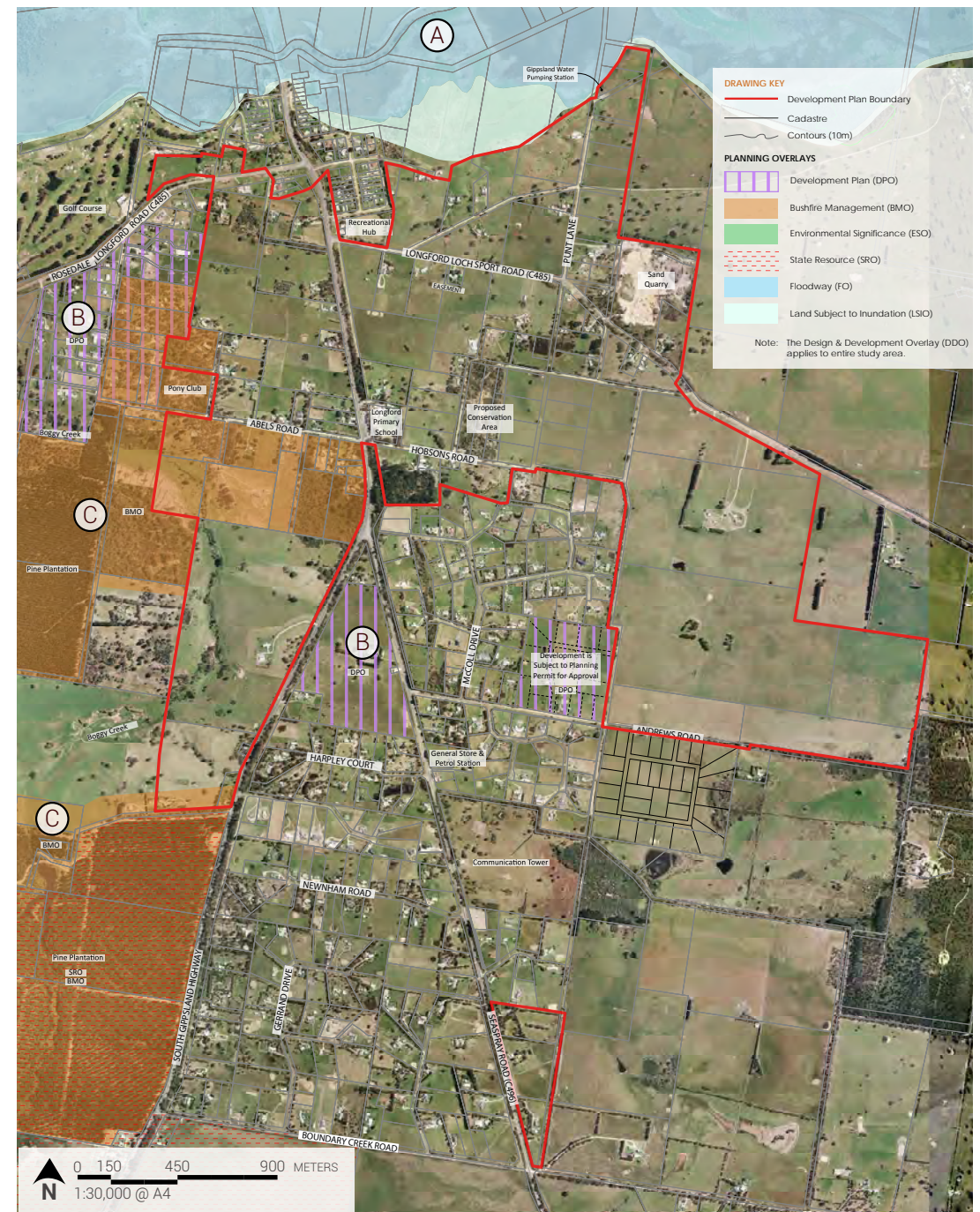


Figure 8 - Planning Overlays Plan

4.6

Vegetation + Natural Influences

A- Exotic and native vegetation characterises Longford. Retention and incorporation of existing vegetation into lots and future road reservations will ensure this valued character attribute which defines Longford is retained as Longford develops.

B- Pine plantations located in close proximity to DP boundary. Future development and subdivision design to have regard to planted interface and bushfire risk associated with these areas.

C- Former quarry site valued by community for conservation and open space value.

D- Low ridgeline is present in the southern extent of Longford, within the existing rural residential areas and forms a defining topographical feature.

E – Entry into Longford from north characterised by bridge connection which passes over Thompson River and wetland area.

F- Local and internationally significant Ramsar wetland network defines northern extent of Longford and DP area. Future development must have regard to this sensitive interface and water quality from run off.

G- Key view line present along Seaspray Road provides a sense of place and character.



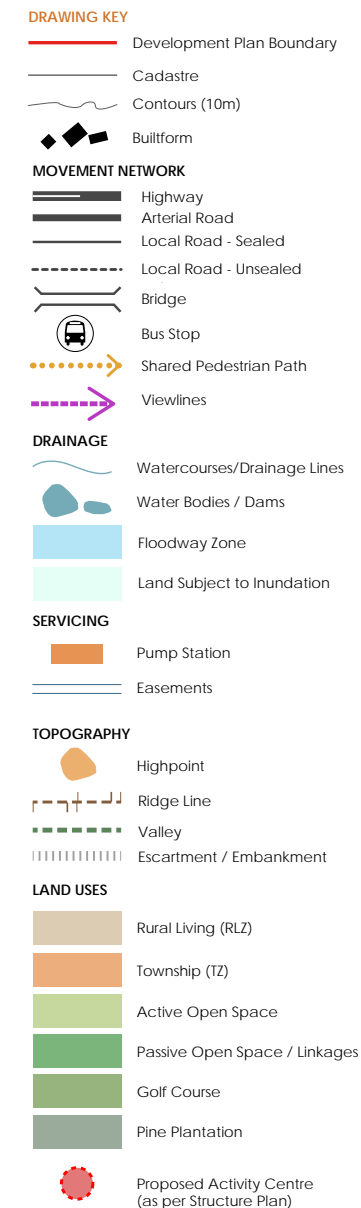
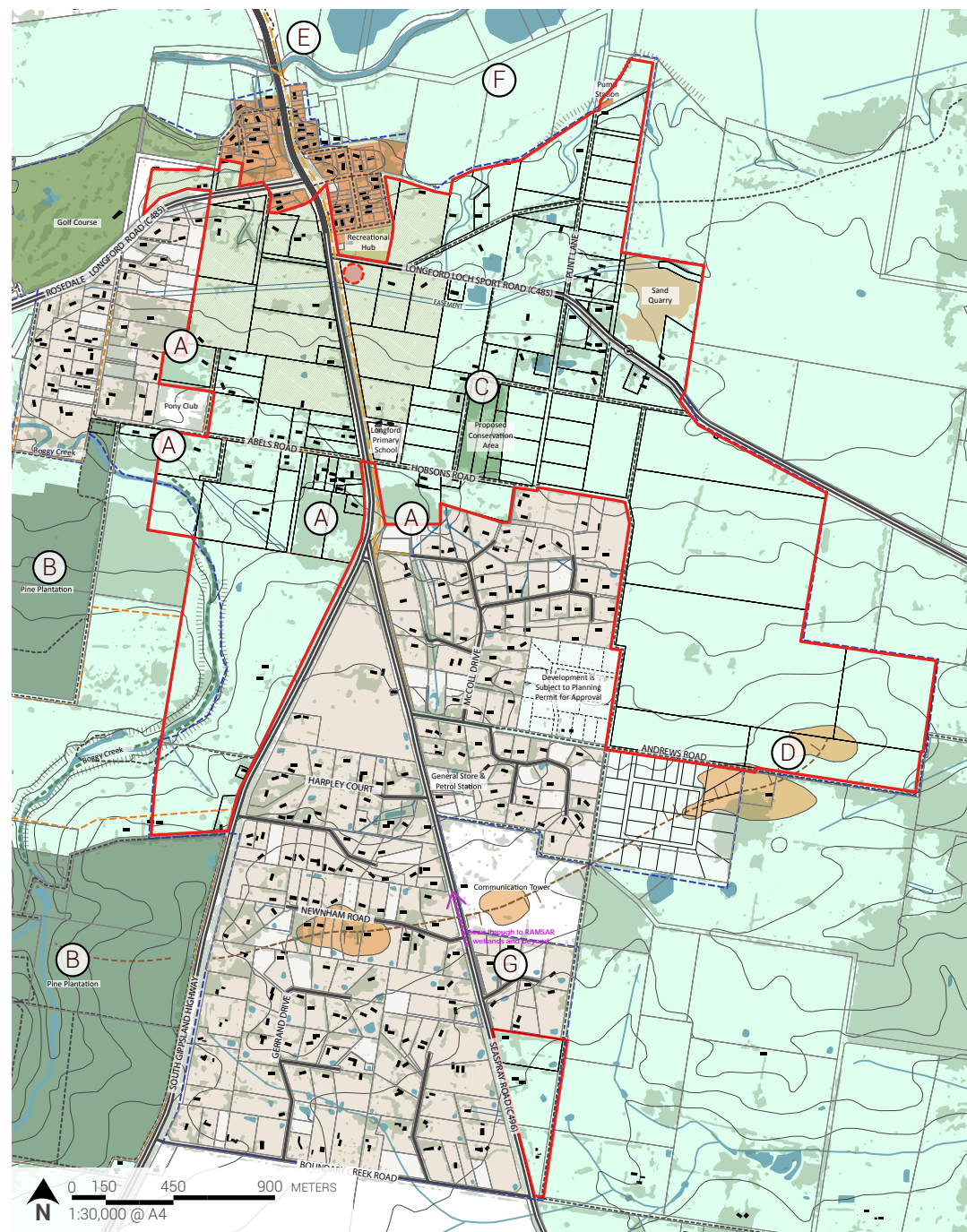


Figure 9 - Vegetation and Natural Influence Plan

4.7

Infrastructure + Drainage

The township is not serviced by reticulated water and sewer. Lots are reliant upon water tanks and septic tank systems.

A- Longford sewer pipeline easement is a regionally significant sewer asset which dissects Longford in an east-west direction. Gippsland Water is the relevant authority. Opportunity to utilise parts of the easement as a linear public open space link with a pedestrian path which connects the future Longford community to the town centre.

B- A number of undefined and defined drainage lines and waterways dissect the DP area and could be protected within existing road reservations, particularly along South Gippsland Highway.

C - Dams are present on a high proportion of properties.

D - Boggy Creek is currently within private allotments. Opportunity to create a linear open space link which can be used by the community as a walking path.

E - Hall and recreation hub on corner of Longford Loch Sport Road and South Gippsland Highway is another key community facility and passive open space.



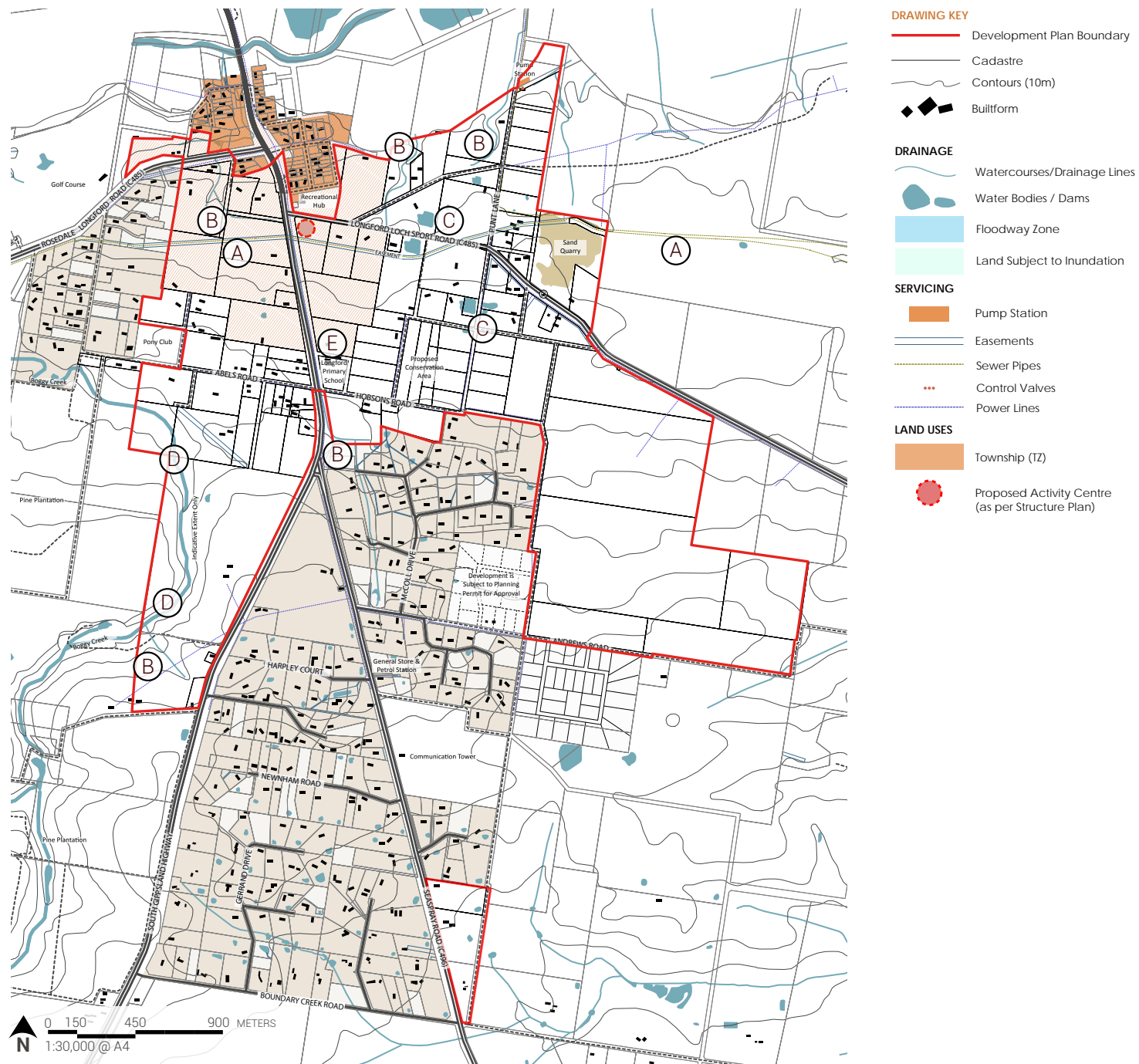


Figure 10 - Infrastructure + Drainage Plan

4.8

Consolidated Site Analysis

Figure 11 consolidates the site analysis into a single plan.

As demonstrated through the layered site analysis, Longford is valued for its rural residential character which is typified by large allotments, generally varying in size and extent and pattern of development.

Newer development pockets tend to lend themselves to more regular subdivision pattern, however lot sizes are still reflective of the rural residential character. Trees and shrubs form a key character element which create an informal streetscape appearance. Roads are generally aligned having regard to the presence of vegetation and topography and to this end, are meandering. While long court bowls are generally a character element of Longford, the established network tends to lack connectivity and permeability between communities and Longford as a whole.

The DP therefore imbeds, in its vision and principles, the importance of maintaining the organic and soft road alignments which provide for quiet, safe streets, respond to vegetation, topography and other site features, whilst balancing with the need to ensure a level of connectedness.

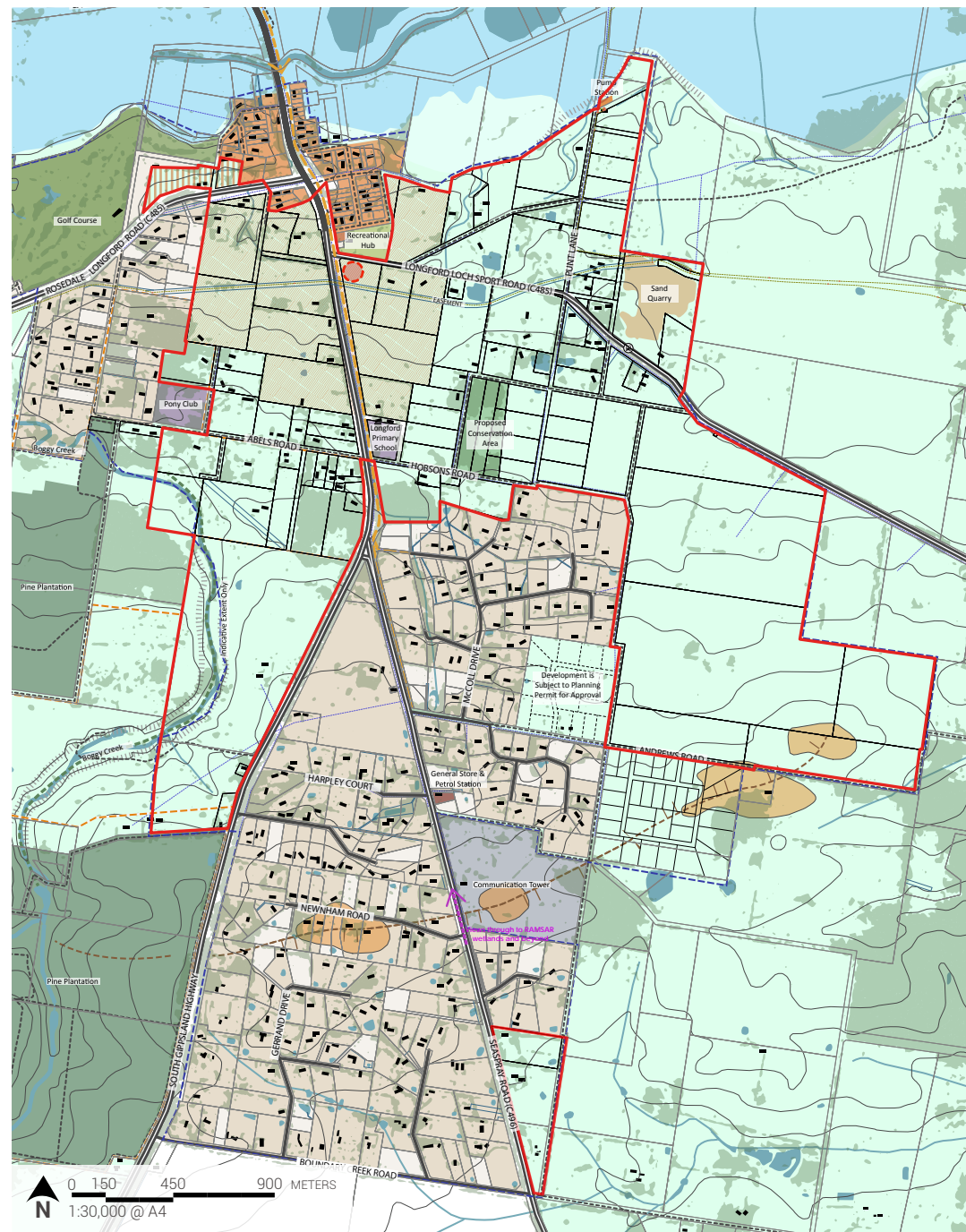


Figure 11 - Consolidated Site Analysis Plan

DRAWING KEY

- Development Plan Boundary
- - - Urban Growth Boundary
- Cadastre
- Contours (10m)
- ◆ Builtform

MOVEMENT NETWORK

- Highway
- Arterial Road
- Local Road - Sealed
- - - Local Road - Unsealed
- - - Paper Road
- Bridge
- Shared Pedestrian Path
- Viewlines

VEGETATION

- Existing Vegetation
- - - Bushfire Management (BMO)
- ||||| Roadside Vegetation

DRAINAGE

- Watercourses/Drainage Lines
- Water Bodies / Dams
- Floodway Zone
- Land Subject to Inundation

TOPOGRAPHY

- Highpoint
- Ridge Line
- - - Valley
- ||||| Escartment / Embankment

SERVICING

- Pump Station
- Easements
- Control Valves
- Power Lines

LAND USES

- Rural Living (RLZ)
- Township (TZ)
- Active Open Space
- Passive Open Space / Linkages
- Golf Course
- Pine Plantation
- General Store & Petrol Station
- Primary School
- Kindergarten
- Communication Tower
- Farming (FZ)
- Possible Future Expansion of Township (Subject to Servicing Provision)
- Proposed Activity Centre (as per Structure Plan)

DEVELOPMENT PATTERN

- Vacant Lots
- within Existing Settlement Area

5.1

Introduction

This Chapter will step through the Development Plan and how it is to be used by Council and future proponents and will make clear the underlying design principles and requirements for its successful implementation.

The Chapter will firstly provide an overview of the Development Plan at the township level to set the vision and establish the overall guiding principles that permit applications must have regard for, and respond to. It will then 'drill down' and discuss in detail the specific design principles which are required at a precinct level and clarify the requirements which must be met at a minimum to inform future rezoning/amendment requests and permit applications.

5.2

The Development Plan Vision

The Longford Development Plan area captures approximately 572ha of land identified within the Sale, Wurruk and Longford Structure Plan.

The Longford Development Plan vision provides for a cohesive design which responds to the Site Analysis (Chapter 4 and detailed further within this Chapter), and seeks to contribute to and enhance the natural qualities and character of Longford.

