

Appendix 11 –Landscape Concept Plan

As prepared by NBA Group & Millar Merrigan 19414DP5

Notes:

1. The land owner must pay Council the cost of purchasing, planting and maintaining for 12 months one advanced street tree per new frontage.
2. At application stage, a detailed landscape plan must be provided and approved by Council's Manager Natural Environment and Parks.
3. Developer to develop open space in accordance with an approved landscape plan.
4. Developer to develop wetlands in accordance with an approved landscape plan.

Legend

- Extent of DPO
- Standard residential
- Reserve
- Vegetation buffer/mounding
- Trees to be retained
- Proposed trees
- WSUD
- Possible embellishments



The large central reserve is completely unencumbered and provides excellent scope for embellishments, such as seating and play equipment.

The open drain in Mill Lane will be redeveloped into a series of wetlands to mitigate flooding issues and treat stormwater. It will create a positive contribution to the open space network of Rosedale.

The gravel seal of Mill Lane provides a shared environment for pedestrians, cyclists and vehicles.

The eastern reserve is completely unencumbered and provides an extension to the open space within Mill Lane road reserve

The large Eucalypt within Mill Lane should be retained and incorporated into the landscape treatment if possible.

The residential and open space interface requires high quality landscape treatment to ensure privacy, as well as an attractive open space area.



LANDSCAPE CONCEPT

Rosedale East Development Plan
Rosedale, Victoria
Wellington City Council

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19414 DP5
Version 5, Oct 2017

Appendix 12 – Staging Plan

As prepared by NBA Group & Millar Merrigan 19414DP7

Legend

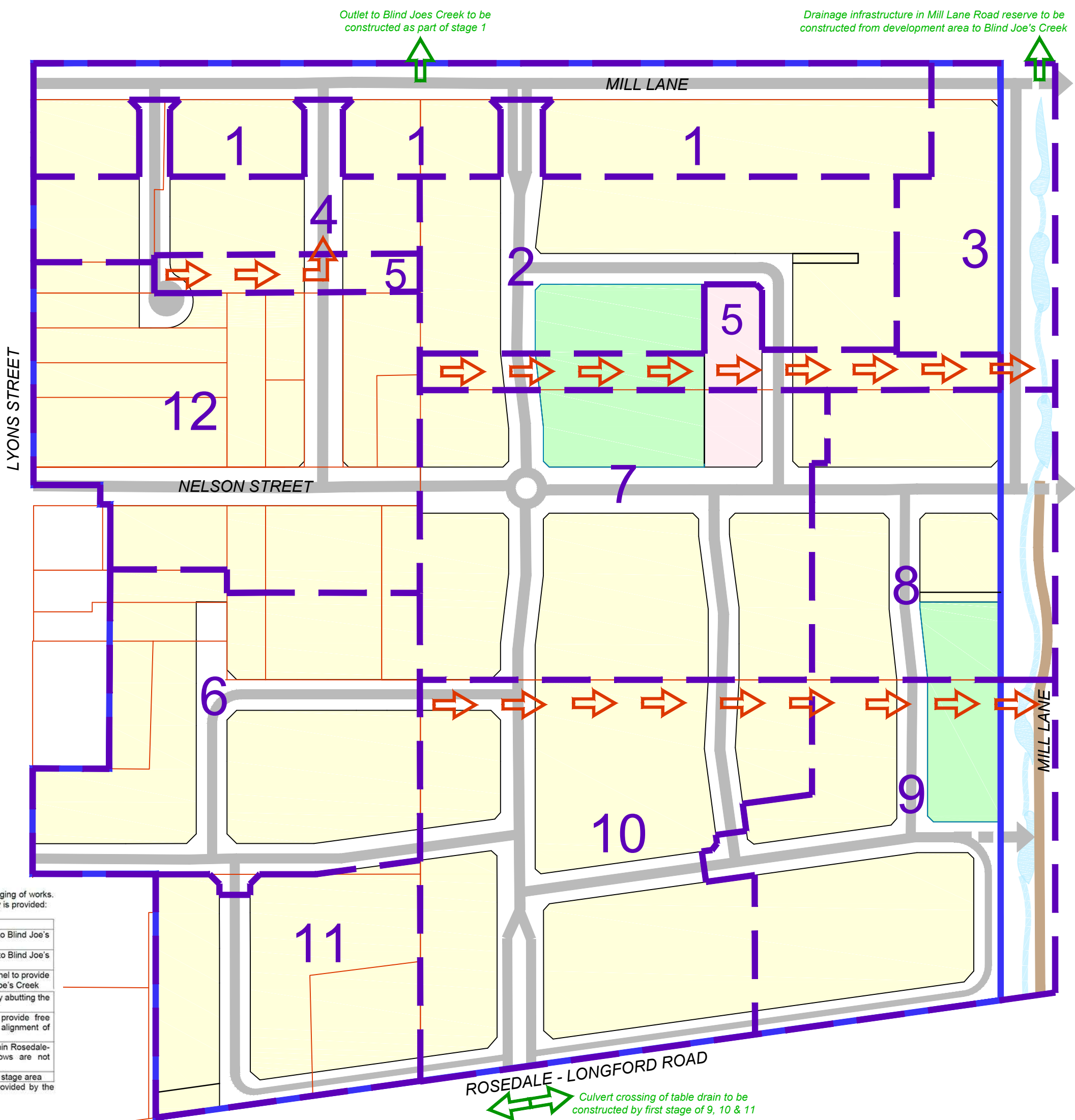
- Extent of DPO
- Existing title boundary
- Stage boundary
- Interim cut off drain required if developed prior to all fill being placed



