

DEVELOPMENT AND ZONING/OVERLAY HISTORY OF THE DEVELOPMENT PLAN AREA

This planning submission has been prepared in support of an application for approval of a Development Plan for the area bound by Friends Road, Williams Road, Willung Road and Hoopers Road, which is presently used as a rural residential area on the south side of the township of Rosedale in the Wellington Shire Council area. The imagery below shows that this area:

- Was cleared for use as farmland in 1965;
- Was already developed with 10 dwellings by 1/1/2000 and has not had any further dwellings built since then;
- Was located in the Rural Zone when the first Wellington Planning Scheme was gazetted on 8 June, 2000;
- Was located in the Farming Zone when it replaced the Rural Zone in 2008; and,
- Is now located in the Rural Living Zone (Schedule 1), which has a minimum/average lot size for subdivision of 8,000m², and is affected by Development Plan Overlay (Schedule 8).

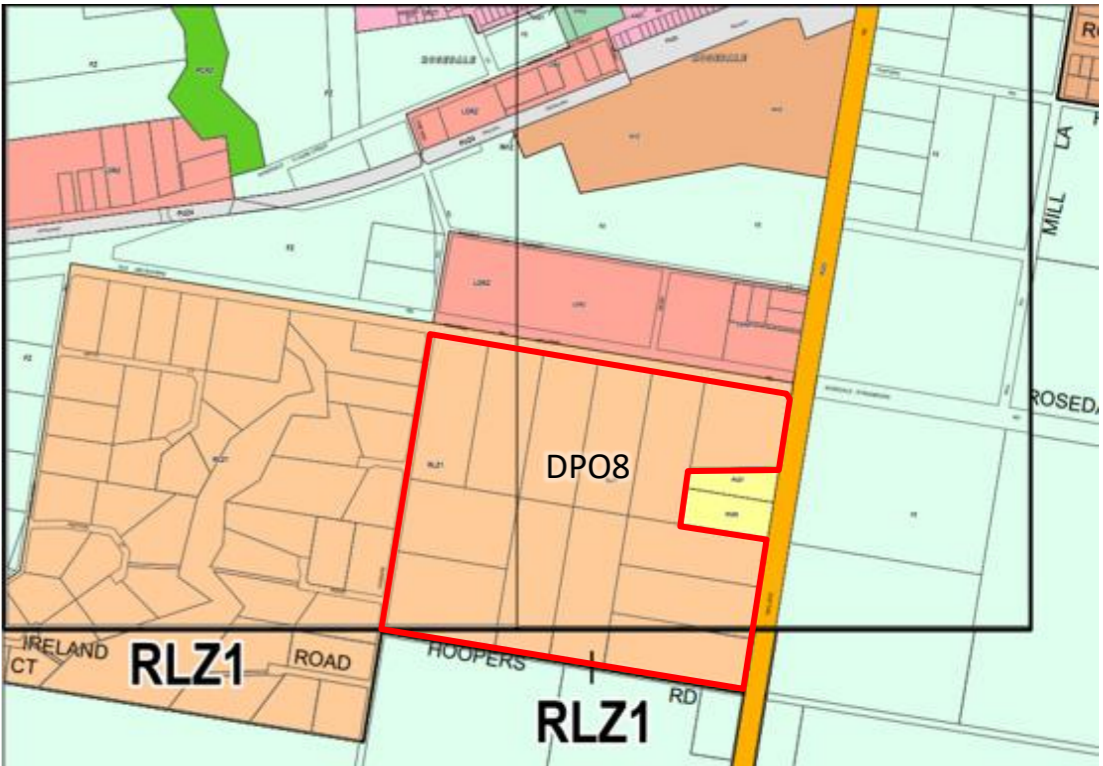
AERIAL VIEW OF THE SUBJECT SITE IN 1965



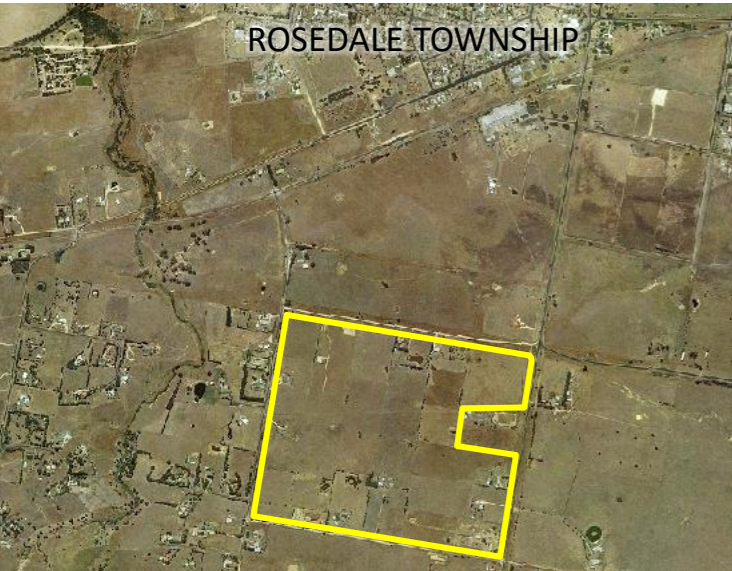
AERIAL VIEW OF THE SUBJECT SITE IN 2021



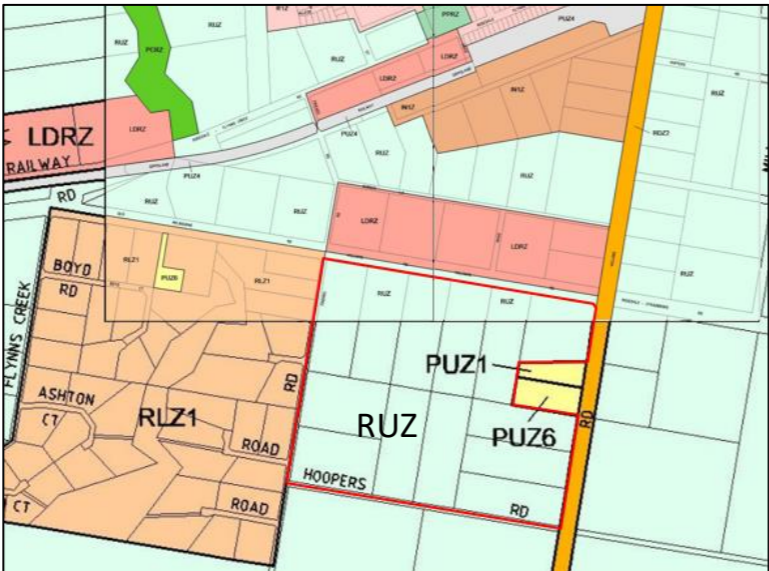
WELLINGTON PLANNING SCHEME ZONE MAP ON 14/11/2021



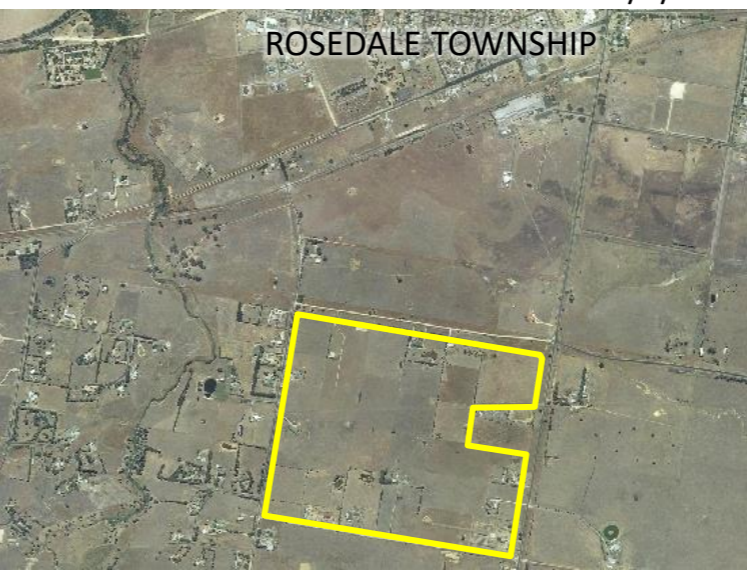
AERIAL VIEW OF THE SUBJECT SITE ON 1/1/2000