Longford is valued by its residents for its quiet and meandering roads, rural living lifestyle and its green, leafy character. The DP vision therefore deliberately imbeds a level of flexibility to promote a site responsive design that is reflective of the existing character, whilst ensuring the key areas of connectivity is maintained.

Consistent with the vision of the Sale, Wurruk and Longford Structure Plan, the DP enhances connectivity, both pedestrian and vehicular movement through Longford, linking Precincts together and to the key destination points such as the primary school, town core and open spaces in concentric loops which will ultimately connect to the existing path network to Sale.

The DP recognises separately the importance of the Town Core area, where future development intensification is possible, subject to availability of services (particularly reticulated sewer).

Importantly, the Development Plan vision is to positively facilitate development of Precincts independently from one another and provides certainty to future proponents on the key areas of infrastructure which will need to be delivered with development.

5.3

The Development Plan Design
Parameters

The primary intent of the Development Plan is to respond to fragmented landholdings, and allow each parcel of land to be developed appropriately without jeopardising the development potential of, or being overly reliant upon, neighbouring parcels. In addition to this, responding to all existing residential dwellings within the development fabric was a primary goal in the creation of the DP, to allow all landowners the option of retaining their current dwellings within the development of their land.

As will be elaborated upon further within Section 5.4, the DP has been divided into Precincts, which are defined by consolidated land ownership, natural and constructed boundaries such as creek lines and arterial roads. This will ensure growth and development of Longford is controlled in a way that allows for projects to be delivered independently and infrastructure is delivered specific to the Precinct requirements.

Roads straddling boundaries were avoided where possible in order to ensure developers can provide infrastructure directly to their parcel of land. Some areas of the DP feature a number of titles that have consolidated ownership, enabling greater control and influence over the construction and infrastructure delivery time frames. Other titles are constrained by vegetation and other encumbered land, width of title, which have influenced the overall design.

The street level layout was designed in response to individual land parcels, where lot depths and street orientation were partially determined by the overall dimensions of individual parcels (and a minimum lot size of 6,000m²), while ensuring that

5.4

The Development Plan Structure and Use of Precincts

one development won't compromise the integrity of the DP area as a whole. A concerted effort was also made to avoid four way intersections in order to minimise infrastructure delivery costs. This has been achieved where possible, by staggering and offsetting of local roads (which also increases lot frontage and diversity).

The DP separately identifies the Town Core (which spans three Precincts) and will provide requirements on permit applicants to ensure future subdivision applications do not prejudice the ability for this important central area to intensify, when reticulated services (including sewer) are made available.

Whilst the DP plan shows a linear representation of the future roads and connection, flexibility in ultimate alignments is purposely built into the DP Requirements so that roads take on a site responsive and organic alignment, reflective of the existing areas of Longford.

The Longford Development Plan covers an extensive area and is highly fragmented. Growth of Longford is relatively slow compared to Sale and other larger settlements within Wellington Shire.

Longford provides a unique lifestyle offering to the Shire, given the interplay between the following:

- > The township's proximity to, and reliance on, Sale and the services, higher order retailing and other facilities it offers residents,
- > The township's offering as predominately rural living/low density living settlement,
- > The township's complex site conditions and attractive natural character and setting, and
- > Limited servicing availability and fragmented nature.

Given the complex nature of these competing site features and characteristics, development of the township is expected to occur incrementally over time, as and when market conditions permit and minimum requirements are met as set out Chapter 6.

To this end, the Longford Development Plan proposes the use of clearly defined precincts (see Figure 12) which will assist in facilitating and "unlocking" the development potential of the township at a manageable scale, as required.

The benefit of a precinct-based approach provides certainty to Council, the community and proponents on what Council will expect as a minimum in its assessment of future rezoning and permit applications. More importantly, breaking the DP into clear precincts will:

Co-ordinate rezoning development at a sufficient scale having regard to known development interest, site conditions and influences, land ownership patterns and title boundaries.

Enable proponents to apply for subdivision applications on individual properties once a precinct is rezoned.

Provide a clear basis for infrastructure delivery at the precinct level (that is, it will articulate what infrastructure must be delivered with development for each Precinct)

Make clear where flexibility within each precinct is permitted.

Ensure the strategic basis for future rezoning requests and permit applications is transparent to proponents, Council and the community.

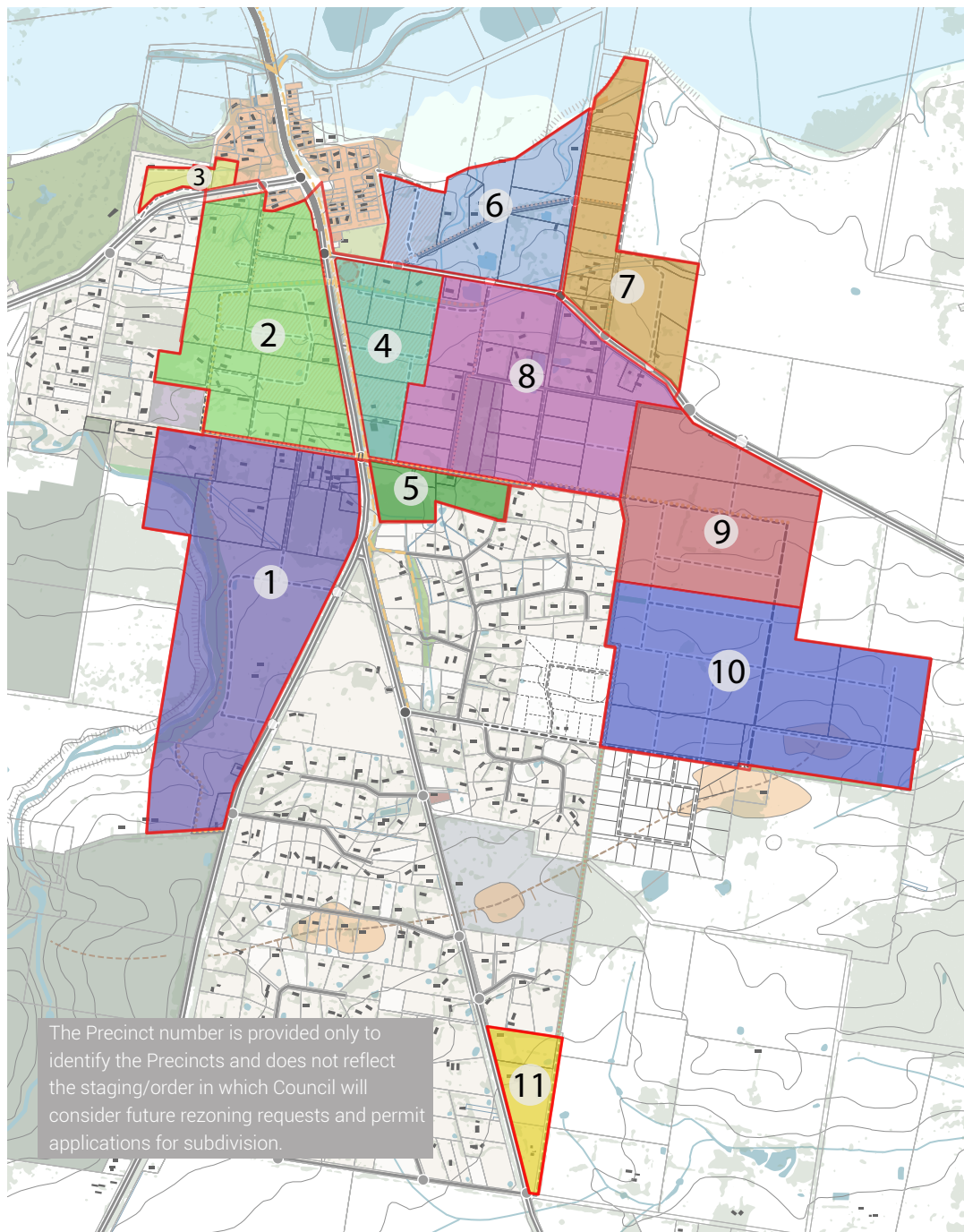


Figure 12 - Precinct Identification Plan

5.5

The Development Plan – Overall Requirements

The overall Longford Development Plan is provided in Figure 13.

Table 2 provides a high level indicative land budget which provides an indicative yield based on an average lot size of 8,000m². The minimum lot size envisaged for the DP area is 6,000m², however a higher average lot size is used for the purposes of calculating a more accurate yield (acknowledging not all Titles will be able to be subdivided to the minimum lot size given physical constraints e.g. dense vegetation and land capability).

The Overall Design Objectives provided in Table 3 apply to every precinct (except where specified) and must be addressed by proponents of future rezoning/ amendment requests and permit applications.

Appendix B contains a version of the Development Plan with indicative subdivision layout (lot boundaries) to graphically depict how the road network has been designed having regard to property boundaries. Note that Appendix B is provided as a guide only.

Table 2 - Indicative Land Budget

Precinct	Total Area (ha)	GDA* (ha)	Indicative Yield (@ 8000m ²):
1	96.9	77.6	97
2	67.2	64.0	80
3	4.5	4.3	5
4	26.3	23.2	29
5	11.3	11.3	14
6	42.4	40.4	50
7	39.0	34.7	43
8	77.6	63.8	80
9	58.6	56.5	71
10	95.2	92.6	116
11	13.2	13.2	16.5
Overall DP	532.2	481.5	602

*GDA - Gross Developable Area

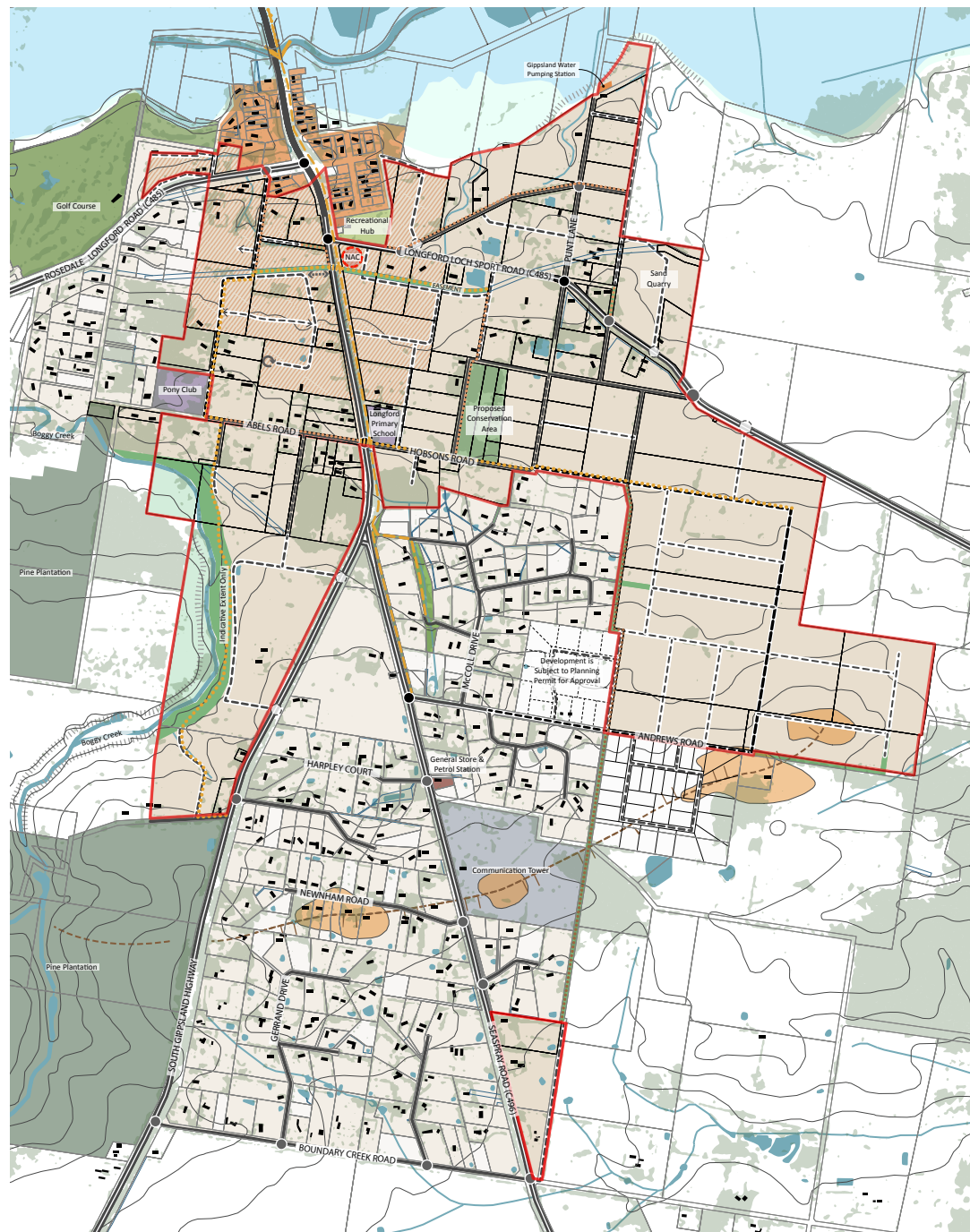


Figure 13 - Overall Development Plan

DRAWING KEY

- Development Plan Boundary
- Cadastre
- Contours (10m)
- ◆ Existing Structures

EXISTING MOVEMENT NETWORK

- Highway
- Local Road
- Key Local Road
- Shared Pedestrian Path
- Existing Access Point

PROPOSED MOVEMENT NETWORK

- Local Road
- Key Local Road
- ↻ Secondary Access Road creates loop to Key Access Road
- ↔ Indicative Connection
(ultimate location is flexible and subject to further rationale and justification as part of the detailed Precinct Plan Process)
- Key Intersection
- Proposed New Access Point
- ⋯ Proposed Shared Path (2.5m Wide)
- ⋯ Proposed Pedestrian Path (1.5m Wide)
- ⋯ Use Existing Trail as a Pedestrian Path
- ||||| Proposed Pedestrian Crossing

VEGETATION

- Existing Vegetation

DRAINAGE

- Watercourses/Drainage Lines
- Water Bodies / Dams
- Floodway Zone
- Land Subject to Inundation

TOPOGRAPHY

- Highpoint
- Ridge Line
- Escarpment / Embankment

SERVICING

- Pump Station
- Easements
- Communications Tower

LAND USES

- Existing Township
- Potential Further Intensification
- Existing Rural Residential
- Proposed Rural Residential (Min. 6000m² lot size)
- Proposed Farming Zone (Balance Lots)
- Existing Open Space
- Proposed Open Space
- Pine Plantation
- General Store & Petrol Station
- Community Facilities
- Proposed Activity Centre (as per Structure Plan)

Table 3 – Overall Design Requirements

Development Plan Element		Overall Design Requirements
1	Subdivision Pattern	1a Subdivision designs must deliver the level of connectivity shown on the DP in a manner reflective of, and that will contribute to, the character of Longford.
		1b Where a change or deviation in the road network is proposed from that shown in the DP, it must be demonstrated that the change/s do not compromise the ability for adjoining properties or precincts to access their landholdings and to efficiently subdivide to the minimum specified lot size.
		1c A range of lot sizes are encouraged above the minimum specified lot size.
		1d Low density streetscape character is encouraged through staggering dwelling and building setbacks and incorporating existing vegetation and other site features within lots and streets where possible.
		1e Within the designated "Town Core" area which covers areas of Precincts 2, 4 and 6, applications for subdivision must demonstrate how development could be intensified over time, using the road structure set out within the DP.
		The re-subdivision potential of the Town Core must be demonstrated through submission of subdivision layout plan which indicatively demonstrates how lots could be re-subdivided. The siting of dwellings on lots must have regard the future ability to subdivide lots by incorporating building envelopes which restrict the location of the construction of buildings or other mechanisms.
		Figure 14 demonstrates how re-subdivision could be designed using battle-axe configurations or two-lot subdivision.
2	Movement Network	1f Unless otherwise specifically shown or stated within the Precinct Requirements, dwellings must be designed to front onto roads.
		1g Unless agreed with Council, there should be one property access per allotment.
		2a Existing road reserves (including paper roads) should where possible be used as part of the subdivision design to ensure efficient use of land and ensure a well-connected road network.
		2b Each precinct must upgrade and/or construct roads to standards as per the Infrastructure Design Manual. Council encourages road deviations and deflections, changes in road priority and will relax minimum road cross-sectional requirements where there is justification in terms of enhancing local streetscape and character outcomes.

Table 3 Continued – Overall Design Requirements

Development Plan Element	Overall Design Requirements
	2c Where possible, direct property access to a Road Zone Category 1 (roads controlled by VicRoads) should be limited. Assessment of subdivision layouts will have regard to the rural residential context of Longford.
	2d Each precinct must deliver Key Access Points and Key Intersection Points in the locations shown on the DP. These access points can be shifted slightly if required to respond to important site features and in response to enhancing character attributes (such as existing vegetation) within the subdivision layout, however their general spacing and number provide important connections to adjacent precincts and the overall movement network envisaged by the DP.
	2e Secondary Access Points and Secondary Intersection links are shown on the DP to ensure efficient subdivision layout. These links are flexible in their exact location and their alignments are encouraged to respond to site features. Applications which seek to realign secondary links must demonstrate changes will not impact on the ability for adjoining properties and precincts to subdivide and that connectivity as envisaged by the DP is maintained.
	2f Developers must construct paths in the locations as shown on the detailed Precinct plans in Section 5.6. The paths are nominated as either a footpath (1.5m) or shared path (2.5m) and are incorporated as part of the road cross-section or within nominated green links. The location of paths encourage movement around Longford and to key destinations such as the primary school and recreation hub, Sale, etc.
	2g All infrastructure nominated for a Precinct (such as roads, intersections and paths) which may straddle or overlap Precinct boundaries must be constructed as part of delivery of that Precinct. This requirement must be met unless infrastructure is already delivered as part of another Precinct.
3 Township Character	3a An application for subdivision must provide a site description and plans demonstrating how the proposed subdivision design will conserve and contribute to the character as outlined for the Precinct and Longford more generally. Council will support designs which actively respond to site features, constraints and will positively integrate with the established character of Longford.
	3b Wherever possible, at least one road interface should be provided to existing and proposed public open space and uses such as the conservation public open space on Hobsons Road, the Pony Club, and future Boggy Creek linear drainage reserve to promote active lot frontage to these open spaces.
	3c Use of rural style boundary fencing e.g. post and wire is preferred to retain the rural character of Longford. If alternative fencing materials are used, 3m landscape buffer towards roads and public open spaces is required to soften the appearance.

Table 3 Continued – Overall Design Requirements

Development Plan Element	Overall Design Requirements
4 Vegetation	4a Trees and shrubs (both native and exotic) should be retained wherever possible in road reservations or private allotments. The use of building envelopes to protect trees in private allotments or other mechanism is encouraged.
	4b Subdivision design must limit bushfire risk through providing edge roads to fire threats where possible and/or applying appropriate development setbacks/buffers to buildings (such as 150m to pine plantation as per CFA requirements).
	4c Subdivision design must respond to biodiversity values.
5 Drainage + Servicing	5a Each lot created must ensure its size and land capability will support septic sewer, on site water, retention of key stands of native vegetation and any other constraints which may be identified. Council will support use of building envelopes and other mechanisms which define these requirements.
	5b Where practicable, existing drainage lines/waterways should be retained within road reservations.
	5c Drainage requirements must be considered on a Precinct-wide basis.
	5d In Precincts 2, 4 and 8, the existing east-west Longford syphon sewer easement will become an important public linear link containing a shared path. In accordance with GW requirements, no driveway crossings will be permitted across the link. An edge road treatment along the southern side of the linear path link must be provided to ensure lots front onto the green link and to promote passive surveillance. Given the importance of the sewer easement, no additional services or other development assets can be located within the easement. Any road crossings across the easement must be perpendicular.
	5e External to Precincts 2, 4 and 8, the east-west Longford syphon sewer easement must be retained within private allotments, to the satisfaction of GW.
	5f Precincts 2, 4, 3 and 6 are nominated potential areas for reticulated sewer and development intensification. See Requirement 1e.

Figure 14 - Example of "Town Core" intensification



5.6

The Development Plan – Detailed Precinct Design Requirements

This section discusses each individual Precinct in detail.

A Precinct Site Analysis has been completed which has informed each of the individual Precinct Design Requirements. Similar to the Overall Design Requirements listed in Section 5.5, the Precinct Design Requirements must be addressed by future proponents as part of any permit application.

The Detailed Precinct Requirements will identify infrastructure which **must** be delivered by developers within each Precinct as part of a proposed subdivision. In summary:

- > **Key Access Roads** and **Key Intersection Points** **must** be delivered with development of a Precinct in the locations generally depicted on the DP. Their connections are crucial to the overall connectivity through Longford.

Key Access Roads and Key Intersection Points that must be delivered are illustrated on each Precinct Plan as follows:


Key Access Roads: 

Key Intersection Points: 

- > **Secondary Access Roads** and **Secondary Intersection Points** are not essential to the higher order connections through Longford, however they still provide connections within Precincts and ensure each title can be subdivided without becoming land locked or reliant upon other properties. These connections and intersections are flexible subject to detailed rationale and justification.

