

ROSEDALE EAST DEVELOPMENT PLAN

Prepared by NBA Group

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1 Introduction

This Development Plan applies to residential land in the Township of Rosedale. It covers an area of approximately 24.85 hectares that is situated to the east of the Rosedale Township.

The land is contained within the General Residential Zone – Schedule 1 (GRZ1) and is wholly covered by a Development Plan Overlay – Schedule 1 (DPO1). Parts of the land area is also covered by a Land Subject to Inundation Overlay (LSIO).

The Development Plan Overlay is a planning tool used to guide future development of land. It is commonly used in areas where multiple landowners control land and an integrated development outcome is required.

The Department of Environment, Land, Water & Planning (the 'DELWP') outlines the purpose of the DPO as follows:

The DPO prevents the granting of permits under the zone before the Development Plan has been approved. The purpose of this provision is to restrain use and development of the land until a plan has been prepared and ensure that future use and development of the land is carried out in accordance with that plan. The Development Plan details the form and conditions that must be met by future use and development of the land.

The Rosedale East Development Plan (the 'REDP') has been prepared in accordance with Schedule 1 of the DPO. It provides guidance on preferred development outcomes and necessary infrastructure provision across a number of allotments to ensure a cohesive and integrated neighbourhood. The plan does not compel landowners to develop, however it will ensure that coordinated outcomes are achieved as development takes place.

The Rosedale East Development Plan identifies where roads, reserves and physical infrastructure should be located. It is based on best practice urban design and is responsive to site conditions including title boundaries, infrastructure, topography, drainage, vegetation, abuttal to neighbouring uses and site opportunities and constraints.

There are two major components that comprise the Development Plan:

- The Plan depicting a broad urban layout including lot layout, road network, location of reserves and stormwater treatment;
- The Report providing context for the preparation of the Development Plan, summarising existing site conditions, analysing key opportunities and constraints and describing the plan and its implementation.

These two documents should be considered in conjunction with each other.

The Development Plan has been prepared following the preparation of several investigative reports and assessments including:

- Infrastructure Servicing Report an assessment of available infrastructure and its ability to service the proposed development, prepared by Millar Merrigan, June 2016;
- Preliminary Stormwater Management
 Statement prepared by Millar Merrigan,
 September 2017.
- Traffic Impact Assessment an assessment of the internal and external traffic considerations, prepared by O'Brien Traffic, July 2016;
- Ecological Assessment Report an assessment of the ecological features of the site, prepared by Millar Merrigan, July 2016;

These reports can be found within the attached Appendices.

2 Subject Site Analysis

2.1 Regional Context

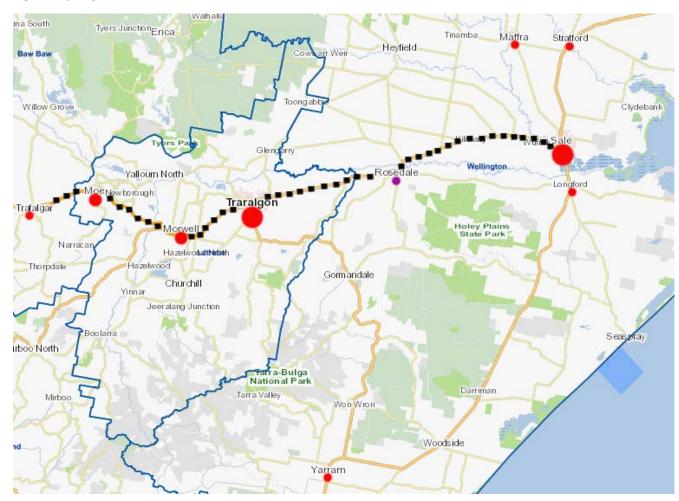
Rosedale is a centrally located rural town within the Gippsland region that is situated approximately 188kms east of Melbourne. It is located on the Princes Highway which runs east-west through the region and is the main vehicle link to Melbourne. The Melbourne – Bairnsdale rail line services the town.

Rosedale is situated between the major service centres of Traralgon (24kms to the west) and Sale (27kms to the east) and is contained within the Wellington Shire Council.

Wellington Shire comprises approximately 11,000km² and has a population in excess of 40,000. Sale is the regional centre for Wellington offering extensive retail services, community facilities and employment.

Rosedale is identified as the gateway of 'Central Gippsland', an area that is bound by Gippsland Lakes to the east, Bass Strait to the south, Latrobe Valley to the west and the Great Dividing Range to the north.

Figure 1 | Regional Context Plan



2.2 Local Context

Rosedale was founded in the mid 1800's with the first European inhabitant thought to have been a man named Blind Joe who lived in a hut on the Latrobe River. The first sale of town lots took place in 1855 and Rosedale Post Office opened in 1859.