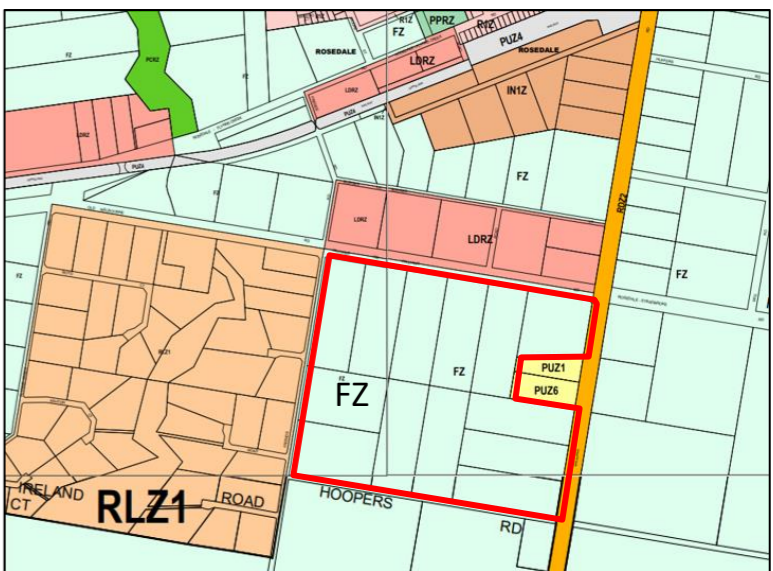
ZONE MAP IN 2000



AERIAL VIEW OF THE SUBJECT SITE ON 14/1/2008

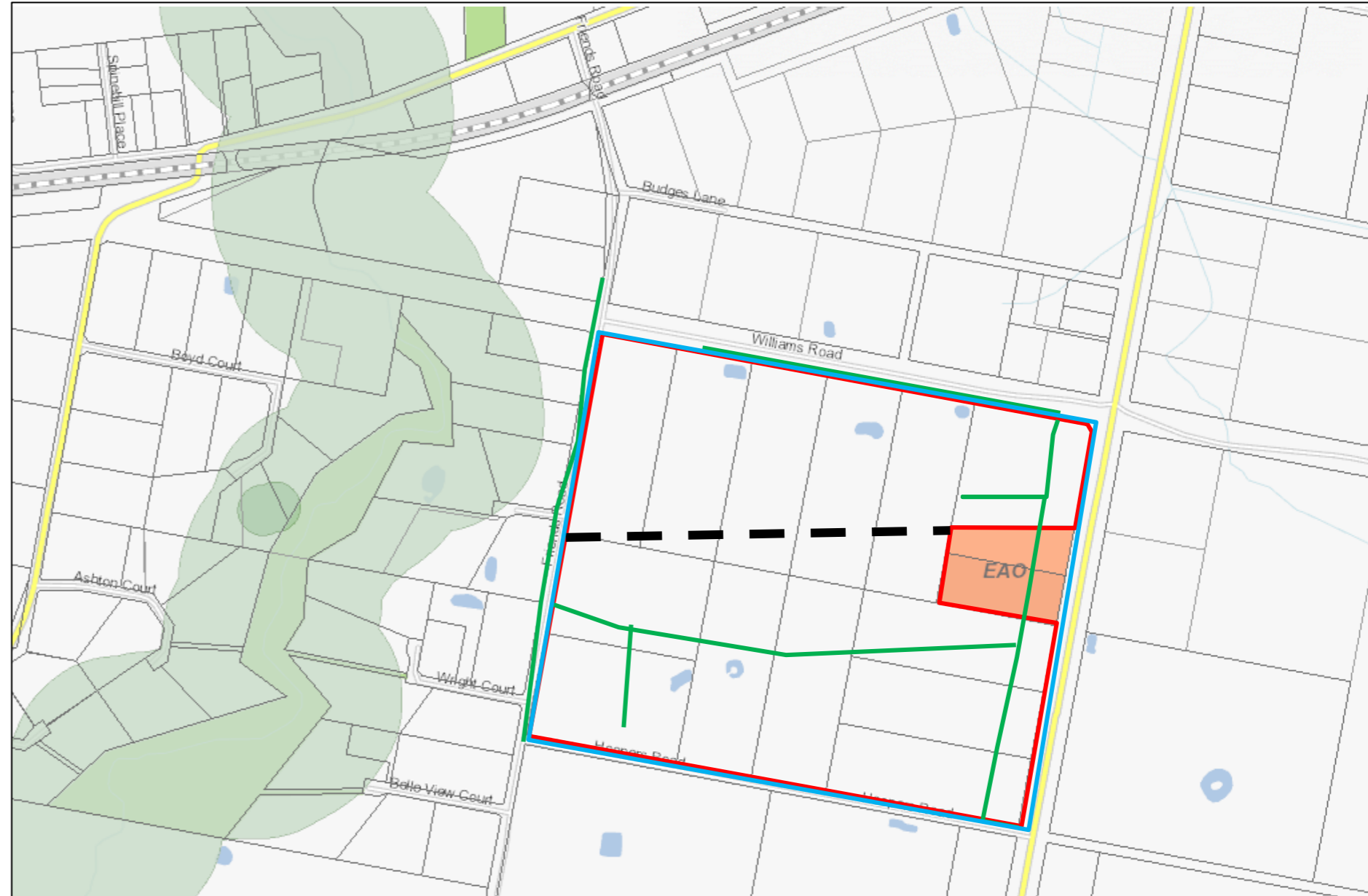


ZONING MAP IN 2008



REQUIREMENTS UNDER SCHEDULE 8 TO CLAUSE 43.04: THE SITE ANALYSIS

PLAN SHOWING EASEMENTS, SERVICES, WATERBODIES & WATERCOURSES AND AREAS OF POTENTIAL CONTAMINATION, HERITAGE SENSITIVITY WITHIN AND AROUND THE DEVELOPMENT PLAN AREA



LEGEND:

Development Plan area:

Area of Potential Cultural Heritage Sensitivity:

Regional Outfall Sewer Easement:

Site with potential risk of contamination (Gippsland Water Regional Outfall Sewer Depot):

Water body:

Electricity Supply (potential easements):

Reticulated Town Water Supply:



Point 4.0 of Schedule 8 to **Clause 43.04** of the Wellington Planning Scheme requires that a Development Plan prepared for the area bound by Friends Road, Williams Road, Hoopers Road and Willung Road must include:

A site analysis plan.

This plan must be prepared to the satisfaction of the responsible authority.

The plan must show:

- the topography of the land;
- the location of any existing vegetation;
- drainage lines,
- water features,
- retarding basins and flood ways;
- sites of biological, heritage or archaeological significance;
- sites that are potentially contaminated;
- areas affected by easements;
- and any other relevant features.

The plan opposite shows the area affected by Development Plan Overlay Schedule 8. It shows that:


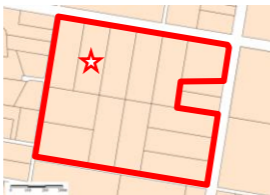










- The only water features within the Development Plan Overlay area are private dams;
- There is an area with potential aboriginal cultural heritage sensitivity is to the west of the Development Plan Overlay Area, but not in it;
- The Gippsland Water Regional Outfall Sewer depot is recognized as having a potential risk of contamination. However, it is not within the Development Plan Overlay Area;
- The Regional Outfall Sewer runs through the land in an east-west direction. It is protected by an easement.