Secondary Access Roads and Secondary Intersection Points are illustrated on each Precinct Plan as follows:

Secondary Access Roads: 

Secondary Intersection Points: 

- > **Pedestrian Paths and Shared Paths** **must** be delivered with development and are nominated in relevant Precincts along key road connections and within dedicated green links. The Precincts will differentiate between pedestrian paths which are 1.5m-wide, and shared paths which are 2.5m-wide.

Pedestrian paths and shared paths are illustrated on each precinct as follows:

Pedestrian Paths: 

Shared Paths: 

- > **Drainage** to be resolved and delivered at the Precinct level.

As stated within the Overall Design Requirements (Table 3), the road network is represented in the DP in a lineal fashion. However, the DP Requirements encourage flexibility in their alignment to respond to site features and other contributing character elements which will ensure development enhances and responds to the existing character of Longford.

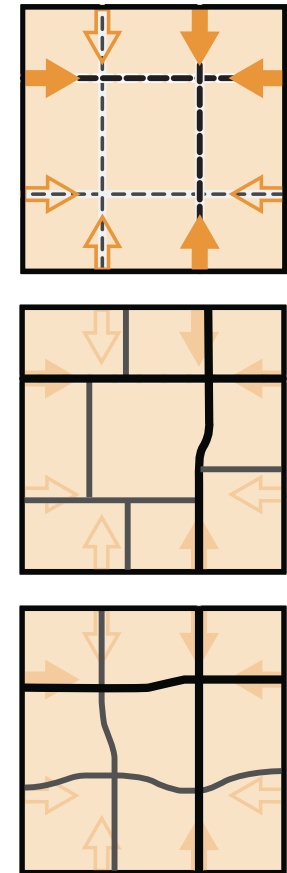


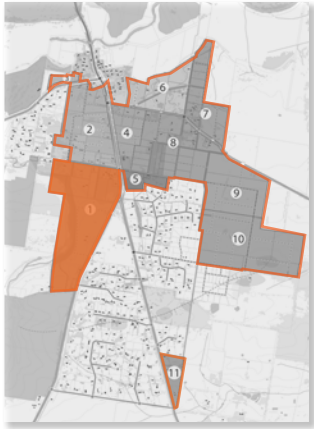
Figure 15 - Illustrating the intended flexibility of the plan

P1

5.6.1

Precinct 1 Site Analysis

Location Plan



Precinct Area: 96.9 ha

Topography: Falls generally to the west towards Boggy Creek.

Current Use: Large rural residential properties of various sizes and vacant paddocks.

Current Planning Zone: Farming Zone.

Features: Significant clusters of vegetation in the north east corner and north west corner of the precinct. Escarpment along the southern portion of Boggy Creek.

A - South Gippsland Highway forms key north-south arterial connection and eastern boundary of Precinct 1. The Highway contains significant stands of roadside vegetation along its length, offering both conservation and local character value to Longford. Direct property access should be limited where possible to protect the presence of vegetation and the arterial road function.

B - Abels Road forms the northern boundary of the Precinct. It is an unsealed road with an 80km speed limit.

C - Boggy Creek forms the western boundary. Currently the creek sits within multiple private ownership, however an opportunity exists to preserve and enhance the creek corridor in a linear public open space reserve with shared path connection. The western boundary also abuts a pine plantation. Development interfacing with vegetation must have regard to bushfire risk and implement appropriate setbacks.

D - Southern boundary defined by pine plantation and DP boundary extent. Development should respond to this interface and bushfire risks as necessary.

E - Precinct is characterised by large intact clusters of existing vegetation (both native and exotic). Opportunity to retain all forms of vegetation within future subdivision layout for conservation and character value of Longford.

F - Easement traverses through multiple properties. Future subdivision designs must respond to the easement depending on its purpose.

G - Land falls toward Boggy Creek and an escarpment is present on its western side forming a notable natural landscape element.

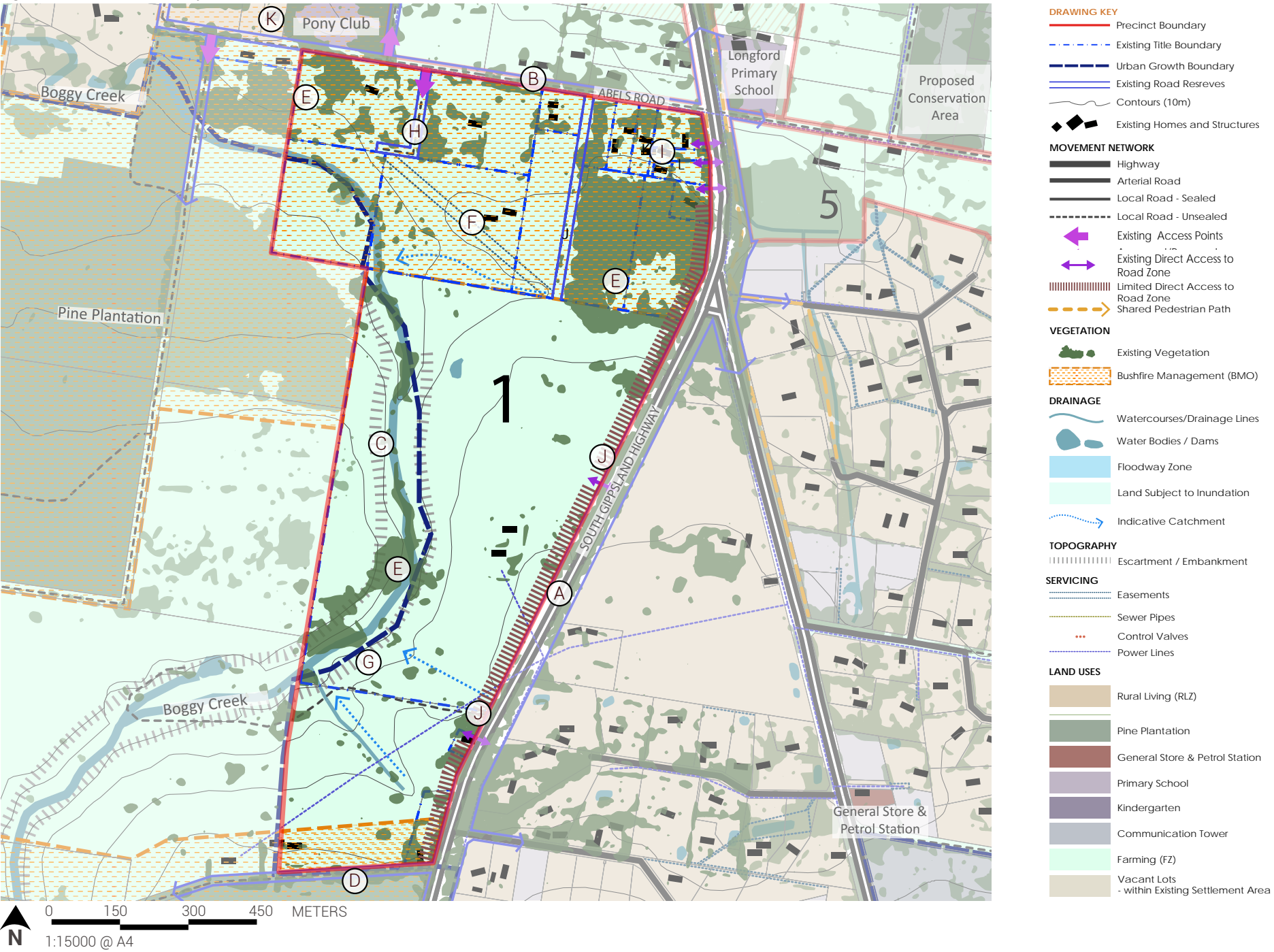
H - Existing rural roads create opportunity for internal access and connectivity within Precinct.

I - Existing properties subdivided in north-east corner of the site. Limited further subdivision potential.

J - Multiple properties currently gain direct access from South Gippsland Highway.

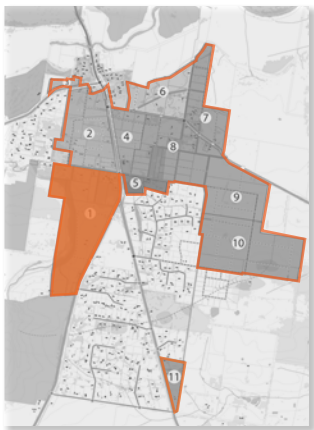
K - Pony Club located on northern side of Abels Road. Softened by existing vegetation along Abels Road.

Figure 16 - Precinct 1 Site Analysis Plan



Precinct 1 Design Requirements

Location Plan



A – Where possible, limit direct property access to South Gippsland Highway through spacing of driveways or orientating lots to side onto South Gippsland Highway.

B – Two Key Intersection Points. The Key Intersection Points into the precinct have had regard to existing intersection spacing's along the highway and disruption to roadside vegetation.

C – Key Access Road must be delivered which loops through Precinct and provide an edge road treatment to the Boggy Creek Reserve. Lots to front onto Boggy Creek to activate and promote its use.

D – Key Access Road within existing road reservation to be upgraded to rural standard and connect Abels Road to the east-west Key Access Road.

E – Create access road from O'Connors Road.

F – Land to be subdivided to facilitate the creation of the Boggy Creek Linear Reserve (public reserve) to provide for its protection and recreation opportunities. The total amount of land required for Boggy Creek Linear reserve is subject to drainage advice discussions with the CMA and Council.

G – Requirement for construction of a shared path along the Boggy Creek Reserve, linking from Abels Road to O'Connors Road.

H – Delivery of pedestrian path required along south side of Abels Road.

I – Land located on the west side of Boggy Creek must remain as farming zone. This can be achieved by:

1. Consolidating the remaining portion of the lot with adjacent Farming Zone lots; or
2. Providing a lower order road to access the remaining farming land including the provision of a creek crossing. Further site specific investigation is required to assess how appropriate a creek crossing would be. An indicative location has been provided on the plan which potentially would provide access to both future isolated farming lots.

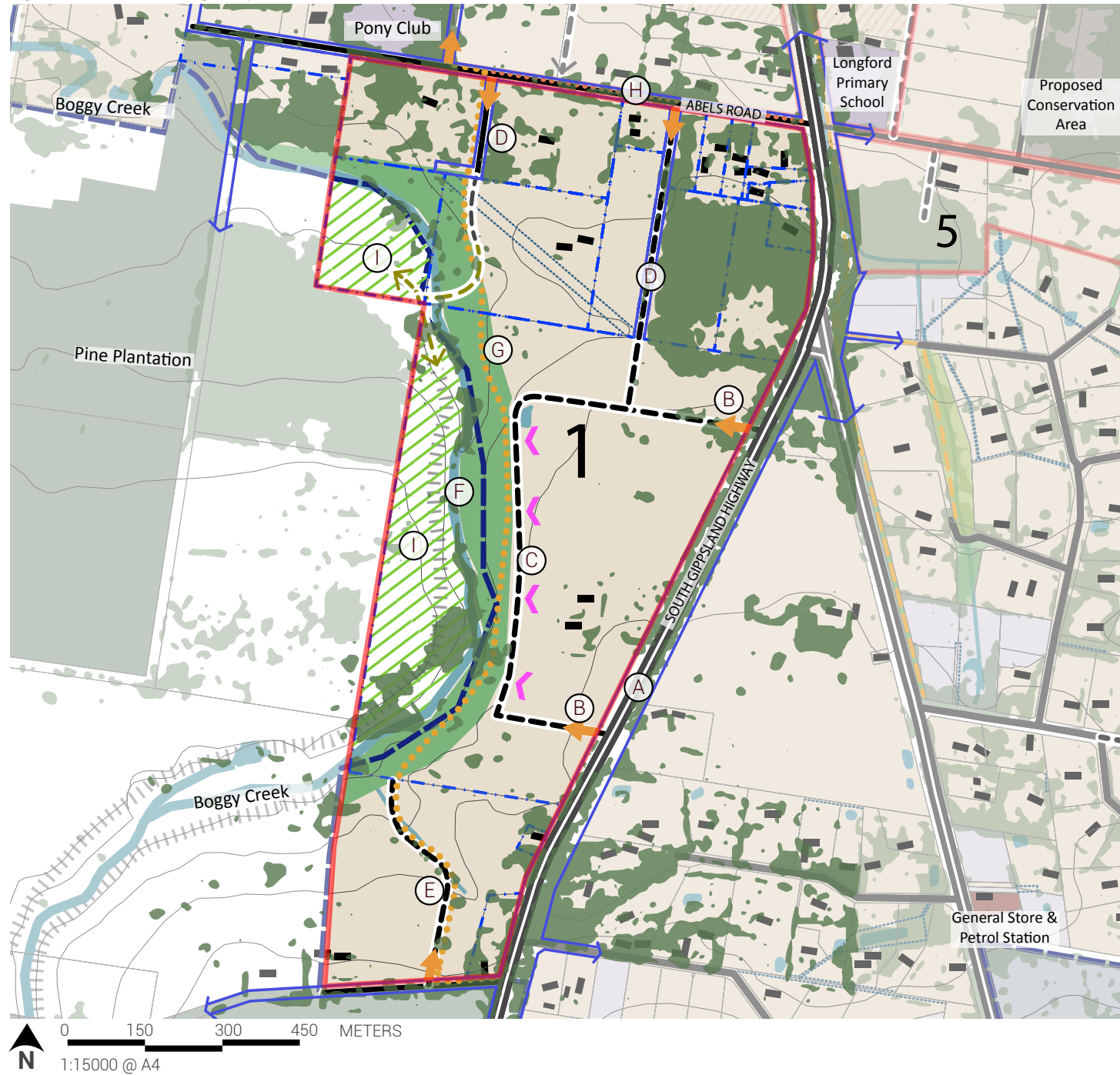
Precinct 1 Indicative Land Budget

Gross Developable Area: 77.6ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 97

Figure 17 - Precinct 1 Design Requirement Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- - - Urban Growth Boundary
- - - Indicative Lot Boundary
- Contours (10m)
- Watercourse
- Existing Homes and Structures

PROPOSED MOVEMENT NETWORK

- Existing Road Reservation
- Upgrade Unsealed Road to Rural Standard
- - - Extend Road to Rural Standard Within Existing Reservation
- Use Existing Road Reserve as Green Link
- Existing Sealed Road to Provide Access to the Precinct
- - - Proposed Key Access Road
- - - Proposed Secondary Access Road
- Proposed Pedestrian Green Link
- - - Existing Pedestrian Path
- Proposed Shared Path (2.5m Wide)
- Proposed Pedestrian Path
- ➔ Key Intersection Access Points

INTERFACES

- ^ Residential Properties Must Address Indicated Adjacent Land Where Possible

USES

- Proposed Low Density Residential (min. 6000m² lot size, avg. 8000m²)

VEGETATION

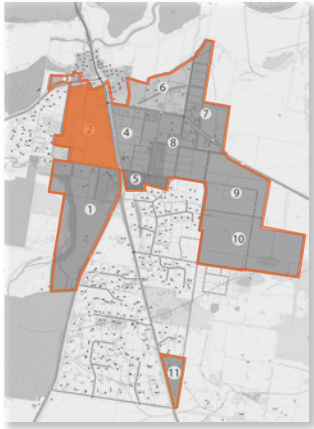
- Existing Vegetation
- Proposed Open Space
- ▨ Balance of Subdivided Lot
- - - Proposed Lower Order Access Road

P2

5.6.2

Precinct 2 Site Analysis

Location Plan



Precinct Area: 67.2 ha

Topography: Falls generally to the north forming drainage lines in the north of the precinct.

Current Use: Large rural residential properties of various sizes and vacant paddocks.

Current Planning Zone: Farming Zone

Features: Significant clusters of vegetation in the south west corner of the precinct and within the adjacent pony club.

A - South Gippsland Highway forms a key north-south arterial connection and eastern boundary of Precinct 2. The Highway contains significant stands of roadside vegetation along its length, offering both conservation and local character value to Longford. Direct property access should be limited where possible to protect the presence of vegetation and the arterial road function.

B - Rosedale-Longford Road and existing Township Zone forms the Precinct's northern boundary.

C - Western boundary defined by existing rural living lots, many of which are under development.

D - Abels Road forms the Precinct's southern boundary and interface. It is an 80km/hour, unsealed road.

E - Large intact areas of vegetation currently contained within existing allotments contribute to local character.

F - Longford Syphon Sewer Pipeline easement (regional significance) traverses the site. Opportunity to create linear open space reserve linking the Precinct to the east side of South Gippsland Highway. Subdivision design must have regard to road access and construction constraints within and across the easement.

G - Existing unsealed roads provide access opportunities into Precinct from Rosedale-Longford Road and Abels Road.

H - Existing road reserve contains a drainage line and native trees.

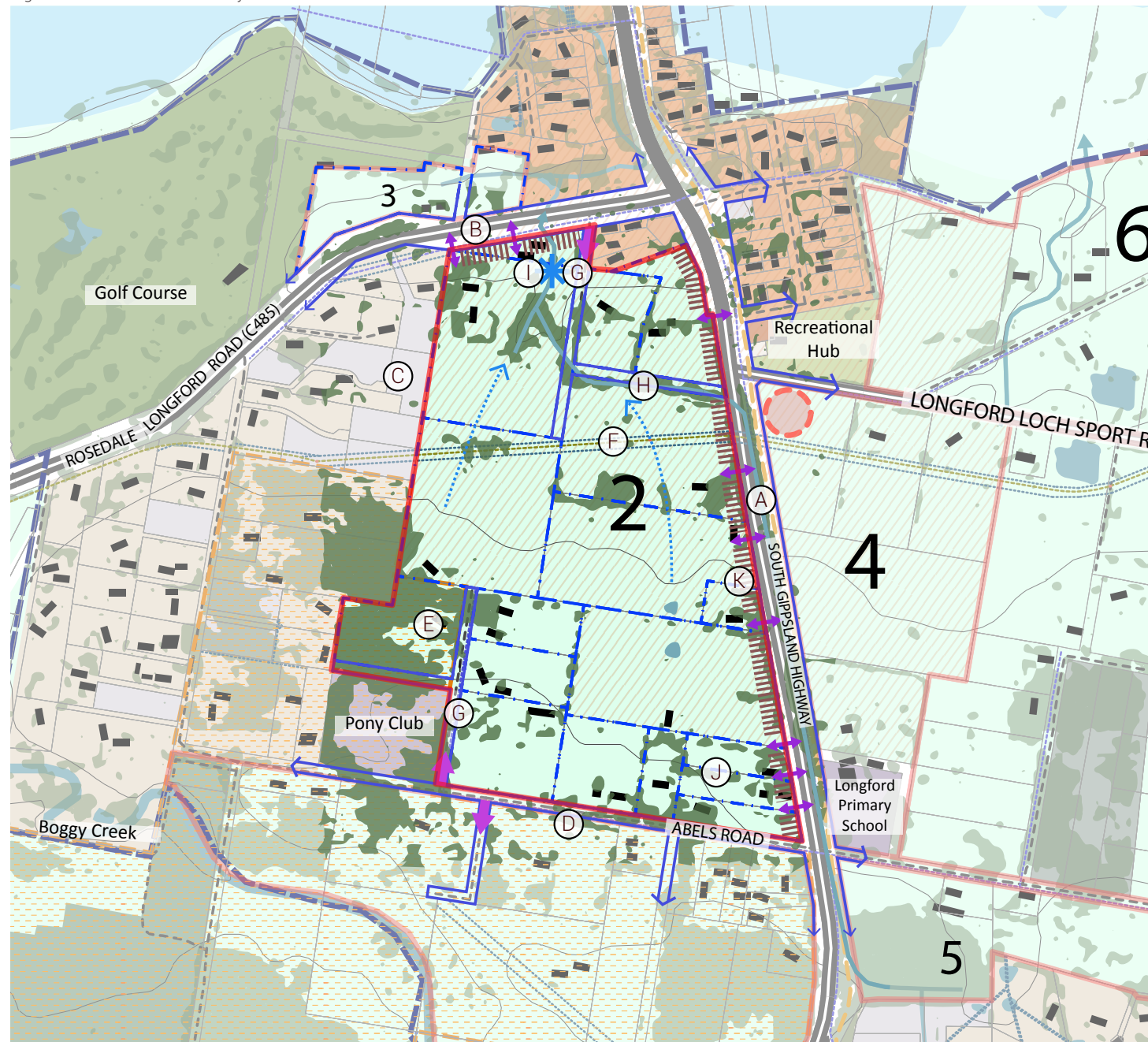
I - Existing drainage line and low point.

J - Existing properties subdivided in south-east corner of the precinct. Limited further subdivision potential.

K - A number of lots currently achieve direct access from South Gippsland Highway.

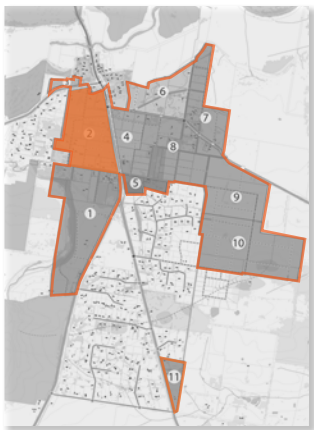
L - Precinct 2 encompasses part of Township Core where development intensification is contemplated.