Historically a dairy farming district, today Rosedale offers grazing land on its periphery together with retail and small amounts of industry in the town centre. The surrounding residential areas are attractive to those employed within the neighbouring regional centres of Traralgon and Sale.

The commercial centre of Rosedale is dissected by Princes Highway and includes retail services such as an independent supermarket, tavern, bakery, butcher, hardware store, post office, cafes and other specialty stores. Commercial use is limited to that of a Real Estate Agent and Medical Centre.

The Township is well serviced with community and recreational facilities including a Primary School, community swimming pool, neighbourhood house, race track, sports ovals, netball courts, golf course and a number of local reserves. Previous strategic studies have identified that the use of these facilities is not maximised largely due to fragmentation and poor signage.

The township is bound by Blind Joe Creek to the north, with the Latrobe River situated further north and farming land situated between the two. Both Blind Joe Creek and the Latrobe River support dense vegetation that offers a key flora and fauna corridor link and sites of Aboriginal Cultural Heritage Significance.

The residential areas of the town are developed with single dwellings on allotments of approximately 700m². Some larger allotments on the fringe of town offer low density housing and rural lifestyle living. In 2016 Rosedale's population was projected to be 1144 with an average annual growth rate of 0.6% per annum and a trend towards smaller households. The location, urban form and community facilities within Rosedale result in a pleasant liveable town, particularly for young families.

The urban form of Rosedale is characterised by historical buildings set within a grid pattern of wide tree lined streets. Built form is typically single storey with the exception of some double storey buildings within the commercial centre. There is a lack of built form at the entry to the town with the east bound gateway comprising of vacant allotments and poorly maintained buildings which not only provide a poor indication of the urban

boundary of the town but impact on the perception of the Town by passers-by. Built form within the commercial area of town is concentrated towards the eastern end of Princes Street near the intersection with Lyons Street. The character of this commercial area is defined by attached buildings and shop fronts creating an activity hub.

Blind Joe Creek



Commercial centre of Rosedale



2.3 Rosedale Structure Plan

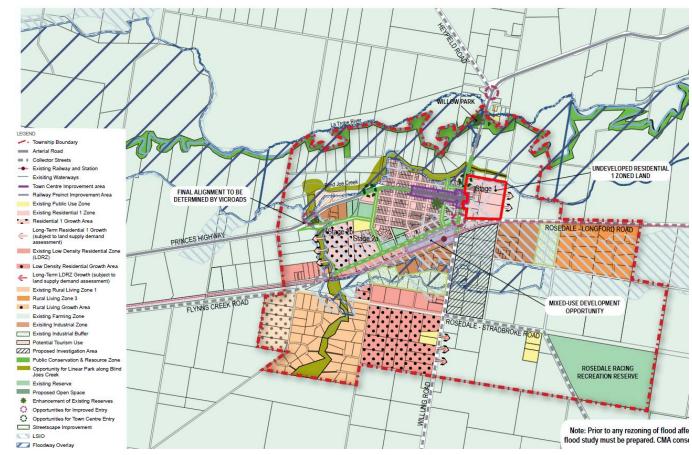
A Structure Plan has been prepared for Rosedale and was adopted by Wellington Shire in 2012. The plan sets out the strategic framework for future land use and development in the Township to manage future growth to the year 2030.

Land that forms part of the REDP is identified in the Structure Plan as 'Undeveloped Residential Land' with development of this area of Town encouraged as part of Stage 1 (see Figure 2). The REDP is outlined red in the reproduced copy of the Structure Plan at Figure 2. The Structure Plan identifies the REDP as a key development site that is 'the only broadacre residential zoned land in the existing town, and when subdivided has the capacity to provide medium to long term housing supply for the town'. It specifically notes that 'Wellington Shire should work with landholders to encourage development of these areas in the short term'.

Other growth areas within the vicinity include farming land to the east of the site that is identified as Long Term LDRZ Growth (subject to land supply demand assessment).

The development of the subject site is in accordance with the direction of the Rosedale Structure Plan.

Figure 2 | Rosedale Structure Plan



2.4 Site Overview

The REDP applies to 29 parcels of land and 2 road reserves that together comprise an area of approximately 24.85ha. Land contained within the development plan area is identified in Table 1 and Figure 5 with copies of the relevant title plans available at Appendix 1.

It is noted that property numbers 26, 27 and 28 as identified in Table 1 are only partly affected by the Development Plan Overlay and as such the REDP applies only to the overlay affected land. The overlay covers Mill Lane to the north of the site but not Mill Lane to the east of the site.

As shown in Figure 3, the development plan area is irregular in shape and has abuttal to Mill Lane to the north and east, Rosedale-Longford Road to the south and Lyons Street/Princes Highway to the west. Nelson Street extends into the site from Lyons Street. The site comprises mostly of pasture grass with dwellings constructed on some of the allotments. Property 13-17 contains a four-unit development with common property driveway and property 28 is home to the Rosedale Hotel which is located on the front half of the property outside the development plan area.