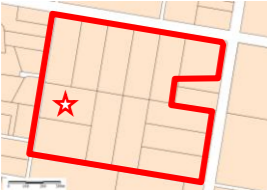










The Plan also shows the location of reticulated electricity and water.

The Plan overleaf shows the topography of the Development Plan Area and the location of existing drainage lines.

The following pages discuss details of the individual properties and how the Development Plan has been designed in response to the site analysis.



	SUBJECT SITES (Northern Portion)					
Address:	91 Friends Road	CA2, Section 5, Parish of Rosedale	CA3, Section 5, Parish of Rosedale	46 Williams Road	62 Williams Road	Lot 1 on LP145391
Easements:	Regional Outfall Sewer – SW corner	Regional Outfall Sewer – Southern portion	Regional Outfall Sewer – Southern portion	Regional Outfall Sewer – Southern portion	Regional Outfall Sewer – centre	Nil
Reticulated Services:	Water, telco & electricity	Water, telco & electricity	Water, telco & electricity	Water, telco & electricity	Water, telco & electricity	Water, telco & electricity
Area & Shape:	6ha formed in a rectangle	6ha formed in a rectangle	6ha formed in a rectangle	6ha formed in a rectangle	6ha formed in a rectangle	4.5ha in an irregular shape
Topography:	1m in 80m falling southeast to northwest	1m in 50m falling south to north	1m in 50m falling southwest to northeast	1m in 80m falling southwest to northeast	1m in 100m falling south to north	1m in 150m falling southwest to northeast
Zoning:	Rural Living (Schedule 1)	Rural Living (Schedule 1)	Rural Living (Schedule 1)	Rural Living (Schedule 1)	Rural Living (Schedule 1)	Rural Living (Schedule 1)
Overlays	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)
Improvements:	Single dwelling, outbuildings, dam & gravel driveway	Storage shed in centre, gravel driveway & dam in NE corner	Vacant	Single dwelling, outbuildings & dam in N portion	Single dwelling, dam & outbuildings in N portion	Excavated area in NW portion and dam next to west boundary
Road frontage:	390m – Friends Rd (W boundary) 150m – Williams Rd (N boundary)	150m – Williams Rd (N boundary)	150m – Williams Rd (N boundary)	150m – Williams Rd (N boundary)	150m – Williams Rd (N boundary)	240m – Williams Rd (N boundary) 200m Willung Rd (E boundary)
Vegetation:	4 scattered paddock trees in the NW portion. Screening windbreak trees along the west boundary.	Screening trees around shed and a few on east and west boundaries	Nil	Landscaping trees across northern portion. Screening trees on east boundary.	Screening trees along west and norther half of east boundary. Landscaping trees in NE corner	Nil
Development Potential:	RLZ1 – 7 lots LDRZ – 12 lots	RLZ1 – 7 lots LDRZ – 13 lots	RLZ1 – 7 lots LDRZ – 13 lots	RLZ1 – 6 lots LDRZ – 11 lots	RLZ1 – 6 lots LDRZ – 11 lots	RLZ1 – 6 lots LDRZ – 13 lots
Site location in Development Plan Area:						
Photo:						