Figure 18 - Precinct 2 Site Analysis Plan



Precinct 2 Design Requirements

Location Plan



A – Limit direct property access to South Gippsland Highway (where possible) through spacing of driveways or lot sideages.

B – Upgrade and connect Boyle Road from Abels Road and Clearview Court from Rosedale-Longford Road to create north-south Key Access Intersection and Key Access Road through the precinct.

C – Secondary Access Road to provide property access.

D – Development frontage to linear open space is supported.

E – Path connections must be delivered along north-south Key Local Road Link and east-west along linear pedestrian link (in locations as shown) and will ultimately connect to the broader Longford path network.

F – Subdivision design to utilise east-west sewer easement as a linear pedestrian link. Balance of sewer easement west of the Key Access Road to be retained within future allotments.

G – Secondary Access Road creates loop to Key Access Road. The ultimate location of the connection is flexible and subject to further rationale and justification as part of the detailed Precinct Plan process. Landowners are not compelled to develop their land.

H – Optional east west Secondary Access Road through the middle of the loop road.

I – Subdivision applications must demonstrate the ability for future subdivision intensification within the area highlighted within the "Township Core". (See Requirement 1e contained within Table 3).

J – Secondary access road from South Gippsland Highway; the ultimate location of the connection is flexible and subject to further rationale and justification as part of the detailed Precinct Plan process.

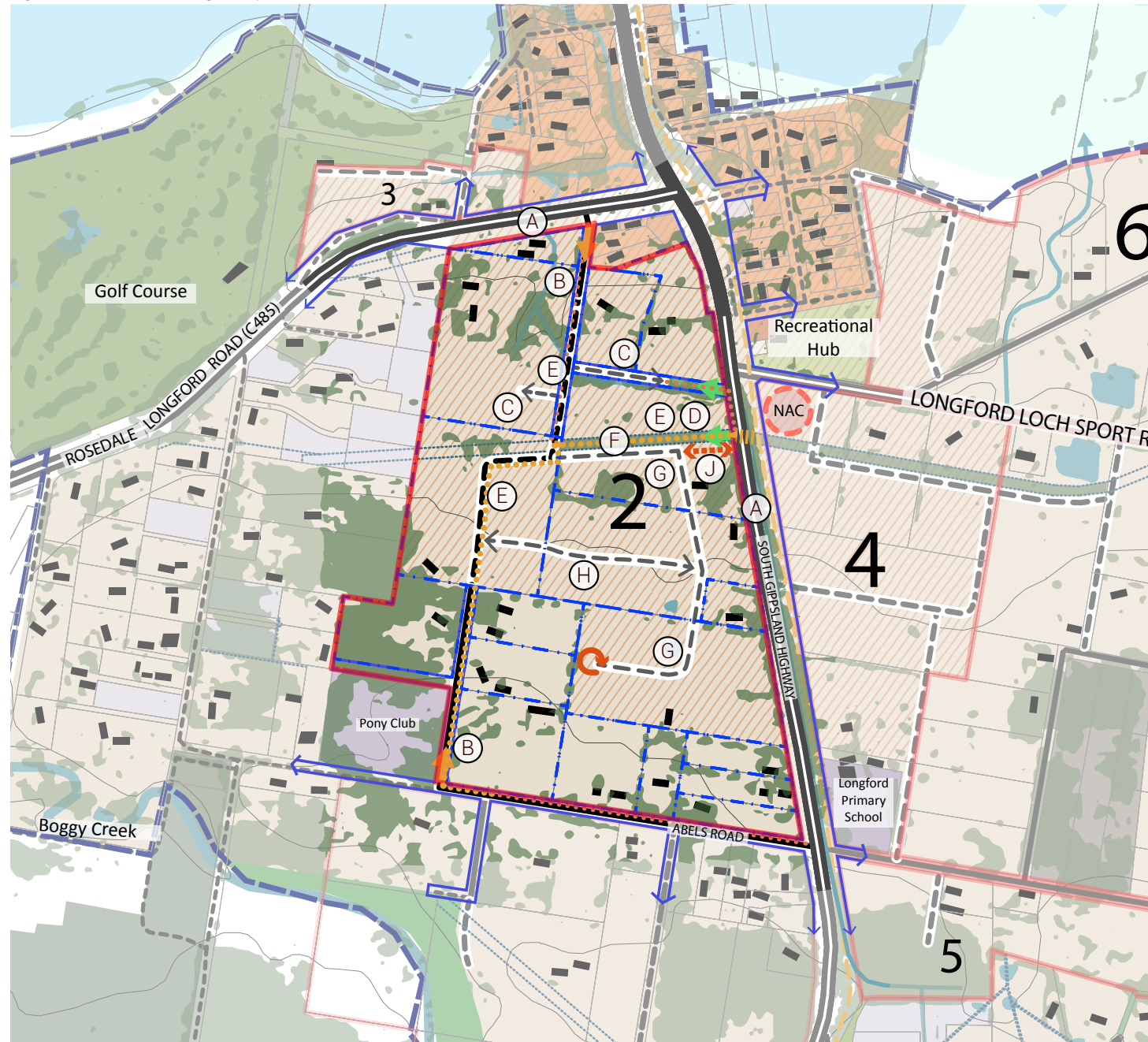
Precinct 2 Indicative Land Budget

Gross Developable Area: 64ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 80

Figure 19 - Precinct 2 Design Response Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- - - Urban Growth Boundary
- Indicative Lot Boundary
- ~ Contours (10m)
- ~ Watercourse
- Existing Homes and Structures

PROPOSED MOVEMENT NETWORK

- Existing Road Reservation
- Upgrade Unsealed Road to Rural Standard
- - - Extend Road to Rural Standard Within Existing Reservation
- Use Existing Road Reserve as Green Link
- Existing Sealed Road to Provide Access to the Precinct
- - - Proposed Key Access Road
- - - Proposed Secondary Access Road
- Proposed Pedestrian Green Link
- - - Existing Pedestrian Path
- Proposed Shared Path (2.5m Wide)
- Proposed Pedestrian Path
- ||||| Proposed Shared Path Crossing
- ➔ Key Intersection Access Points
- ➔ Key Pedestrian Access Points
- ⤿ Secondary Access Road creates loop to Key Access Road
- ➔ Indicative Connection (ultimate location is flexible and subject to further rationale and justification as part of the detailed Precinct Plan Process)

USES

- Proposed Low Density Residential (min. 6000m² lot size, avg. 8000m²)
- Existing Township Zone
- Proposed Activity Centre (as per Structure Plan)
- Subdivision Intensification/ Township Boundary

VEGETATION

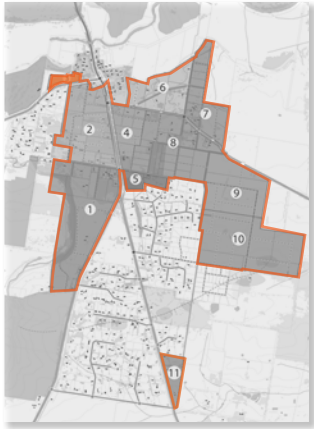
- Existing Vegetation

P3

5.6.3

Precinct 3 Site Analysis

Location Plan



Precinct Area: 4.5 ha

Topography: Gently falls north.

Current Use: Two rural residential properties.

Current Planning Zone: Farming Zone.

Features: Interfaces with Golf Course (Comprehensive Development Zone) to the north and west. Interfaces with Township Zone to the north east and east.

A - Rosedale-Longford Road forms the Precinct's southern boundary and contains roadside vegetation. Significant stand of road side vegetation provides a green gateway experience into Longford from Rosedale. Opportunity to retain vegetation where possible in future subdivision layout.

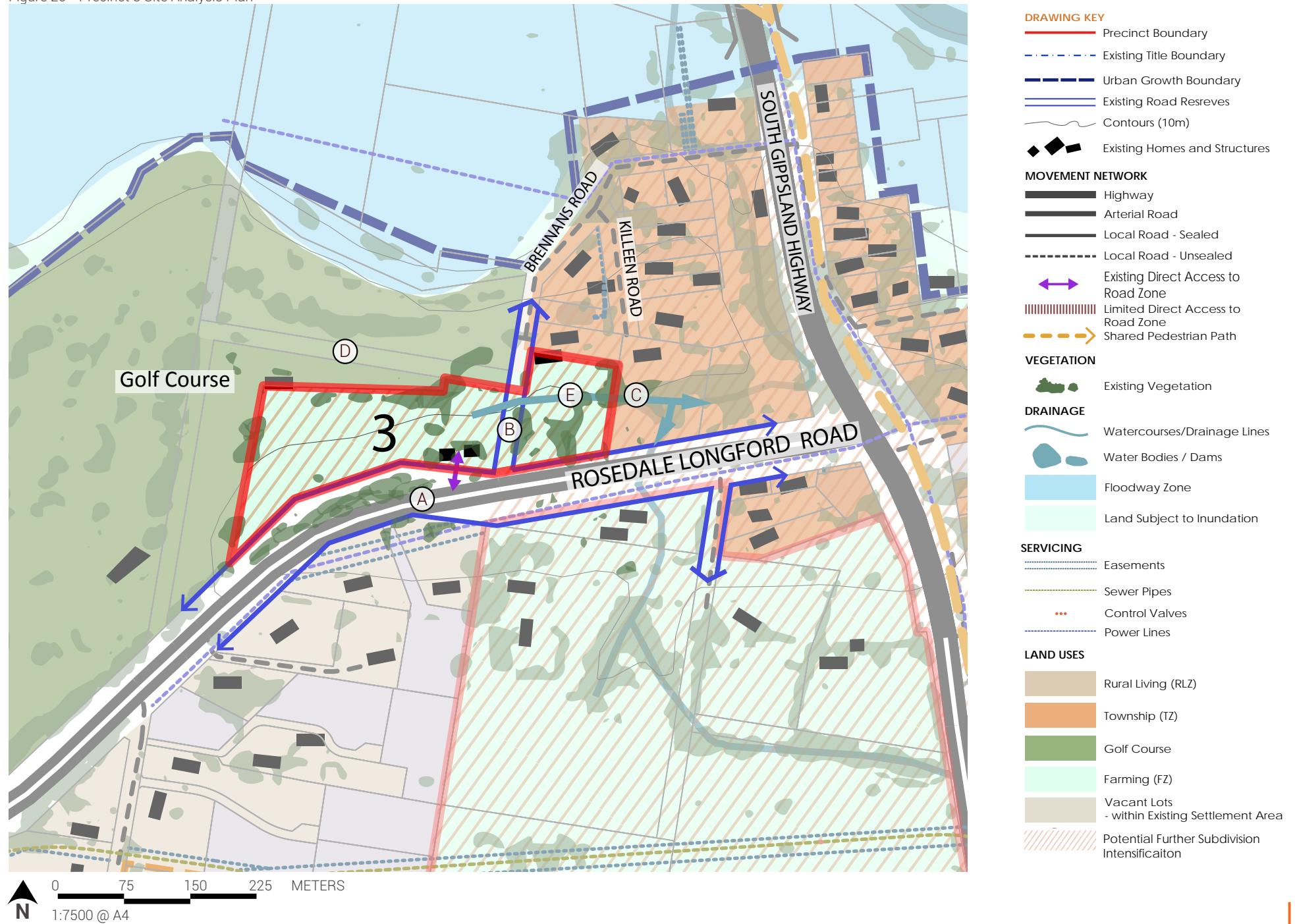
B - Brennans Road is an existing unsealed road provides access into Precinct from Rosedale-Longford Road. The road is currently closed.

C - Precinct abuts Township Zone on its eastern side and a portion of its northern boundary. Potential to apply Township Zone to Precinct given its locational context and relationship with existing township.

D - Northern boundary characterised by Golf Course interface with potential for future residential development.

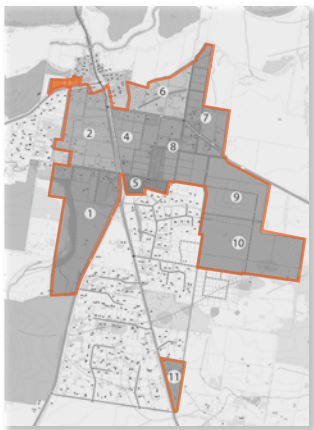
E - Drainage line present at eastern extent of Precinct.

Figure 20 - Precinct 3 Site Analysis Plan



Precinct 3 Design Requirements

Location Plan



A – Construction of Service Road (or similar treatment) to Rosedale-Longford Road to minimise private access points onto Rosedale-Longford Road and protect roadside vegetation which contributes to the character of Longford. Potential to connect the services road to link with the residential development proposed as part of the golf course to the west of the Precinct.

B – Upgrade Brennans Road and its intersection with Rosedale-Longford Road to provide access into the Precinct.

C – Create green link with shared path which connects the precinct into the existing development within the Township Zone.

D – Secondary Access Road proposed abutting golf course interface to the north. Depending on lot sizes, the Secondary Access Road can be removed and lots are permitted to back onto the golf course if a road interface is unviable.

E - Lot sizes within Precinct subject to availability of sewer and other constraints.

Precinct 3 Indicative Land Budget

Gross Developable Area: 4.3 ha

Average Lot Size: 4000m² (min.2000m²) subject to land capability & sewerage treatment systems

Indicative No. Lots: 10

Figure 21 - Precinct 3 Design Response Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- - - Urban Growth Boundary
- - - Indicative Lot Boundary
- ~ Contours (10m)
- ~ Watercourse
- Existing Homes and Structures

PROPOSED MOVEMENT NETWORK

- Existing Road Reservation
- Upgrade Unsealed Road to Rural Standard
- - - Extend Road to Rural Standard Within Existing Reservation
- Use Existing Road Reserve as Green Link
- Existing Sealed Road to Provide Access to the Precinct
- - - Proposed Key Access Road
- - - Proposed Secondary Access Road
- Proposed Pedestrian Green Link
- - - Existing Pedestrian Path
- ● ● ● ● Proposed Shared Path (2.5m Wide)
- ➔ Key Intersection Access Points
- ➔ Key Pedestrian Access Points

INTERFACES

- ^ Residential Properties Must Address Indicated Adjacent Land Where Possible

USES

- Proposed Low Density Residential (min. 6000m² lot size, avg. 8000m²)
- Existing Township Zone
- Subdivision Intensification/ Township Boundary

VEGETATION

- Existing Vegetation

P4

5.6.4

Precinct 4 Site Analysis

Location Plan



Precinct Area: 26.3ha

Topography: Terrain falls gently to the north.

Current Use: The Longford Primary School is located in the south of the precinct. The balance of the site is used for large rural residential lots and vacant paddocks.

Current Planning Zones: Farming Zone, Public use Zone Schedule 2 (School)

Features: The Longford Syphon Sewer Pipeline runs east-west across the north of the site. Groups of vegetation are located adjacent to the precinct within the South Gippsland Highway road reservation.

A - South Gippsland Highway forms a key north-south arterial connection and western boundary of Precinct 4. The Highway contains significant stands of roadside vegetation and designated waterway along its length, offering both conservation and local character value to Longford. Direct property access should be limited where possible to protect the presence of vegetation and designated waterway and the arterial road function. The existing designated waterway within the road reservation has drainage and storm water function and has the potential to be enhanced.

B - Longford-Loch Sport Road forms Precinct's northern boundary.

C - Southern boundary defined by Hobsons Road.

D - Longford Primary School forms key community use within the Precinct and Longford more generally. Opportunity to improve local road and pedestrian connections to the school from within Precinct and broader Longford area.

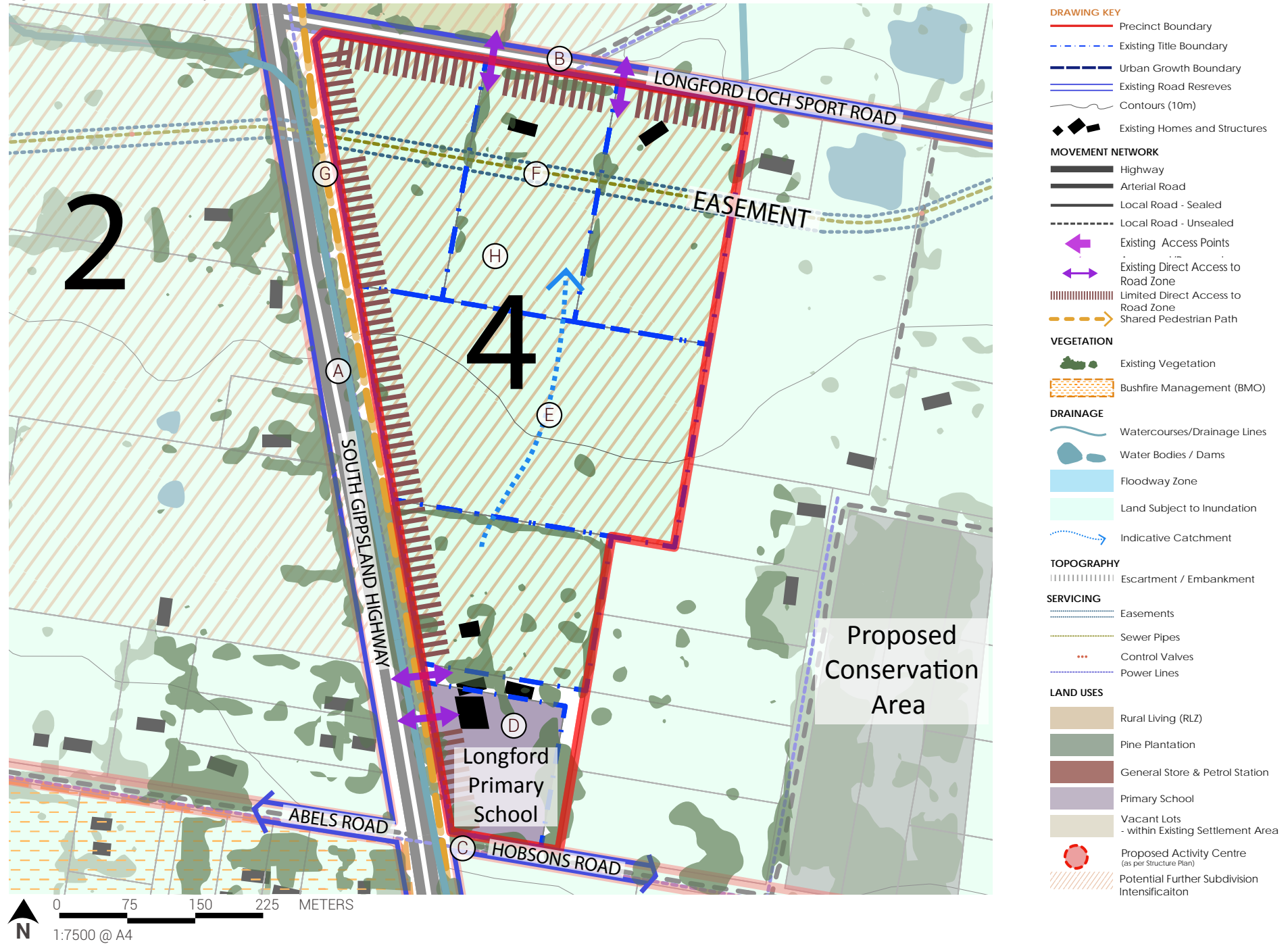
E - Land falls in south to north direction across the Precinct.

F - Longford syphon sewer easement traverses the Precinct and forms opportunity for linear pedestrian link into the Longford Town Core.

G - Existing shared path along South Gippsland Highway provides a pedestrian connection from the Township Zone and Longford Hall to Longford Primary School. Opportunity to create a shared path junction at South Gippsland Highway and east-west Longford syphon sewer easement.

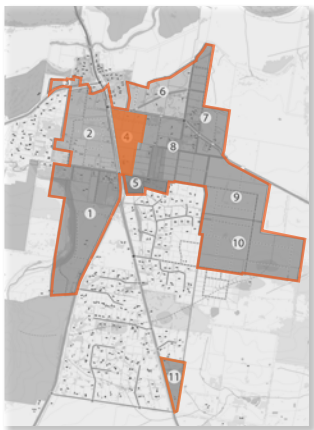
H - Precinct 4 encompasses part of Township Core where development intensification is contemplated.

Figure 22 - Precinct 4 Site Analysis Plan



Precinct 4 Design Requirements

Location Plan



A – Limit direct property access to South Gippsland Highway and Longford-Loch Sport Road through minimising direct property access and manage intersection locations, where practicable.

B – Key Intersection Point and Key Access Road required from Longford – Lochsport Road to access the Neighbourhood Activity Centre. The road will facilitate active dwelling frontage to the linear reserve.

C – Properties located to the north of the linear reserve are allowed to “back” onto the linear reserve to realise subdivision potential.

D – Key Access Road connection required in north-south orientation to be constructed to maximise subdivision potential within separate titles and to provide for a Precinct connection to Hobsons Road.

E – Subdivision must make available Longford syphon sewer easement as a linear pedestrian reserve link (public reserve). A shared path must be constructed within the reserve which connects the Precinct (and broader Longford area) to the town core and facilitate safe shared path junction at South Gippsland Highway.

F – Upgrade shared path and designated waterway along the east side of South Gippsland Highway to connect the NAC to the Longford Primary School. The design and alignment of the path and designated waterway within South Gippsland Highway reserve should enhance the pedestrian experience of this connection.