The Rosedale East Development Plan has been prepared to allow for the staging of works, with specific regard to the staging of stormwater assets, the following summary is provided:

| Stage | Description of works |
|---|---|
| First stage of development | Construction of eastern outlet to Blind Joe's Creek |
| Development of any parcel adjacent to Mill Lane (east-west) | Construction of western outlet to Blind Joe's Creek |
| Development of any parcel adjacent to Mill Lane (north-south) | Construction of proposed channel to provide a free draining outlet to Blind Joe's Creek |
| Development of any stage adjacent to Rosedale-Longford Road | Landscaping of channel directly abutting the property to be developed Regrading of table drain to provide free draining outlet to north-south alignment of Mill Lane |
| Any stage creating access to Rosedale-Longford Road | Crossing of the table drain within Rosedale-Longford Road such that flows are not inhibited in any way. |
| ALL STAGES | Filling of LSI0 areas within the stage area |

Staging of works is to be as per the above unless written agreement is provided by the Responsible Authority.



STAGING PLAN

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19414 DP7
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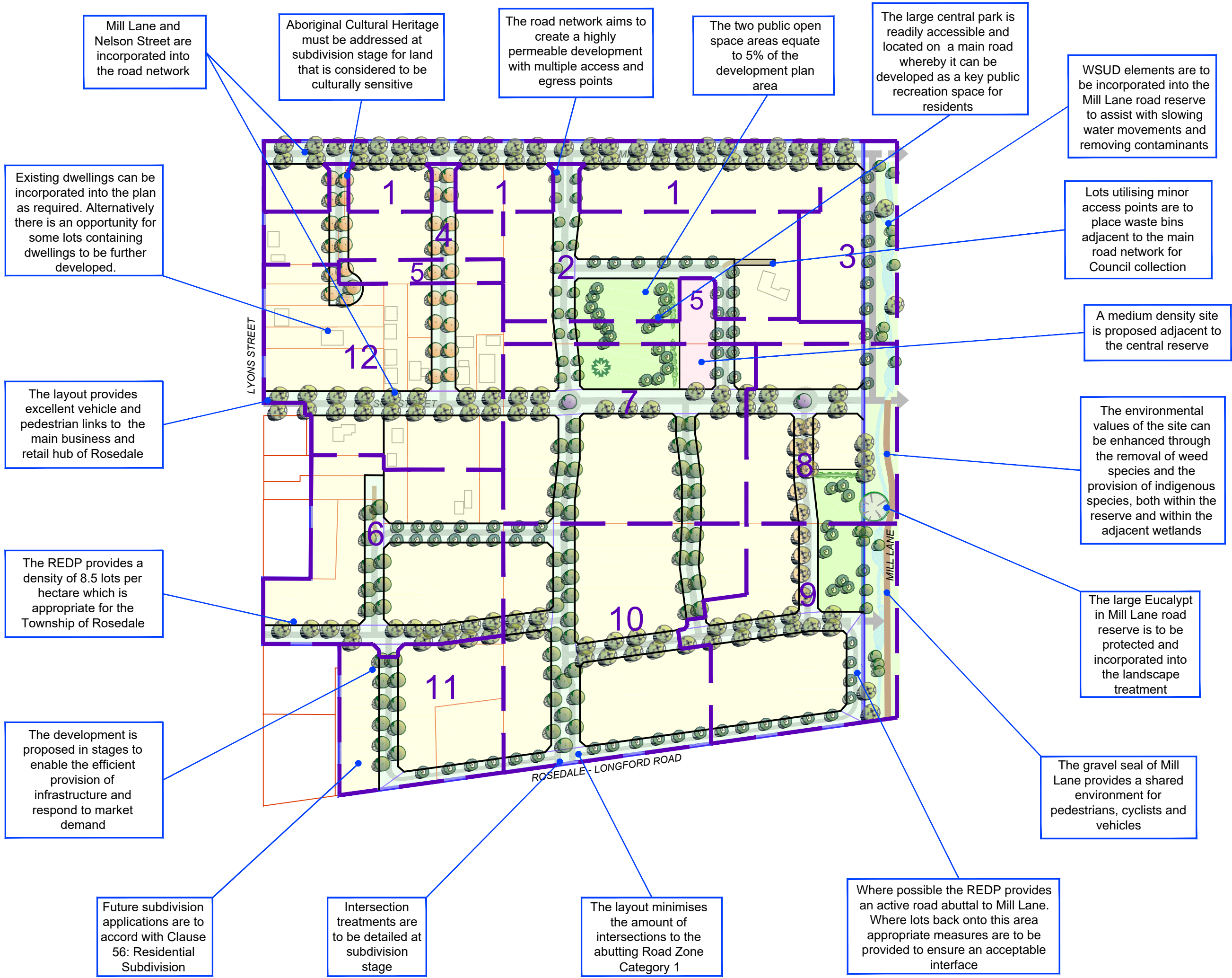
Drainage infrastructure in Mill Lane Road reserve to be constructed from development area to Blind Joe's Creek

Outlet to Blind Joes Creek to be constructed as part of stage 1

Culvert crossing of table drain to be constructed by first stage of 9, 10 & 11

Appendix 13 –Design Response Plan

As prepared by NBA Group & Millar Merrigan 19414DP8



DESIGN RESPONSE PLAN

Rosedale East Development Plan
Rosedale, Victoria
Wellington Shire Council

19414 DP8
Version 4: Aug 2017

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