	SUBJECT SITES (Southern Portion)						
Address:	103 Friends Road	23 Hoopers Road	37 Hoopers Road	51 Hoopers Road	188 Willung Road	193 Willung Road	210 Willung Road
Easements:	Regional Outfall Sewer – NE corner	Nil	Nil	Nil	Nil	Nil	Nil
Retic Services:	Water, telco & electricity	Water, telco & electricity	Water, telco & electricity	Water, telco, electricity	Water, telco, electricity	Water, telco, electricity	Water, telco & electricity
Area & Shape:	6ha formed in a rectangle	6.2ha formed in a rectangle	6.1ha formed in a rectangle	6.1ha formed in a rectangle	5.2ha formed in a rectangle	6ha formed in a rectangle	4.5ha in an irregular shape
Topography:	1m in 200m falling south to north	1m in 200m falling south to north	1m in 100m falling south to northeast	1m in 80m falling south to northeast	1m in 65m falling south to north	1m in 55m falling south to north	1m in 150m falling southwest to northeast
Zoning:	Rural Living (Schedule 1)	Rural Living (Schedule 1)	Rural Living (S1)	Rural Living (S1)	Rural Living (Schedule 1)	Rural Living (Schedule 1)	Rural Living (Schedule 1)
Overlays	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)	Development Plan Overlay (Schedule 8)
Improvements:	Single dwelling, outbuildings & gravel driveway in NW corner.	Single dwelling, outbuildings & gravel driveway in SE corner. Dam in NE corner.	Single dwelling, outbuildings & gravel driveway in S portion. Dam in centre.	Single dwelling, d'way outbuildings & dam in N portion	Single dwelling, driveway & outbuildings in SE corner	Single dwelling, driveway & outbuildings in SE portion	Single dwelling, driveway & outbuildings in E portion. Dam in NW.
Road frontage:	200m – Friends Rd (W boundary)	200m – Friends Rd (W); 300m – Hoopers Rd (S)	150m – Hoopers Rd (S boundary)	150m – Hoopers Rd (S boundary)	135m – Willung Rd (E boundary)	135m – Willung Rd (E boundary)	390m – Hoopers Rd (S boundary) 140m Willung Rd (E boundary)
Vegetation:	Landscaping trees around dwelling & driveway.	Screening trees around dwelling, boundaries and in rows within site	Landscaping trees around house, dam & east & west boundaries.	Landscaping trees across northern portion. Screening trees on east boundary.	Screening trees around house.	Screening trees around house and eastern half. Cropping across balance.	Landscape, screening & shelterbelt trees across most of eastern half.
Development Potential:	RLZ1 – 7 lots LDRZ – 13 lots	RLZ1 – 7 lots LDRZ – 13 lots	RLZ1 – 7 lots LDRZ – 12 lots	RLZ1 – 7 lots LDRZ – 13 lots	RLZ1 – 6 lots LDRZ – 10 lots	RLZ1 – 6 lots LDRZ – 9 lots	RLZ1 – 6 lots LDRZ – 10 lots
Site location in Development Plan Area:							
Photo:							

REQUIREMENTS UNDER SCHEDULE 8 TO CLAUSE 43.04: THE DEVELOPMENT PLAN

Point 4.0 of Schedule 8 to Clause 43.04 of the Wellington Planning Scheme also requires that a Development Plan prepared for the area bound by Friends Road, Williams Road, Hoopers Road and Willung Road must include:

A Land Use and Subdivision Plan.

The plan must show:

- The proposed subdivision lot layout which:
 - responds to the issues identified in the site analysis.
 - must ensure that allotments along Williams Road, Willung Road, Hoopers Road or Friends Road do not adjoin any other road reserves unless the allotment is on a corner.
 - supports buildings which front onto the road.
- The overall pattern of development and how it integrates with the immediate surrounding area.
- The proposed use and development of each part of the development plan area.

Response:

The Development Plan Overleaf has been prepared to allow each property to be subdivided in accordance with the provisions of the Zone and accord with the findings of the drainage plan, traffic study and land capability assessment provided with this submission. It only includes lots that front one road unless on a corner and will support buildings that front onto adjoining or new roads. It will also support on-site wastewater management in accordance with the requirements of the LCA, which stipulates that each lot must be:

- serviced by a secondary wastewater treatment system; and,
- able to accommodate a 518m² dispersal field with a minimum 30m setback from any dams or water bodies.