G – Potential location of an Activity Centre to provide for convenience shopping needs for Longford residents. Permit applications for the activity centre must consider safe and efficient vehicular access and egress.

H – Subdivision applications must demonstrate ability for future subdivision intensification within the area highlighted within the “Township Core”. (See Requirement 1e contained within Table 3)

Precinct 4 Land Budget

Gross Developable Area: 23.2ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 29

Figure 23 - Precinct 4 Design Response Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- - - Urban Growth Boundary
- - - Indicative Lot Boundary
- ~ Contours (10m)
- ~ Watercourse
- Existing Homes and Structures

PROPOSED MOVEMENT NETWORK

- Existing Road Reservation
- Upgrade Unsealed Road to Rural Standard
- - - Extend Road to Rural Standard Within Existing Reservation
- Use Existing Road Reserve as Green Link
- Existing Sealed Road to Provide Access to the Precinct
- - - Proposed Key Access Road
- - - Proposed Secondary Access Road
- Proposed Pedestrian Green Link
- - - Existing Pedestrian Path
- ... Proposed Shared Path (2.5m Wide)
- ... Proposed Pedestrian Path

- ||||| Proposed Shared Path Crossing
- ➔ Key Intersection Access Points
- ➔ Secondary Intersection Points
- ➔ Key Pedestrian Access Points

INTERFACES

- ➔ Residential Properties Must Address Indicated Adjacent Land Where Possible

USES

- ▨ Proposed Low Density Residential (min. 6000m² lot size, avg. 8000m²)
- ▨ Existing Township Zone

- Proposed Activity Centre (as per Structure Plan)

- ▨ Subdivision Intensification/ Township Boundary

VEGETATION

- Existing Vegetation

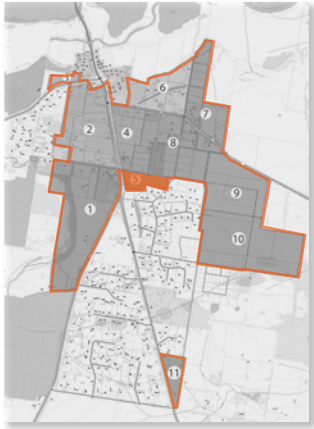


P5

5.6.5

Precinct 5 Site Analysis

Location Plan



Precinct Area: 11.3 ha

Topography: Gently undulating in the east-west direction with a general fall to the north

Current Use: Two rural residential properties and vacant paddocks.

Current Planning Zone: Farming Zone.

Features: Large cluster of vegetation located in the south west corner, covering a large portion of the site to site.

A - South Gippsland Highway forms important north-south link through Longford and forms the Precinct's western boundary. Limited access potential into Precinct from South Gippsland Highway due to existing drainage line, presence of roadside vegetation and proximity to existing four-way intersection (Hobsons/Abels Road and South Gippsland Highway).

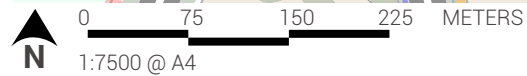
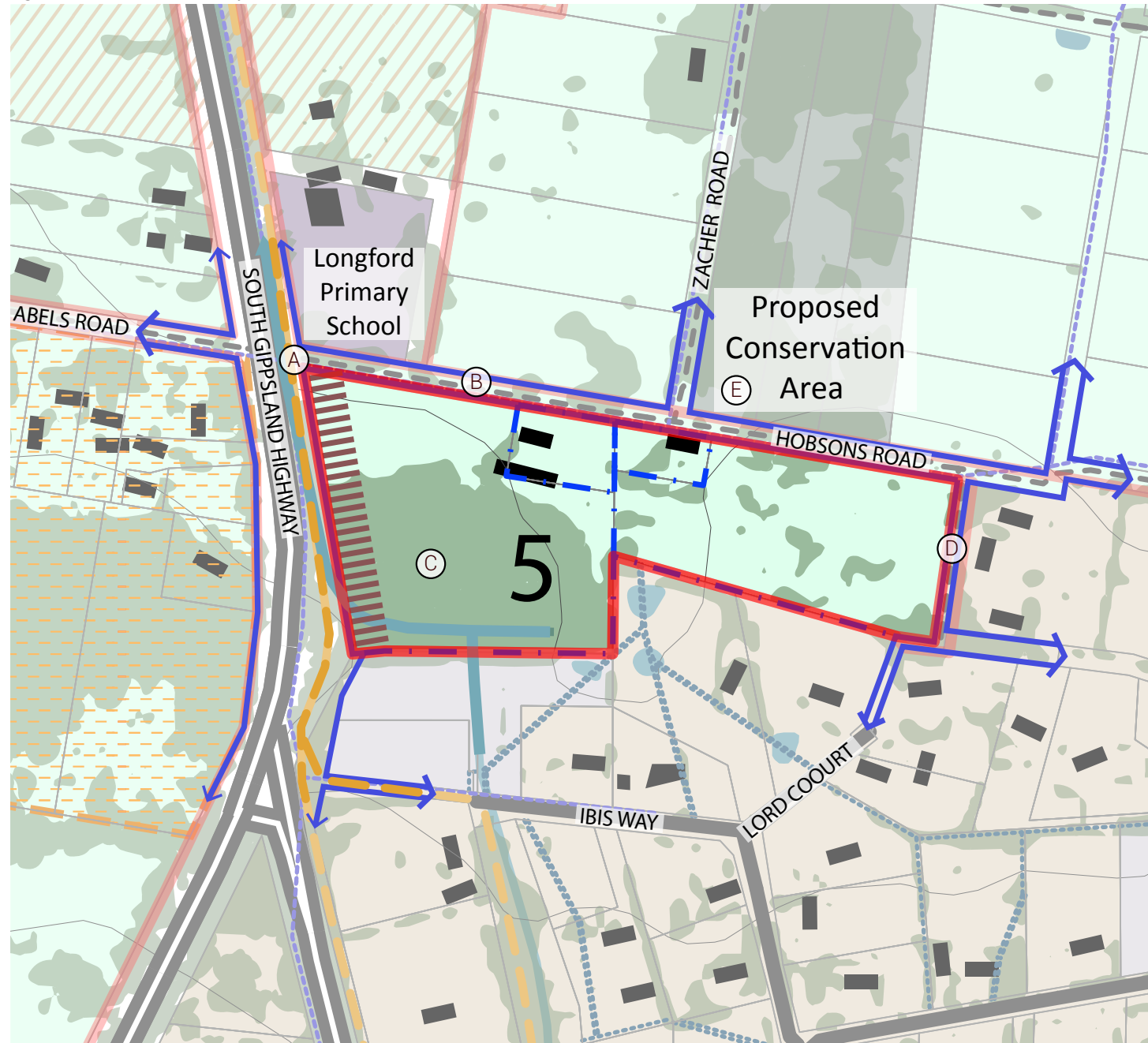
B - Hobsons Road is an existing unsealed road and forms the Precinct's northern boundary.

C - Potential for further subdivision of title may be limited to the presence of vegetation and drainage line. Vegetation provides important character element of Precinct.

D - Opportunity to use existing road reserve in movement network and will provide connections

E - Precinct interfaces with proposed conservation area on north side of Hobsons Road (former quarry site).

Figure 24 - Precinct 5 Site Analysis Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- — — Urban Growth Boundary
- — — Existing Road Reserves
- Contours (10m)
- Existing Homes and Structures
- MOVEMENT NETWORK**
 - Highway
 - Arterial Road
 - Local Road - Sealed
 - - - Local Road - Unsealed
 - ← Existing Access Points
 - ↔ Existing Direct Access to Road Zone
 - ||||| Limited Direct Access to Road Zone
 - - - Shared Pedestrian Path

VEGETATION

- Existing Vegetation
- ||||| Bushfire Management (BMO)

DRAINAGE

- Watercourses/Drainage Lines
- Water Bodies / Dams

SERVICING

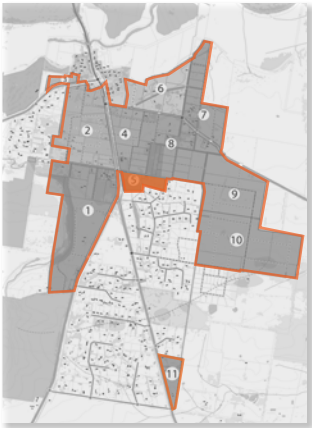
- - - Easements
- - - Sewer Pipes
- ... Control Valves
- - - Power Lines

LAND USES

- Rural Living (RLZ)
- General Store & Petrol Station
- Primary School
- Farming (FZ)
- Vacant Lots - within Existing Settlement Area
- ||||| Potential Further Subdivision Intensification

Precinct 5 Design Requirements

Location Plan



- A - Direct property access from South Gippsland Highway is discouraged.
- B – Pedestrian path must to be constructed along south side of Hobsons Road.
- C - Upgrade of Hobsons Road to rural standard.
- D - Lots to front onto Hobsons Road.

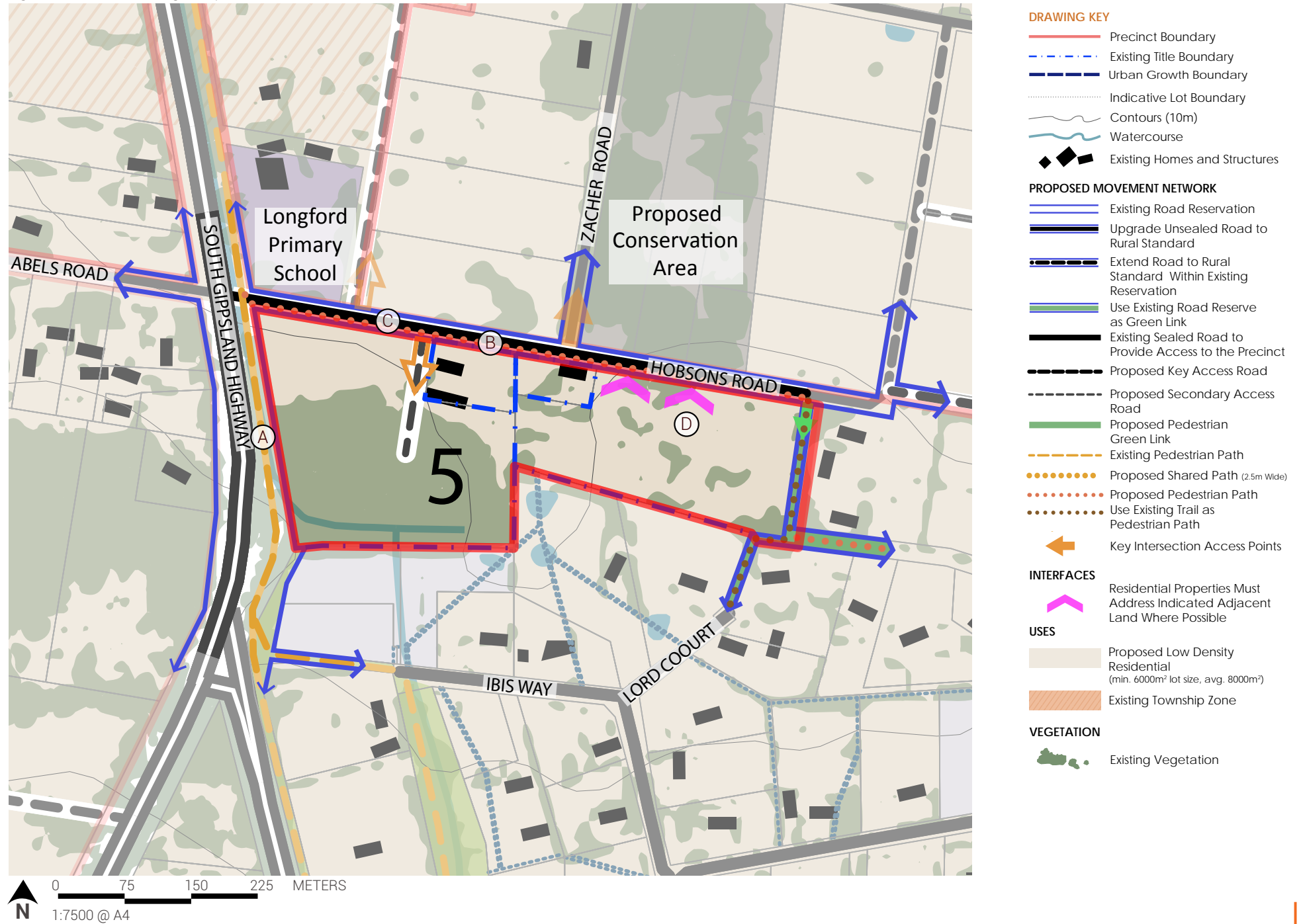
Precinct 5 Land Budget

Gross Developable Area: 11.3ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 14

Figure 25 - Precinct 5 Design Response Plan

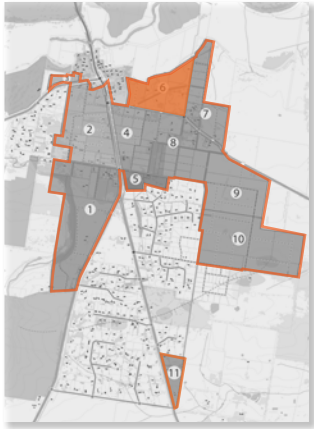


P6

5.6.6

Precinct 6 Site Analysis

Location Plan



Precinct Area: 42.4 ha

Topography: Gently falling to the north east with slight undulations and an escarpment along the north boundary.

Current Use: Large rural residential properties of various sizes and vacant paddocks.

Current Planning Zone: Farming Zone.

Features: Existing Glencoe Road runs across the precinct and provides internal access. The precinct contains two drainage lines that flow to the north. The precinct interfaces with the Ramsar Wetlands to the north.

A - Longford-Loch Sport Road forms key east-west arterial connection. Development should limit direct property access where practicable. New intersections and access connections must have regard to site lines.

B - Punt Lane is an unsealed road which provides existing access into the Precinct. Presence of Gippsland Water Pumping Station at its eastern extent will require design response at detailed subdivision.

C - Glencoe Road is an unsealed road and provides an opportunity to be used as part of road and pedestrian network connection into the "Township Core".

D - Precinct's interface at northern extent is characterised by interface to environmentally sensitive Ramsar wetland area and sensitive topographical features which may limit development outcomes.

E - Drainage lines run in south to north direction through the site into the wetlands precinct.

F - Precinct interface with existing Township Zone and Longford recreational hub.

G - Development must respond to Longford Sewer Syphon pipeline easement and construction requirements.

H - Precinct 6 encompasses part of "Township Core" where development intensification is contemplated.

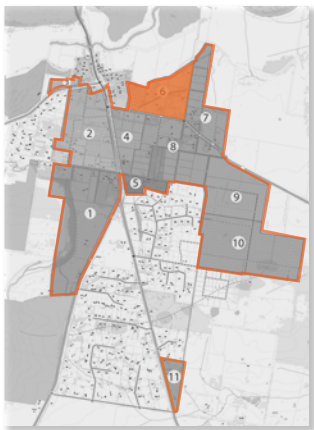
Figure 26 - Precinct 6 Site Analysis Plan



0 150 300 450 METERS
N 1:15000 @ A4

Precinct 6 Design Requirements

Location Plan



A – Glencoe Road forms Key Access Road and Key Intersection Point must be upgraded and will provide access through the Precinct. Construction of pedestrian path required along Glencoe Road to link precinct into Township Core.

B - Upgrade of Punt Lane to rural standard.

C – Delivery of Key Access Road to unlock subdivision potential of properties and provide direct linkage to township area.

D – Back lots onto the northern boundary of Precinct.

E - Subdivision applications must demonstrate future subdivision intensification within the area highlighted within the "Township Core". (See Requirement 1e contained within Table 3)

F - East-west Longford syphon sewer easement to be retained in private ownership. Subdivision permitted across the sewer easement. See Requirement 5e in Table 3 for further information on treatment of this sewer and Gippsland Water's requirements.

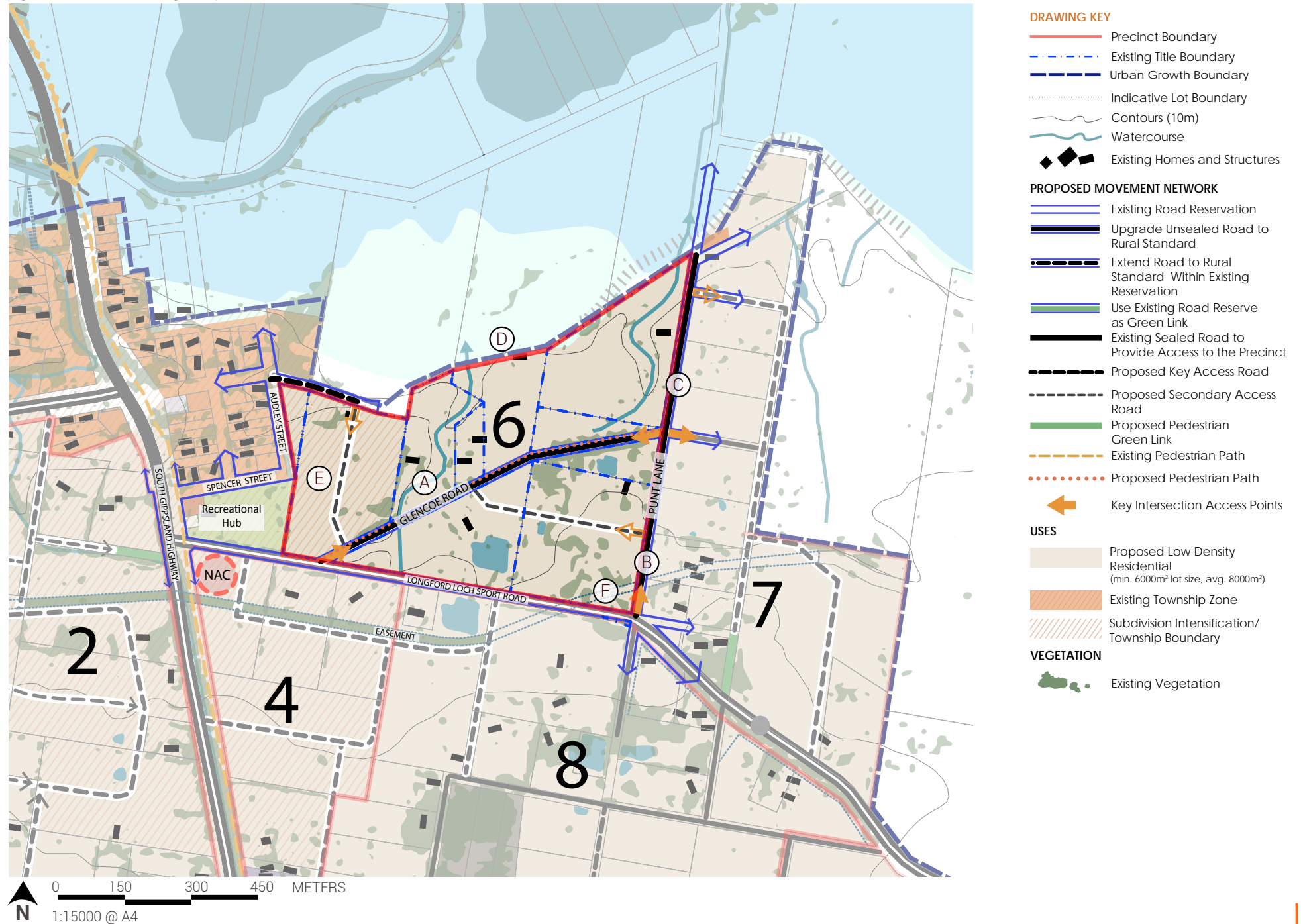
Precinct 6 Land Budget

Gross Developable Area: 40.4ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 50

Figure 27 - Precinct 6 Design Response Plan

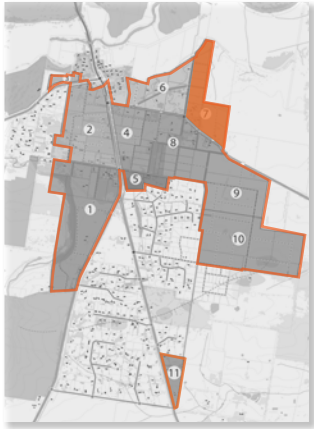


P7

5.6.7

Precinct 7 Site Analysis

Location Plan



Precinct Area: 39 ha

Topography: Gently falls to the north with and escarpment in the north of the site.

Current Use: Rural residential properties near Longford-Loch Sport Road and vacant, grassed paddocks.

Current Planning Zone: Farming Zone and Public Use Zone Schedule 1 (Longford Syphon Sewer Pipeline).

Features: The Longford Syphon Sewer Pipeline runs through the southern portion of the precinct. The precinct interfaces with the Ramsar Wetlands to the north.

A – Precinct impacted by operational quarry which may limit timing of rezoning and development of the Precinct.

B – Longford-Loch Sport Road forms key east-west arterial connection. Development should limit direct property access and new intersection spacing where practicable.

C – Punt Lane currently unsealed road which provides opportunity for access directly into Precinct 6 and 7.