The topography of the land is fairly flat with a gentle fall to the north towards Blind Joe Creek and a number of low lying areas existing through the

The land has been identified as subject to inundation as per the applicable Land Subject to Inundation Overlay (LSIO). There are no registered waterways on site.

In terms of its natural and cultural values, the site is dominated by exotic ground cover that is of low ecological value. It contains a few scattered trees together with exotic gardens surrounding dwellings. The site contains no patches of native vegetation or habitat that supports significant fauna species.

The north-western corner of the land is considered an area of Aboriginal Cultural Heritage Sensitivity due to its proximity to the Blind Joe Creek, as shown in Figure 4. Future planning applications may need to prepare a Cultural Heritage Management Plan as per the requirements of the *Aboriginal Heritage Regulations 2007*.

Some easements exist throughout the western half of the DP area for the purposes of drainage and sewerage.

A detailed analysis of site conditions is provided at section 3 below and on the Site Analysis Plan (19414DP1) at Appendix 2.



Figure 4 | Extent of Aboriginal Cultural Heritage Sensitivity



Table 1 | Allotments within DP Area

No.	Address	Land Description
1	Rosedale – Longford Road	Lot 5 LP 32007
2	Rosedale - Longford Road	Lot 1 TP389638
3	Mill Lane	Allot 34 TP 587770H
4	Mill Lane	Lot 1 TP122454
5	38 Mill Lane	Allot 36 TP422647
6	49-53 Lyons Street	Lot 2 PS 736758
7	49-53 Lyons Street	Lot 1 PS 736758
8	49-53 Lyons Street	Lot 1 TP 847899
9	49-53 Lyons Street	Lot 1 TP 605859
10	47 Lyons Street	Lot 1 TP 420190
11	45 Lyons Street	Lot 1 TP 707696
12	41 Lyons Street	Lot 1 TP249130
13	Unit 1, 11 Nelson Street	Lot 1 RP16599
14	Unit 2, 11 Nelson Street	Lot 2 RP16599
15	Unit 3, 11 Nelson Street	Lot 3 RP16599
16	Unit 4, 11 Nelson Street	Lot 4 RP16599
17	11 Nelson Street	Lot CM RP16599
18	Unit 1, 13 Nelson Street	Lot 1 LP 207695
19	Unit 2, 13 Nelson Street	Lot 2 LP 207695
20	17 Nelson Street	Lot A LP220505
21	19 Nelson Street	Lot 1 LP220505
22	6-10 Nelson Street	Lot 2 LP 113514
23	12 Nelson Street	Lot 1 TP238834
24	14-18 Nelson Street	Lot 1 TP563368
25	Mill Lane Rosedale	Lot 2 TP 122454
26	35 Lyons Street	Part Lot 1 TP 878539
27	33 Lyons Street	Part Lot 1 TP 17525
28	29-31 Lyons Street	Part Lot 1 LP95967
29	25-27 Lyons Street	Lot 2 LP 95967
30	Nelson St Road Reserve	-
31	Mill Lane Road Reserve	-

Figure 5 | Allotments within DP Area



3 Site Assessments

The REDP has been prepared following the preparation of several investigative reports, which can be summarised as follows:

3.1 Infrastructure Servicing

An Infrastructure Servicing Report was prepared by Millar Merrigan (June 2016) and provides an assessment of the infrastructure available within the area and its ability to service the Development Plan area. The report is included as Appendix 3 and provides the following summary of existing conditions:

- Gippsland Water are the responsible authority for sewerage within the area which includes the Mill Lane Sewer Pump Station located to the north of the site. Advice from the Land Development Team at Gippsland Water confirms that the pump station has recently been upgraded resulting in an increased pump duty. It therefore has the capacity to service the REDP without significant augmentation.
- Reticulated Water is readily available and is connected to existing buildings within the development plan area. Gippsland Water is the responsible authority for water supply and have confirmed that the existing mains in the vicinity

- of the site are adequate to service the proposed development.
- The relevant electricity supplier for the site is AusNet. They have existing overhead powerlines that run along the southern side of Mill Lane and further lines available in Rosedale-Longford Road. Advice from Ausnet suggests that these assets have the capacity to service the development.
- APA Group have advised that gas infrastructure exists in Lyons Street, Rosedale- Longford Road and Nelson Street. The ability of these assets to service the development plan area cannot be determined until a formal application is made with the authority at the planning permit stage, however it is not anticipated that significant servicing issues will present.
- Telstra Telecommunications and NBN infrastructure is available within the area and can be extended to service the development with no anticipated capacity issues.