Infrastructure services

A Drainage Plan, to the satisfaction of the responsible authority and relevant Catchment Management Authority, which:

- Provides an integrated drainage scheme for the area that incorporates Water Sensitive Urban Design principles and Best Practice Environmental Management Guidelines for improved sustainability and flood mitigation.
- Shows waterways, proposed retarding basins and floodways and the means by which these will be managed and the water quality maintained.
- Provides for landscaping within any drainage depressions that integrate with the site.

Response:

A Stormwater Management Strategy is provided as a separate report forming part of the overall application for approval of the Development Plan. It informs the Development Plan.

A Traffic Plan which:

- Provides a convenient, sealed and safe road network design that:
 - minimises access points onto designated Category 2 roads.
 - is based on a safe and practical hierarchy of roads including safe intersections and pedestrian and bicycle connections to adjoining communities (including existing and future areas included within the DPO) and Rosedale.
 - uses existing roads or road reserves when available. The development must be serviced with sealed roads to the satisfaction of the responsible authority, including construction of Williams Road and Hoopers Road in so far as they adjoin the Development Plan Overlay area.
 - conforms with the Infrastructural Design Manual, relevant Austroads publications and Australian Standards.
- Provides details on any required upgrades to the road network being road widening, sealing, intersections, access points and other upgrades.
- Provides details of timing and developer provision of required infrastructure upgrades.

Response:

A Traffic Study is provided as a separate report forming part of the overall application for approval of the Development Plan. It informs the Development Plan.

Open space network and general amenity

The plan must show:

- The degree of natural surveillance that is created by proposed/existing development to provide a sense of safety and security/integration with the surrounding neighbourhood.
- An overall scheme for landscape planting and the preservation of stands of existing indigenous vegetation and individual trees wherever possible.

Response:

As can be seen on the Development Plan overleaf, the proposed subdivisional layout makes it possible for all new and existing roads to be fronted by dwellings.

The proposed Development Plan will facilitate the subdivision of land into lots exceeding 4,000m². As such, all indigenous vegetation within the Development Plan area will remain protected by Clause 52.17 of the Wellington Planning Scheme. Notwithstanding this, the aerial photography provided earlier in this submission demonstrates that the site was cleared for agriculture in 1965 and, hence, only has non-significant, planted vegetation growing upon it. As such, no further protections are required.

It is anticipated that Council will impose a street tree planting requirement upon all lots through planning permit provisions when they are subdivided.

LEGEND

Development Plan boundary (approx.)

Internal Title boundaries (approx.)

Standard Density lots

Naturestrip/Swale (indicative)

Road pavement (indicative)

Easement (indicative)

Stage Boundary (Sealed Roads to be constructed in stage order)



- Notes:
- This plan was prepared as a **PROPOSAL** only and should not be used for any other purpose.
 - This plan is subject to Council approval.
 - All dimensions and areas are subject to survey and final computations.
 - Existing dams located within construction areas will be filled during construction.
 - Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
 - All roads are 28m local access level 1 unless noted otherwise.
 - Road pavement is indicative only based on Infrastructure Design Association Local Government and subject to detailed engineering design.
 - NO ALLOWANCE** has been made for Public Open Space within this development.
 - Arc dimensions shown are length of arc (not chord)
 - This plan boundaries are based on VICMAP data only and subject to survey.
 - A Management Plan will set out infrastructure requirements, i.e. drainage, electricity supply, water supply and road sealing.
 - A landscape plan will show a planting regime for street trees in the road reserve, "i.e. 1 every 10 Meters" and "no development should occur with the Tree Protection Zone of any remnant native trees of more than 10 years in age."

Site (Approx.) VIC MAP only		75.841 ha
* Residential Lots		70.373 ha
* Non-Arterial Roads		5.467 ha
Net Developable Area		75.841 ha
Lot Yield (Standard Density)	85 lots 8279m² average lot size	

* Indicates inclusion in NDA

40

0

40

80

120

160

200

240m