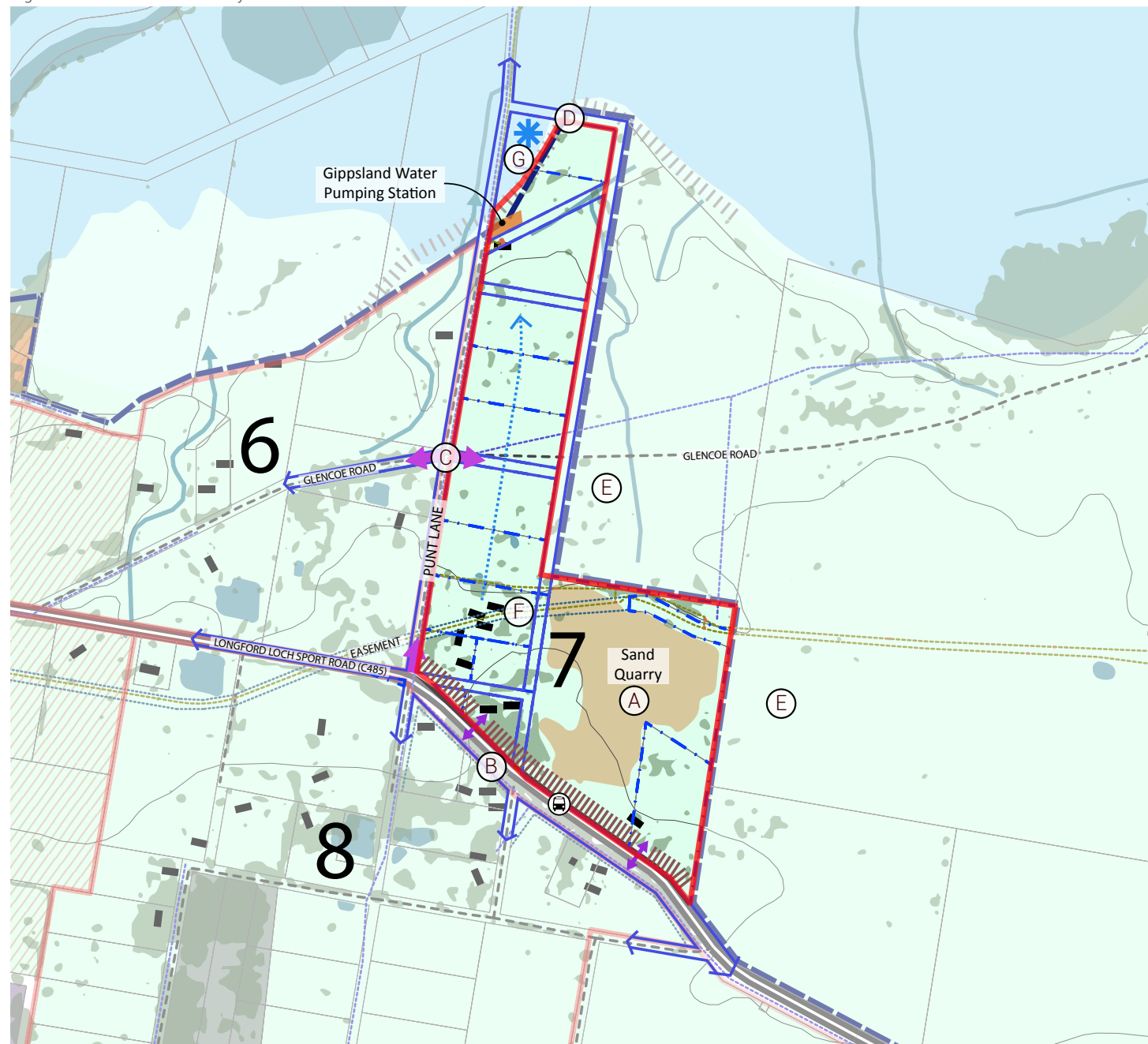
D – Precinct's interface at northern extent is characterised by interface to Ramsar wetland area and sensitive topographical features.

E – Precinct has interface with Farming Zone.

F – East-west Longford syphon sewer easement to be retained in private ownership. Subdivision permitted across the sewer easement. See Requirement 5e in Table 3 for further information on treatment of this sewer and Gippsland Water's requirements.

G – Low point present to the north of the Precinct and land generally falls to the north toward Ramsar wetland.

Figure 28 - Precinct 7 Site Analysis Plan



DRAWING KEY

- Precinct Boundary
- Existing Title Boundary
- Urban Growth Boundary
- Existing Road Reserves
- Contours (10m)

- Existing Homes and Structures

MOVEMENT NETWORK

- Highway
- Arterial Road
- Local Road - Sealed
- Local Road - Unsealed
- Existing Access Points
- Existing Direct Access to Road Zone
- Limited Direct Access to Road Zone
- Shared Pedestrian Path

VEGETATION

- Existing Vegetation

DRAINAGE

- Watercourses/Drainage Lines
- Water Bodies / Dams
- Floodway Zone
- Land Subject to Inundation
- Indicative Catchment

TOPOGRAPHY

- Lowpoint
- Escarpment / Embankment

SERVICING

- Pump Station
- Easements
- Sewer Pipes
- Control Valves
- Power Lines

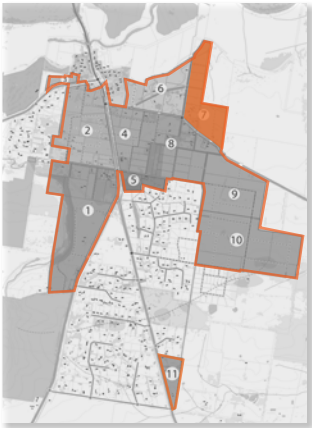
LAND USES

- Rural Living (RLZ)
- Township (TZ)
- Active Open Space
- Farming (FZ)
- Vacant Lots - within Existing Settlement Area

0 150 300 450 METERS
N 1:15000 @ A4

Precinct 7 Design Requirements

Location Plan



- A – Create Pedestrian Green Link with pedestrian path between the north south Secondary Access Road and Longford Loch Sport Road.
- B – Punt Lane to form Key Access Road and must be upgraded.
- C – Key Access Road connection within road reserve.
- D – Lots may back onto the northern Precinct boundary in response to sensitive topographical and site conditions.
- E – Create new Key Access Road off Longford Loch Sport Road.

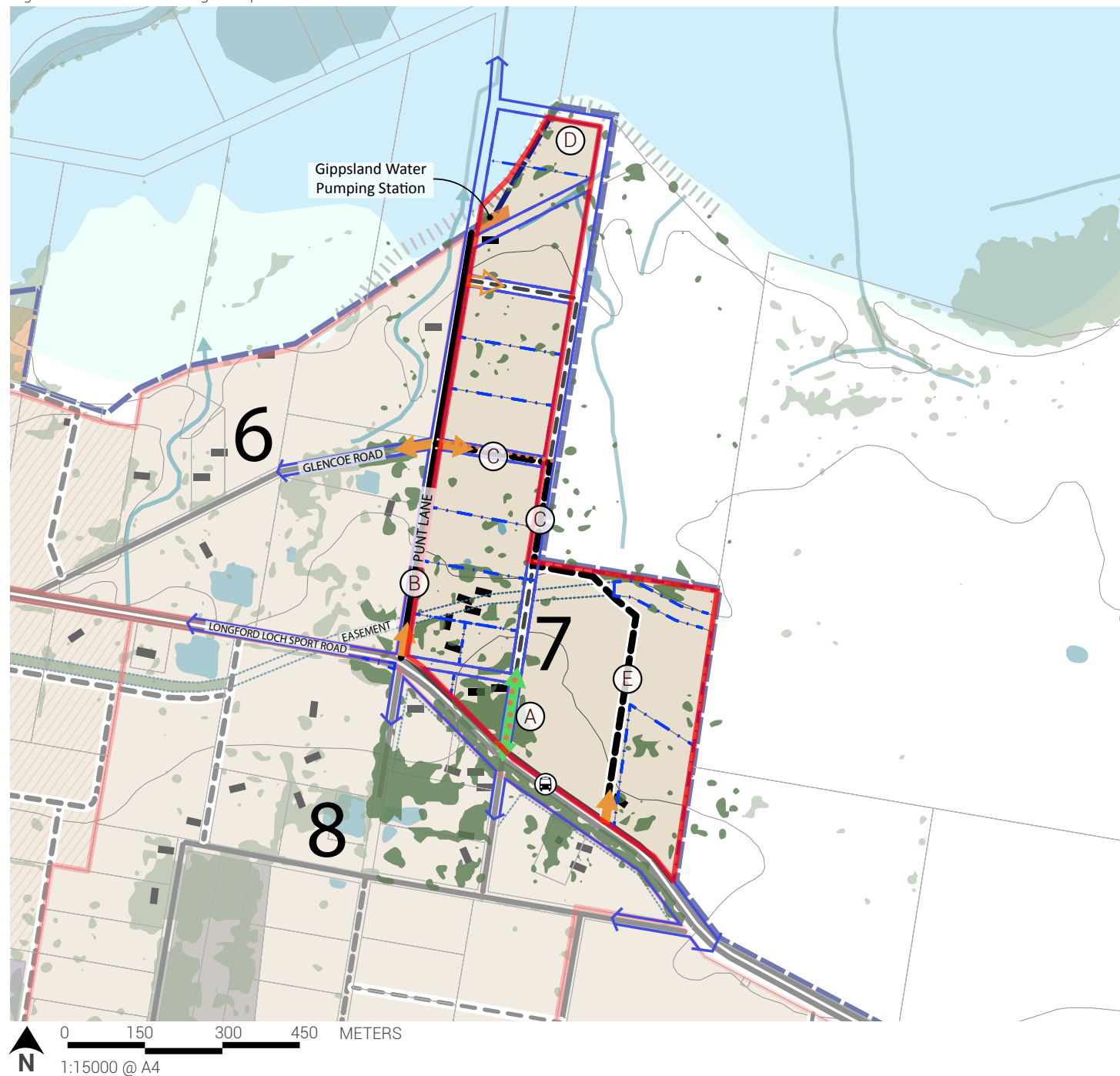
Precinct 7 Land Budget

Gross Developable Area: 34.7 ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 43

Figure 29 - Precinct 7 Design Response Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- - - Urban Growth Boundary
- - - Indicative Lot Boundary
- ~ Contours (10m)
- ~ Watercourse
- Existing Homes and Structures

PROPOSED MOVEMENT NETWORK

- Existing Road Reservation
- Upgrade Unsealed Road to Rural Standard
- - - Extend Road to Rural Standard Within Existing Reservation
- Use Existing Road Reserve as Green Link
- Existing Sealed Road to Provide Access to the Precinct
- - - Proposed Key Access Road
- - - Proposed Secondary Access Road
- Proposed Pedestrian Green Link
- - - Existing Pedestrian Path
- ... Proposed Shared Path (2.5m Wide)
- ... Proposed Pedestrian Path
- ➡ Key Intersection Access Points
- ➡ Secondary Intersection Points

USES

- Proposed Low Density Residential (min. 6000m² lot size, avg. 8000m²)
- Existing Township Zone

VEGETATION

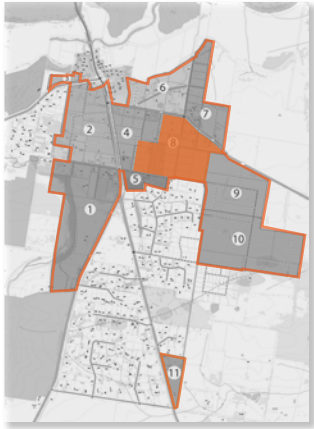
- Existing Vegetation

P8

5.6.8

Precinct 8 Site Analysis

Location Plan



Precinct Area: 77.6 ha

Topography: Gently falls to the north.

Current Use: Large rural residential properties of various sizes and vacant paddocks.

Current Planning Zone: Farming Zone and Public Use Zone Schedule 6 (part of the former quarry site).

Features: The precinct contains the former quarry site which has been set aside to become open space. The Longford Syphon Sewer Pipeline runs through the north west corner of the precinct.

A - Longford-Loch Sport Road forms key east-west arterial connection. Development should limit direct property access where practicable and respond to roadside vegetation which contributes to the character of Longford.

B - Existing road reserves provide opportunity for use as road access through Precinct.

C - Portion of the Longford Sewer Syphon pipeline easement provides opportunity to be used as part of linear pedestrian link.

D - Proposed Conservation Area provides conservation and open space value to Longford community.

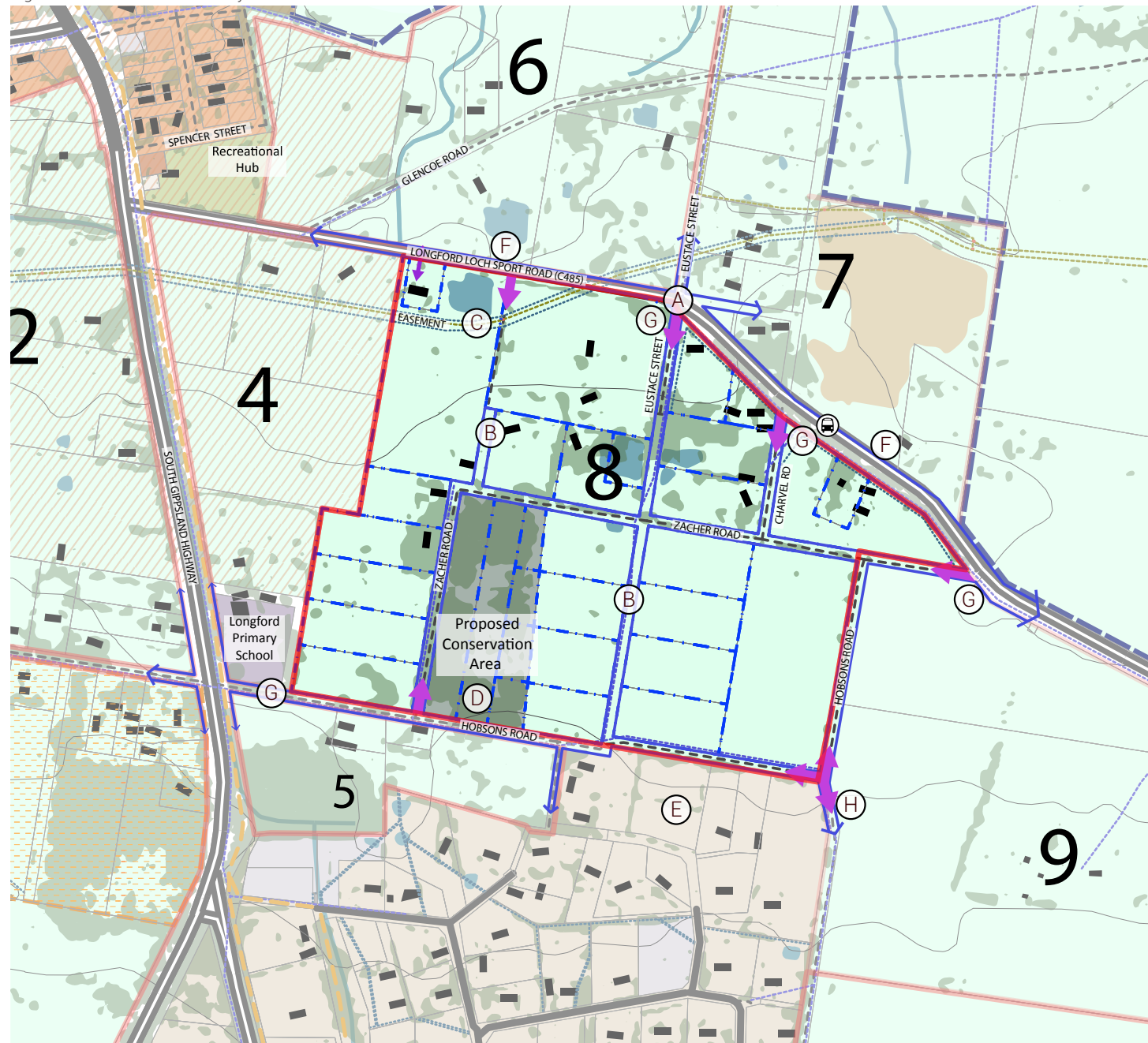
E - Precinct interfaces with existing residential lots to the south

F - Existing access points onto Longford Loch Sport Road which should be used as connections into the Precinct.

G - Hobsons Road provides access along the southern extent of the Precinct.

H - Opportunity for connection into Precinct 9.

Figure 30 - Precinct 8 Site Analysis Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- — — Urban Growth Boundary
- — — Existing Road Reserves
- Contours (10m)
- ■ ■ Existing Homes and Structures

MOVEMENT NETWORK

- Highway
- Arterial Road
- Local Road - Sealed
- - - Local Road - Unsealed
- ← Existing Access Points
- ↔ Existing Direct Access to Road Zone
- ||||| Limited Direct Access to Road Zone
- > Shared Pedestrian Path

VEGETATION

- Existing Vegetation

DRAINAGE

- Watercourses/Drainage Lines
- Water Bodies / Dams

SERVICING

- - - Easements
- - - Sewer Pipes
- ... Control Valves
- - - Power Lines

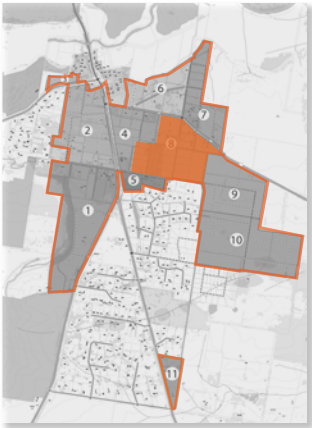
LAND USES

- Rural Living (RLZ)
- Farming (FZ)
- Vacant Lots - within Existing Settlement Area

0 150 300 450 METERS
N 1:15000 @ A4

Precinct 8 Design Requirements

Location Plan



- A – Key Intersection Points and Key Road Links must be constructed as part of development.
- B – Use existing Longford sewer syphon pipeline easement as key pedestrian linear park. Construction of path within linear park required.
- C – Pedestrian path required to be constructed along Hobsons Road and its eastern extension as shown.
- D – Pedestrian path required to be constructed along Zachers Road to connect into linear reserve.
- E – Upgrade Eustace Street to Secondary Access Road to provide local access only.

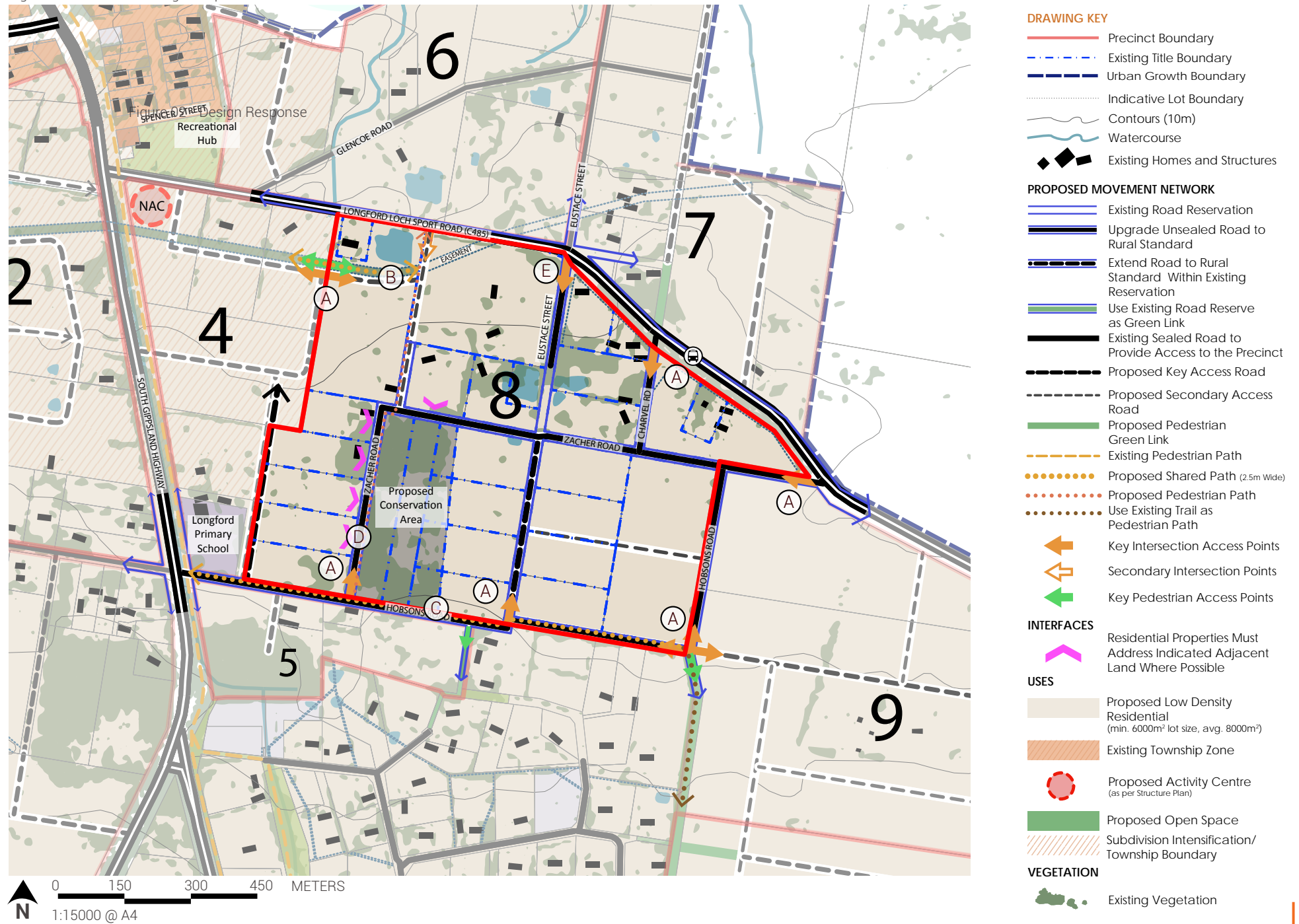
Precinct 8 Land Budget

Gross Developable Area: 63.8 ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 80

Figure 31 - Precinct 8 Design Response Plan

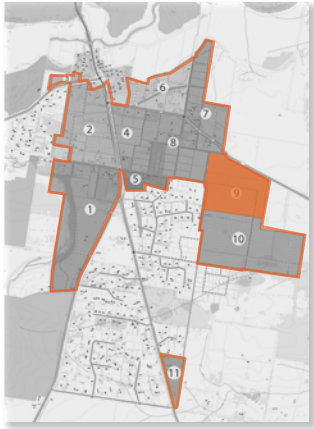


P9

5.6.7

Precinct 9 Site Analysis

Location Plan



Precinct Area: 58.6 ha

Topography: Gently falls to the north.

Current Use: Vacant, grassed paddocks.

Current Planning Zone: Farming Zone.

Features: Clusters of vegetation are located in the centre of the site in a wind row pattern.

A - Longford-Loch Sport Road forms key east-west arterial connection. Development should limit direct property access where practicable and retain any road side vegetation where practicable.

B - Existing unsealed roads provides access and pedestrian connection opportunities into and throughout Precinct connecting to Longford-Loch Sport Road and Precinct 10.

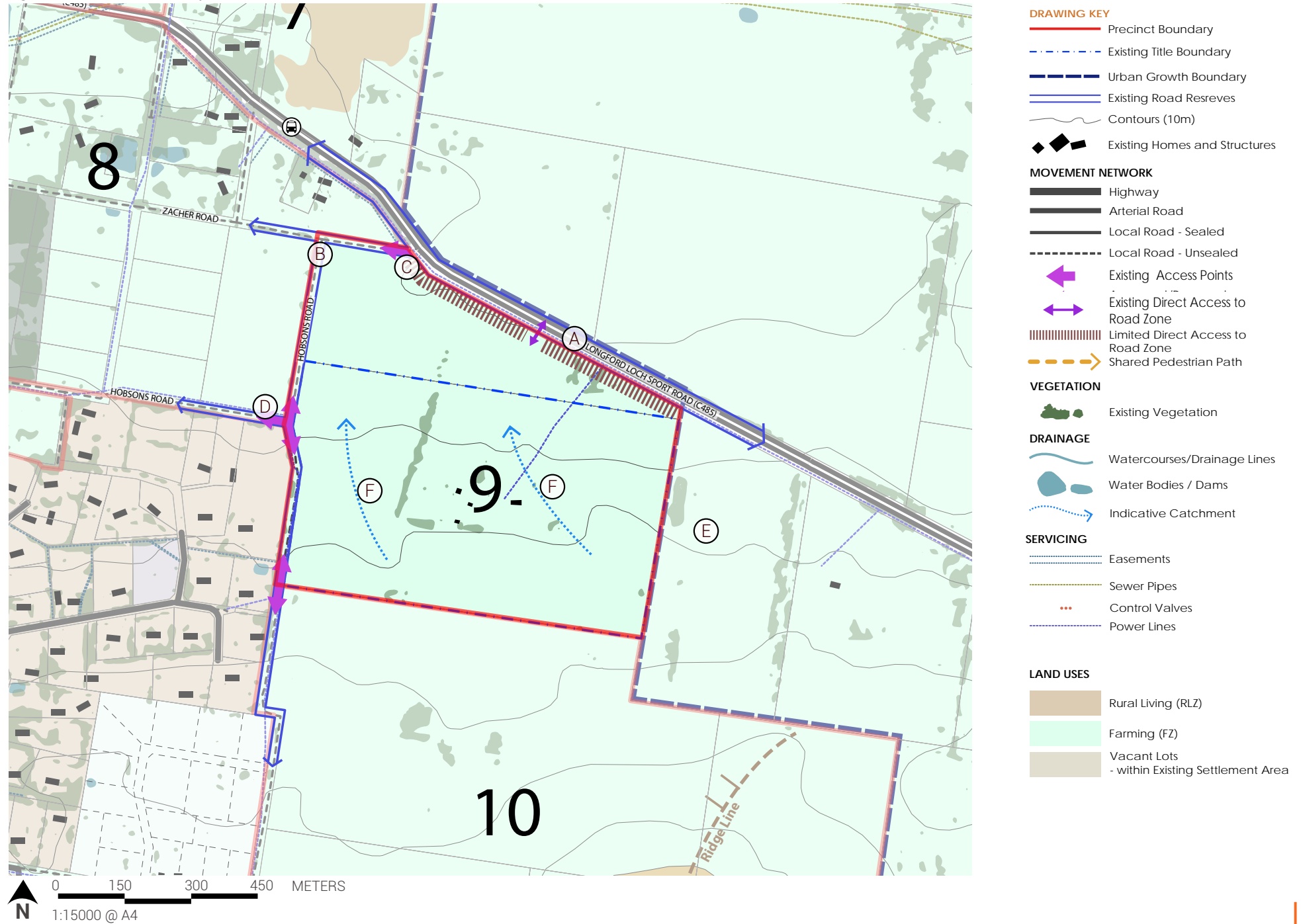
C - Existing intersection provides opportunity to be used in future subdivision design.

D - Hobsons Road terminates at Precinct boundary and provides opportunity for connection to the west

E - Interface with Farming Zone to the north and east.

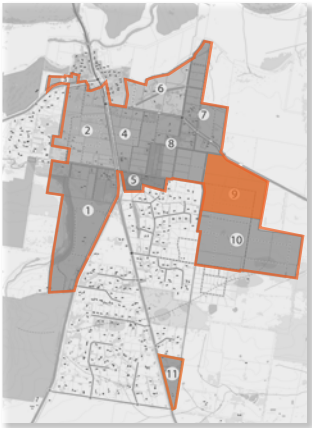
F - Precinct generally falls from south to north.

Figure 32 - Precinct 9 Site Analysis Plan



Precinct 9 Design Requirements

Location Plan



- A - Provide extension of Hobsons Road into precinct forming a Key Access Point.
- B - Key Access Link to connect Precinct into Longford Loch Sport Road.
- C - Secondary access roads enable subdivision potential of existing properties.
- D - Development of Precinct 9 to construct pedestrian path within Green Link.

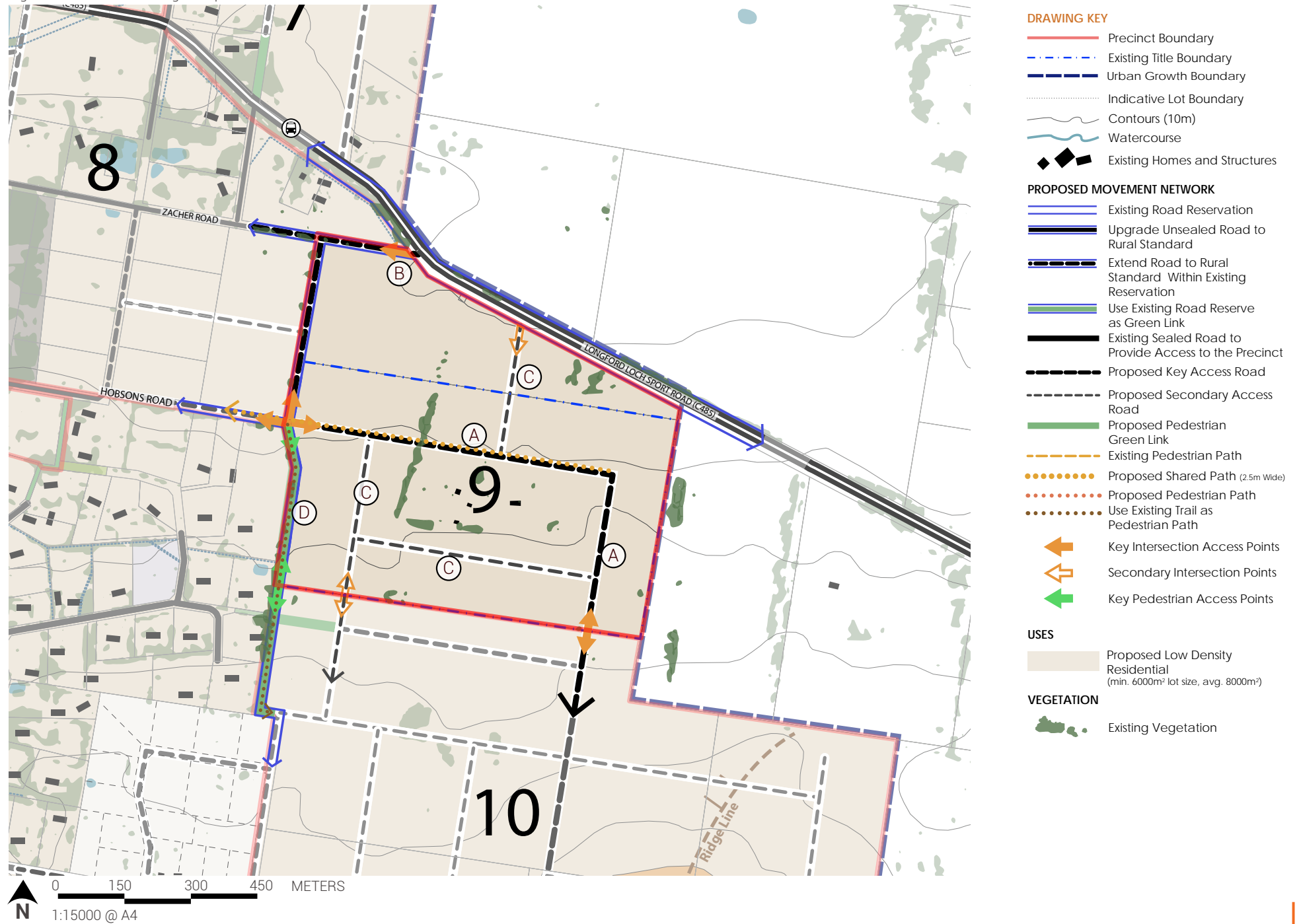
Precinct 9 Land Budget

Gross Developable Area: 56.5 ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 71

Figure 33 - Precinct 9 Design Response Plan

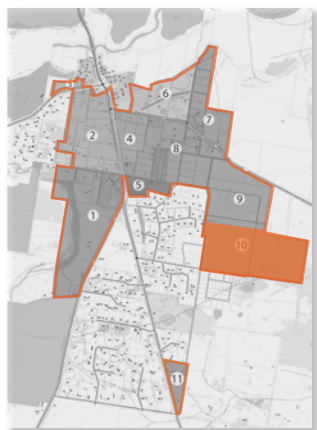


P10

5.6.10

Precinct 10 Site Analysis

Location Plan



Precinct Area: 95.2 ha

Topography: Gently undulating with a high point located in the south east portion and a low point in the south east corner.

Current Use: Vacant, grassed paddocks.

Current Planning Zone: Farming Zone.

Features: Cluster of vegetation central to site.
Existing Andrews Road and Cobb Road Reservations along south and west boundary.

A – Andrews Road reserve contains substantial groupings of existing vegetation at its eastern end. Opportunity to protect within road reservation as a Green Link.

B – A high point exists in the south eastern side of the precinct which is linked to a by creating two separate drainage catchments.

C – New subdivision (is located immediately to the south of the precinct. The approved subdivision has two proposed access points to Andrew Road which will impact on location of future roads to the north.

D – New subdivision proposal is located immediately to the west of the precinct on the west side of Cobb Road reservation. The approved subdivision provides a single access point to Cobb Road which will impact on location of future roads to the east.

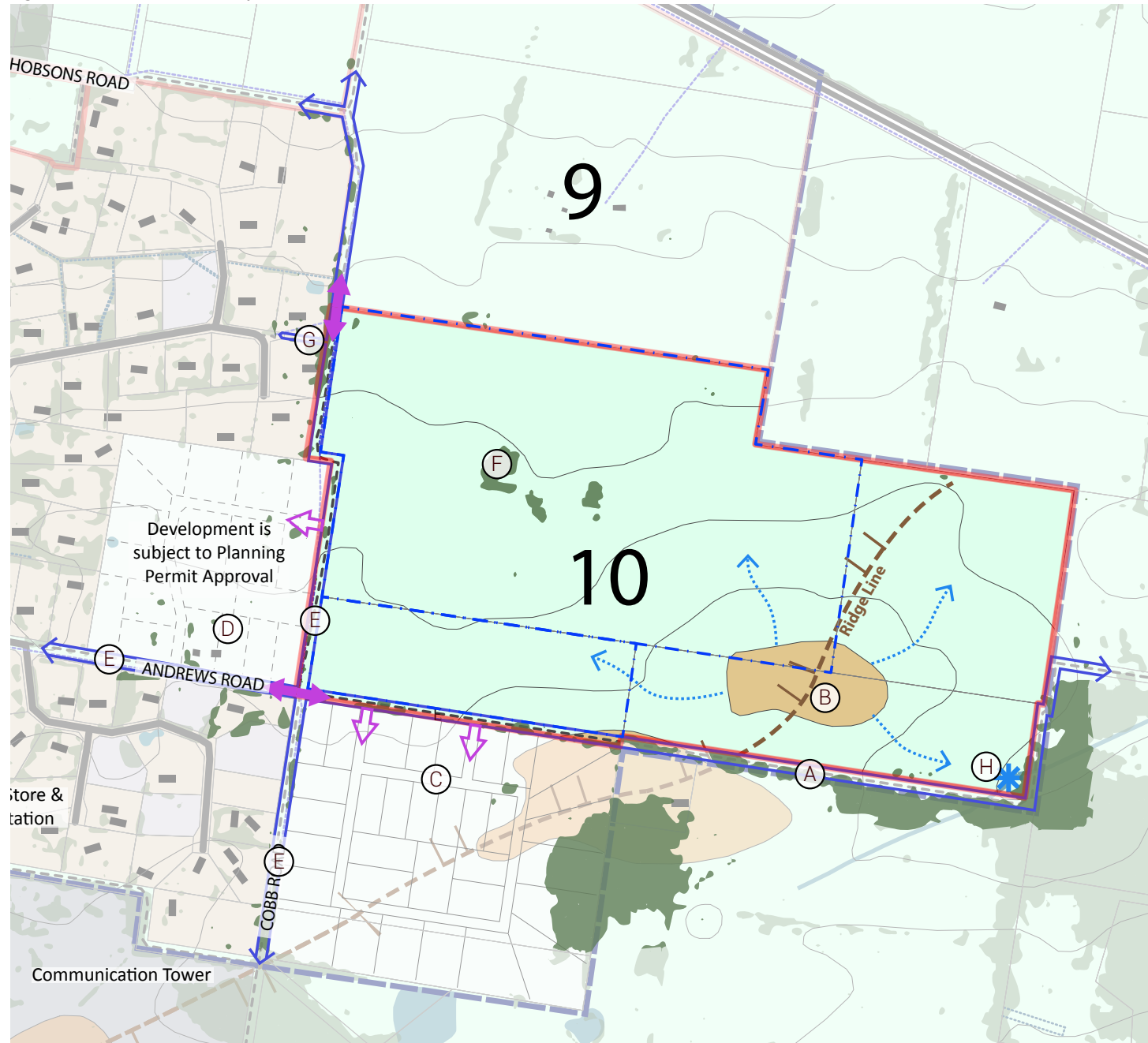
E – Andrews Road and Cobb Road are currently developed as unsealed dirt roads and provide local access to farm land. There is an opportunity to use these existing road reservations as part of structural movement network.

F – A small cluster of vegetation is located in the middle of the precinct. There is an opportunity to retain this vegetation as part of the development should further studies reveal these trees are of significance and protection value.

G - Access to established rural residential to the west is limited to a single pedestrian link. There is an opportunity to connect precinct to this pedestrian access point.

H - Low point in south east corner of site may be required for drainage purposes depending on future drainage studies.

Figure 34 - Precinct 10 Site Analysis Plan



DRAWING KEY

- Precinct Boundary
- - - Existing Title Boundary
- - - - Urban Growth Boundary
- = Existing Road Reserves
- ~ Contours (10m)

- ◆◆◆ Existing Homes and Structures

MOVEMENT NETWORK

- = Highway
- = Arterial Road
- = Local Road - Sealed
- - - Local Road - Unsealed
- ← Existing Access Points
- ↔ Existing Direct Access to Road Zone
- ||||| Limited Direct Access to Road Zone

VEGETATION

- Existing Vegetation

DRAINAGE

- ~ Watercourses/Drainage Lines
- Water Bodies / Dams

TOPOGRAPHY

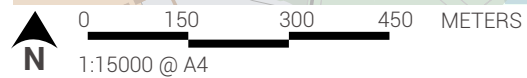
- Highpoint
- ★ Lowpoint
- - - Ridge Line

SERVICING

- - - Easements
- - - Sewer Pipes
- Control Valves
- - - Power Lines

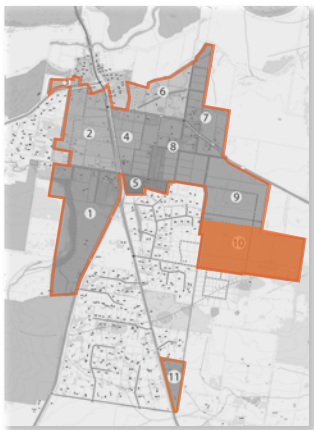
LAND USES

- Rural Living (RLZ)
- Farming (FZ)
- Vacant Lots - within Existing Settlement Area



Precinct 10 Design Requirements

Location Plan



A – Upgrade Andrews Road east to provide access along the southern boundary of the precinct.

B – Creation of Key Access Road with lot frontages abutting Cobb Road. Lots should front Cobb Road.

C – Provide a Key Intersection Point and Key Access Road in the location generally shown.

D – Existing Andrews Road Reservation downgraded as a green link which will protect existing native vegetation.

E – Provide a pedestrian connection to the existing link within the established rural residential area to create and improve east-west connectivity between existing and planned development.

F – Existing road reservation to be used as a green link with pedestrian path.

G – Provision for Secondary Access Links provided which respond to title boundaries and efficient subdivision layout.

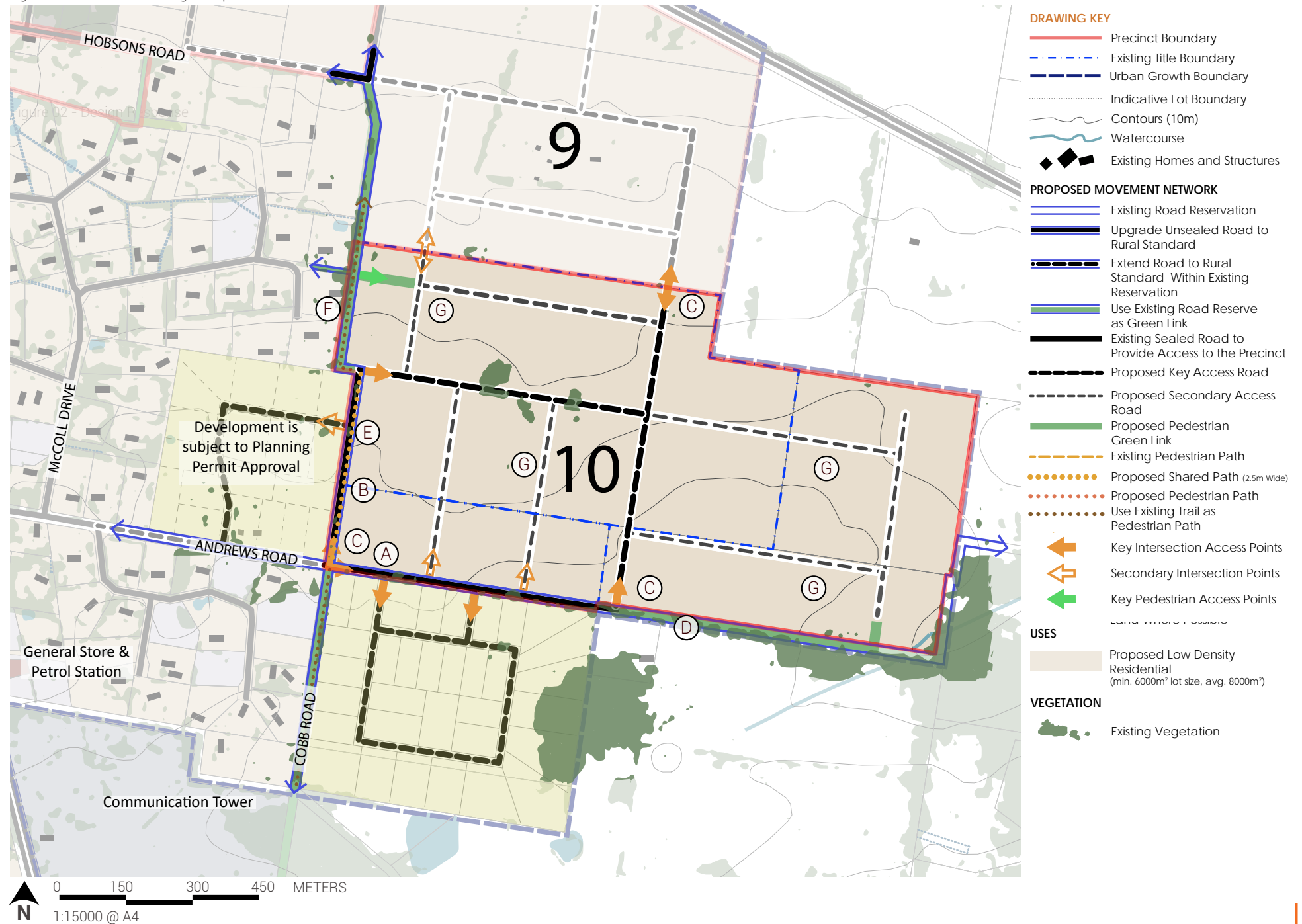
Precinct 10 Land Budget

Gross Developable Area: 92.6 ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 116

Figure 35 - Precinct 10 Design Response Plan

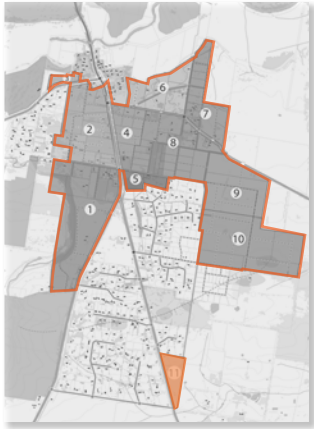


P11

5.6.11

Precinct 11 Site Analysis

Location Plan



Precinct Area: 13.2 ha

Topography: Generally falls gently to the north west.

Current Use: Large rural residential properties, mostly grassed paddocks.

Current Planning Zone: Farming Zone.

Features: Bounded by existing Rural Living Zone and has direct access to Seaspray Road.

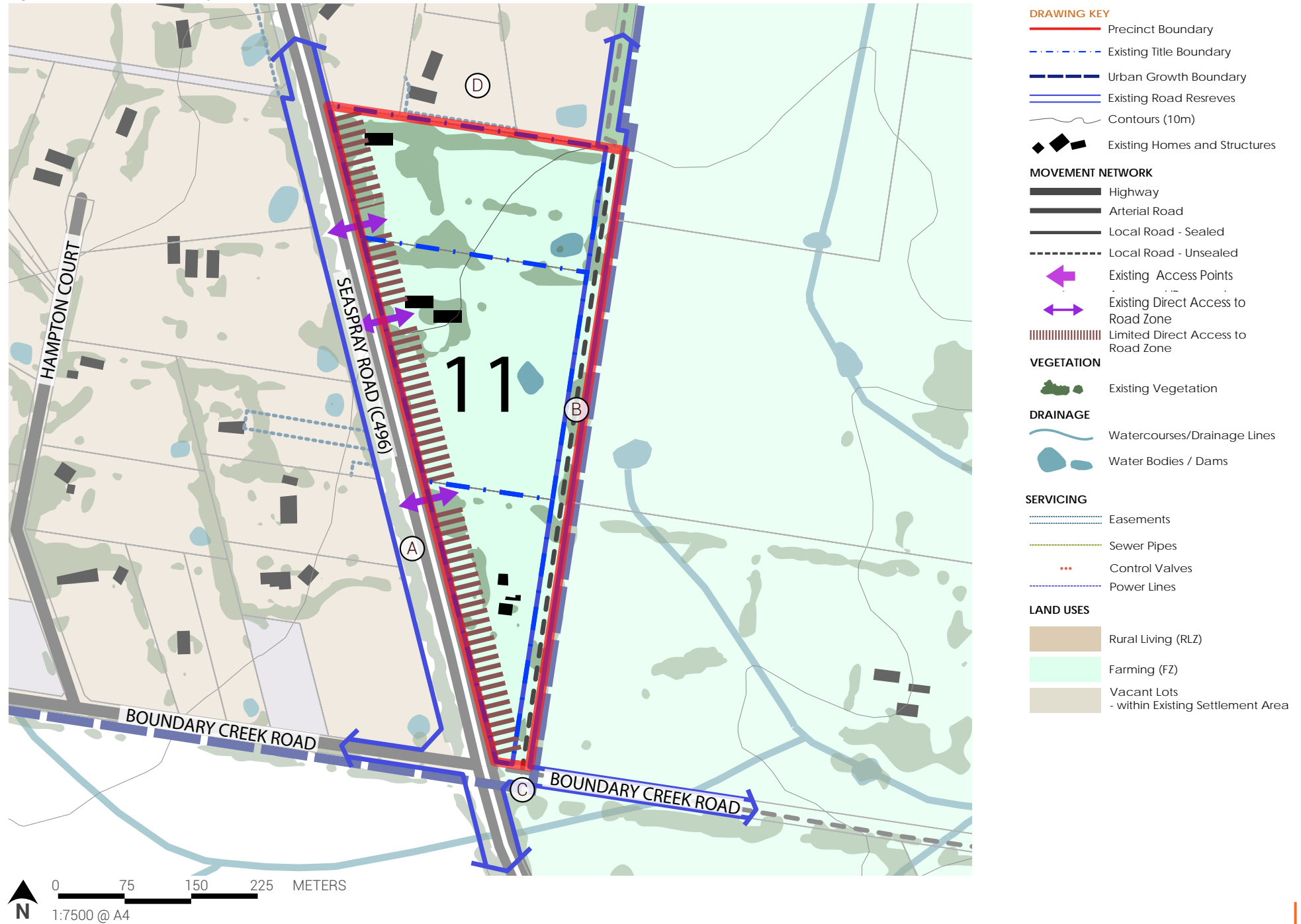
A - Seaspray Road forms Precinct's western boundary and currently provides private access to properties. Sections of the road contains dense vegetation providing local character to the road.

B - Unsealed road forms Precinct's eastern boundary and provides opportunity for alternative access into Precinct and connections north.

C - Narrow unsealed section of road forms southern Precinct boundary.

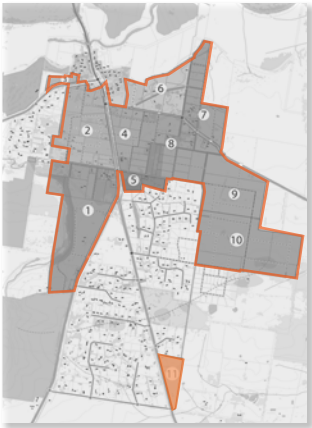
D - Precinct interfaces with existing residential development to the north.

Figure 36 - Precinct 11 Site Analysis Plan



Precinct 11 Design Requirements

Location Plan



A – Construct Key Access Road with pedestrian path along Precinct’s eastern boundary to facilitate pedestrian access north.

B – Construction of Key Access Road and intersections required.

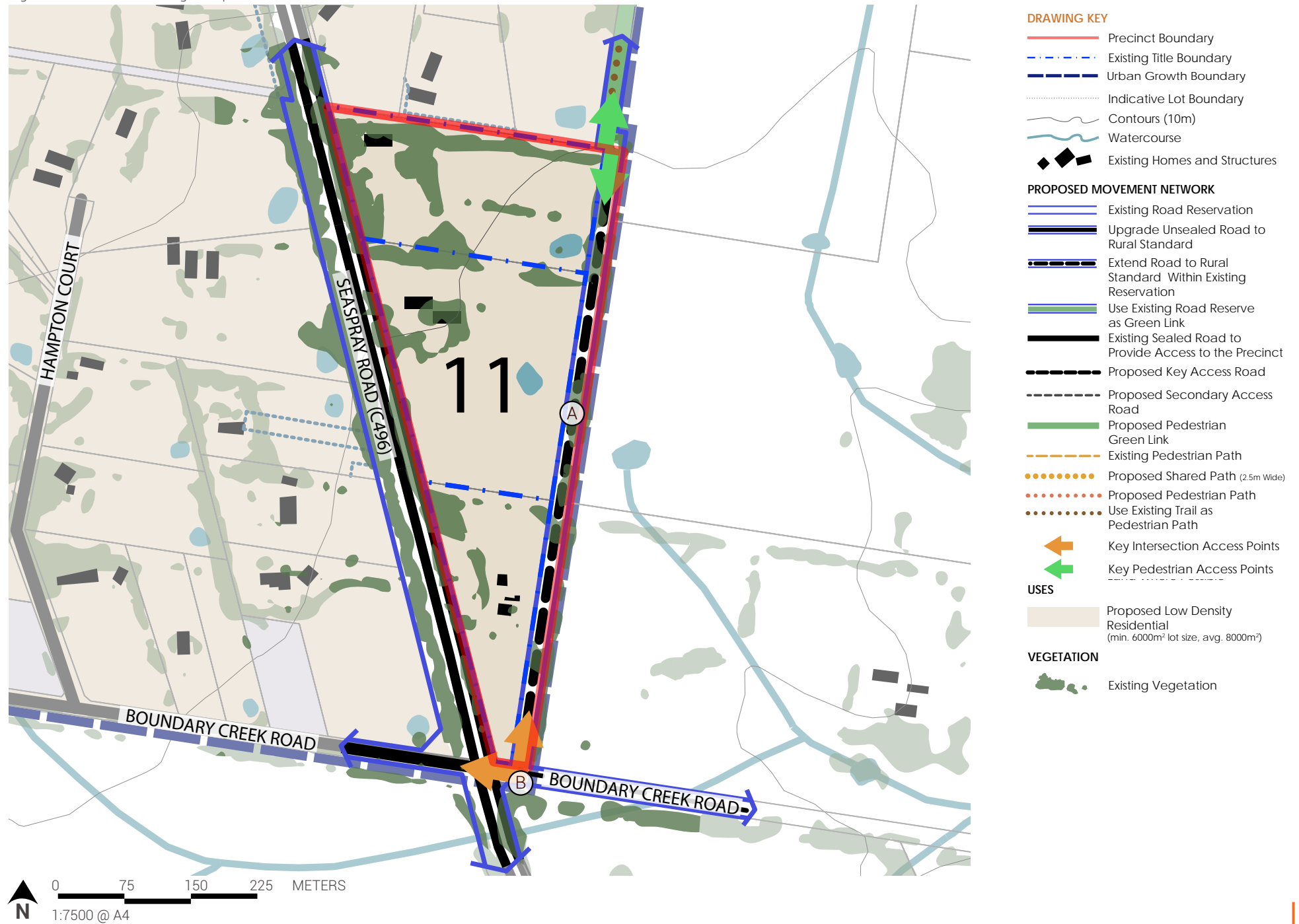
Precinct 11 Land Budget

Gross Developable Area: 13.2ha

Average Lot Size: 8000m² (min.6000m²)

Indicative No. Lots: 16

Figure 37 - Precinct 11 Design Response Plan



6

IMPLEMENTATION

6.1

Implementation Overview

This section details the various levels of information and requirements which will assist in the effective delivery and implementation of the DP in accordance with its overall vision and the specific design requirements of each individual Precinct.

6.2

Infrastructure Delivery Methodology

As detailed in Chapter 5, infrastructure delivery is proposed to be undertaken on a Precinct-by-Precinct basis. This means that any new development will need to deliver all new roads and road upgrades, new intersection and intersection upgrades, road connections, nominated pedestrian path and shared paths, green links, drainage and other infrastructure as set out within the detailed precinct requirements.

Where practicable, Council encourages co-ordination between proponents within a Precinct to ensure efficient subdivision and infrastructure delivery. Where appropriate, Council will encourage the use of Section 173 Agreements or other shared infrastructure funding mechanisms to ensure co-ordinated infrastructure delivery at the Precinct level.

6.3

Open Space Requirements

The Wellington Planning Scheme (Schedule to Clause 52.01), requires an open space contribution to the amount of 5% cash or land as a component of any subdivision/development proposal.

Contributions will go towards the maintenance/upgrade works for the following open spaces within the Longford area:

- > Upgrade and maintenance of the public open space on Hobsons Road;
- > Assist in the facilitation and maintenance of the proposed Boggy Creek linear reserve;
- > Other public open space within Longford.

6.4

Rezoning Methodology and Requirements

The preparation of the Longford DP does not in itself provide the strategic justification to enable rezoning of individual Precincts to be considered and commenced, rather it provides the development parameters and requirements for subdivision of the land once it is rezoned.

As discussed in Section 5.4, given the range of influences and factors including the relative size of the DP area, level of land fragmentation, infrastructure requirements, and so forth, a Precinct-based approach to rezoning to facilitate co-ordinated residential development is proposed.

Currently, most of the DP area is zoned Farming Zone and an appropriate zone (such as the Rural Living Zone) will be used to facilitate residential development to a minimum lot size of 6,000m², which is reflective of the current lot sizes within Longford and the limited servicing provisions.

Proponents seeking to rezone Precincts must comply with the requirements of Practice Note No. 37 (Department of Environment, Land, Water and Planning), which relates to Rural Residential Development, and also demonstrate the following:

- > Land supply and other evidence reflecting the need for rezoning to rural residential land;
- > Landowner consent within the Precinct to rezone the land (to the satisfaction of Council);
- > Understanding between Council and future proponents of the infrastructure which is required to be constructed to facilitate development of any given Precinct (this could be implemented through Section 173 Agreements); and,
- > Precinct-specific investigations which demonstrate that the land is suitable to be rezoned for residential purposes.

In exceptional circumstances Council may consider modifications to Precinct boundaries if it will benefit any issues which may arise such as access or servicing constraints.

Council will undertake a periodic review of the land supply within Longford and if necessary, will assist facilitation of rezoning in accordance with State Government policy and Practice Note No. 37.

6.5

Planning Permit requirements

Upon the rezoning of a Precinct to facilitate residential development, Council will consider planning permit applications for the subdivision of the land.

Planning permits for subdivision within a rezoned Precinct will be considered on a property-by-property basis, provided that it can be demonstrated that the proposed subdivision will not prejudice other properties from subdividing efficiently, safe access can be achieved/maintained to the site and other properties within the Precinct.

Applications for planning permits within the Longford DP area are required to demonstrate compliance with the following:

- > The Local Planning Policy Framework within the Wellington Planning Scheme,
- > Overall Design Requirements (see Table 3),
- > Detailed Precinct Design Requirements (see Section 5.6.),
- > Other relevant requirements of the Wellington Planning Scheme.

Each subdivision application must include, as part of the application package, the following standard requirements:

> **Site-specific assessment reports**

where applicable, such as:

- > Flora and fauna assessment;
- > Aboriginal cultural heritage;
- > Drainage assessment, completed at the Precinct level, which should also have regard to stormwater and environmental impact on Ramsar wetland area;
- > Traffic impact assessments (which analyse both the internal road network and impact on existing or future connections to a Road Zone Category 1);
- > Bushfire risk assessment;
- > Land capability assessment to ensure the lots created can cater for on-site septic, sewer, water, and other requirements.

Where existing reports are current, they can be submitted as part of the permit application process.

In addition to the listed background reports, the following is required to be lodged with an application for subdivision:

> **Site Analysis and Design Response**

(in accordance with Clause 56 of the Wellington Planning Scheme);

> **A graphical and written assessment** demonstrating compliance, or otherwise, with the Longford DP. The 'generally in accordance principal' applies to the Longford DP, and as such, large consolidated portions of land allow for more flexibility with internal road configuration - however care must be taken in regards to external connections through to smaller parcels which have less flexibility;

> **A Cultural Heritage Management Plan (CHMP)** must be approved by the relevant Registered Aboriginal Party in accordance with the Aboriginal Heritage Act 2006 or it must be demonstrated, to the satisfaction of the responsible authority, that a Cultural Heritage Management Plan is not required pursuant to the requirements of the Aboriginal Heritage Act 2006;

> **A detailed layout and staging plan** (if applicable), showing the sequence of development, and infrastructure delivery which will require construction or upgrades such as intersections or pedestrian path connections which abut the application area;

> **A proposed servicing plan and land capability assessment** to inform the subdivision layout and ensure the allotments created cater for on-site septic sewer and other constraints such as drainage.

> **Proposals for delivery and funding of infrastructure items for a Precinct** e.g. in the form of a Precinct Infrastructure Plan.

Applications that are not generally in accordance with the Development Plan will be refused.

As a preference, Council will encourage applications for the combined rezoning and subdivision of land under the provisions of Section 96A of the *Planning and Environment Act 1987* provided that both the requirements for rezoning (including a strategic justification) and a permit application are lodged with the application material. Again, Council may request landowners to enter into shared infrastructure agreements (such as Section 173 Agreements) to ensure infrastructure for the relevant Precinct is identified and delivered in a co-ordinated manner.

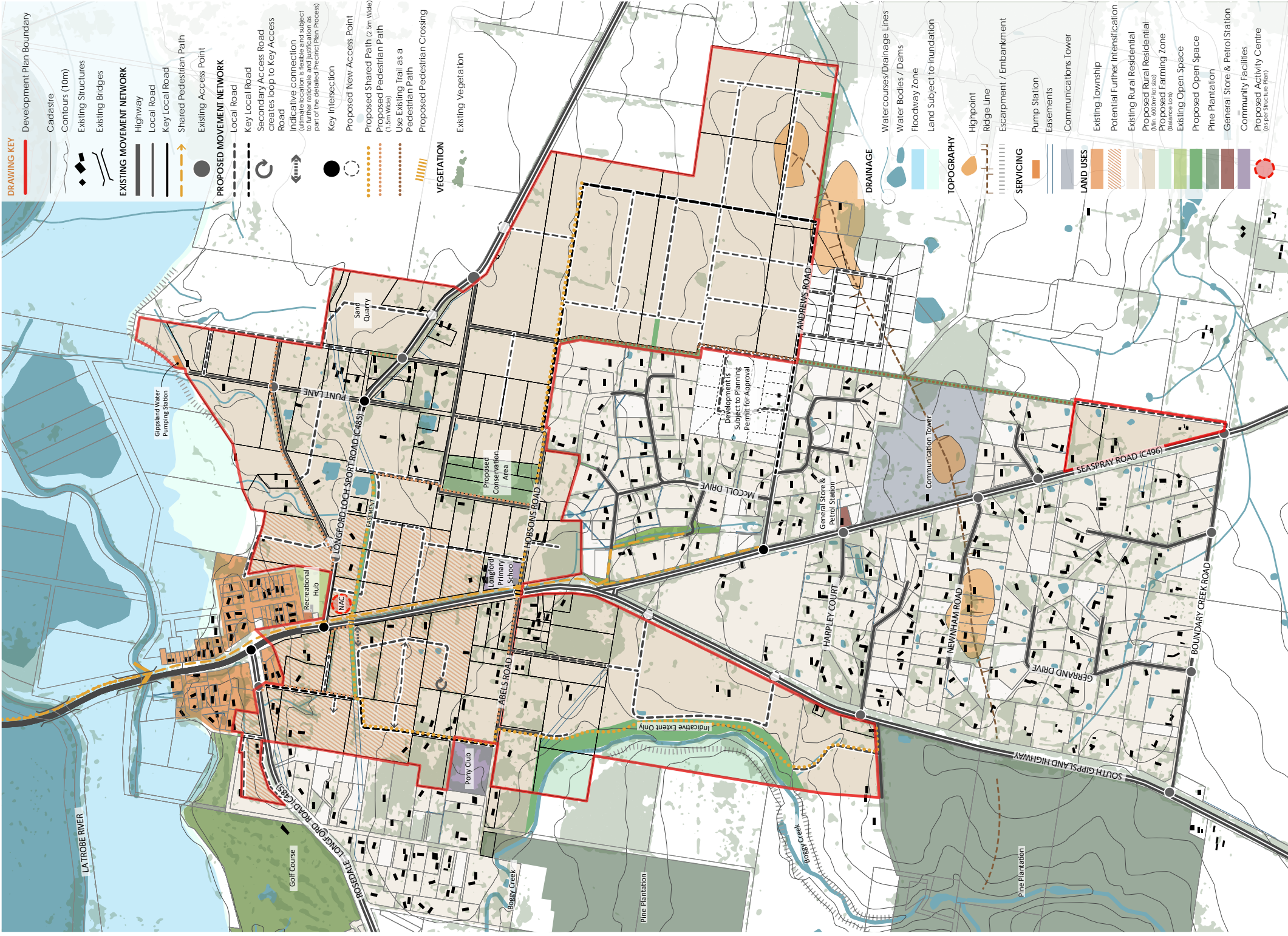
Council strongly encourages proponents of new development within the Plan area to engage in pre-application meetings to discuss proposals, issues which might require resolution and application requirements. Applications which actively seek to promote and enhance the character of Longford will be encouraged by Council.



APPENDIX

Appendix A

Overall Development Plan (High Resolution)



Appendix B

Indicative Subdivision Plan

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