Figure 6 | Existing Sewerage assets



3.2 Urban Run off

The responsible authorities for local drainage are West Gippsland Catchment Management Authority (WGCMA) and Wellington Shire Council. Adam Dunn, Statutory Planning Manager, at the WGCMA was consulted during the preparation of this the REDP.

There is limited formal drainage within the REDP area. Properties along the western extent of the site connect to existing drainage in Lyons Street and Nelson Street. The single dwelling on the eastern periphery of the site has no formal drainage connection and simply dissipates into the surrounding paddocks.

The REDP area directly abuts the Latrobe River floodplain to the north. A drainage channel contained within the north south alignment of Mill Lane to the east of the site conveys major flows from the Rosedale Township to the Latrobe River at large volumes and high velocities. The limitations of this conveyance together with the low lying areas of east-west Mill Lane to the north of the site result in areas of the land being subject to inundation as shown in Figure 7 below.

It is noted that the 'Rosedale Flood Study' is under preparation by WGCMA and has produced <u>draft</u> revised mapping that proposes to reduce the area of the site subject to inundation (see Figure 8).

A Preliminary Stormwater Management Statement (SWMS) has been prepared for the REDP and discusses the impacts of flooding on the site in detail. Flood Modelling has been undertaken and is included within the SWMS. A copy of the SWMS is provided at Appendix 4.

Existing Mill Lane Drainage Channel



Existing drainage infrastructure constructed under Rosedale-Longford Road entering a channel in Mill Lane



Figure 7 | Area of site subject to inundation



Figure 8 | DRAFT revised flood mapping



3.3 Existing Road Network

A Traffic Impact Assessment has been prepared for by O'Brien Traffic. A copy is attached at Appendix 5. In the context of the existing conditions of the area, the assessment details the following:

- **Lyons Street** Abutting the western boundary of the site Lyons Street is a Road Zone Category 1. Lyons Street comprises of two distinct sections, north of Princes Street it forms part of Princes Highway and is a divided road featuring two traffic lanes in each direction. South of Princes Street, it is divided but features only a single lane in each direction with parking either side. The speed limit of Lyons Street in the vicinity of the site varies between 60km/h and 100km/h. The intersection of Lyons Street and Princes Street is controlled via a roundabout that is earmarked for upgrade (see figure 9). These proposed works will have no impact on vehicular access to and from the site.
- Mill Lane abutting the northern and eastern boundaries of the subject site Mill Lane is an unsealed rural residential access road. The east-west alignment features a carriageway width of approximately 3.5m – 4.0m and the north-south alignment features a carriageway width of approximately 3.7m to 5.0m. The intersection with Lyons Street features left and

right turn deceleration lanes whereas the intersection with Rosedale Longford Road contains no special treatment. Discussions with Council have resulted in an agreement to pursue the closure of the north south alignment of Mill Lane as part of the REDP as discussed below.

- Rosedale-Longford Road abutting the southern boundary of the site Rosedale-Longford Road is a rural arterial road in a Road Zone Category 1. The road is undivided and features a single 2.9m to 3.3m wide traffic lane in each direction. The speed limit past the subject site is 60km/h and increases to 100km/h past Mill Lane.
- Nelson Street is a local access street situated within the DP area. It runs in an east west direction and intersects with Lyons Street where a standard T intersection treatment is provided. The road features an unsealed carriageway with a width of approximately 4.2m and a default speed limit of 50km/h.

The traffic impact assessment contains estimated traffic counts with Lyons Street north bound estimated to accommodate an average of 10,400 vehicles per day (vpd), Lyons Street south bound 2,100vpd, Mill Lane less than 100vpd, Nelson Street less than 150vpd and Rosedale Longford Road between 1,000 to 2,000vpd.

Figure 9 – Proposed intersection upgrade Lyons Street/Princes Street



Lyons Street Looking south



Mill Lane looking west



Rosedale Longford Road looking west



Nelson Street looking east



3.4 Public Transport

Rosedale is situated on the Melbourne to Bairnsdale V/Line railway with Rosedale Station located within 400m of the REDP area. There are six daily train services between Melbourne and Bairnsdale that stop at Rosedale Station.

Whilst there are no local bus routes within Rosedale, public buses travel between Traralgon and Sale via Rosedale. The bus stop is located within the commercial area of town on the corner of Princes Highway and Hood Street, approximately 350m from the REDP area.

3.5 Pedestrian & Cycle Network

Constructed footpaths are available within the town centre of Rosedale however in the immediate vicinity of the site, the only area serviced by footpaths is part of the western boundary abutting Lyons Street. Footpaths on this side of Lyons Street end at the Rosedale Hotel. No footpaths are available along Rosedale-Longford Road, Mill Lane or Nelson Street.

There are currently no formal bicycle path facilities within Rosedale however wide roadways provide for shared vehicle and bicycle activity.

3.6 Ecological Considerations

An Ecological Assessment has been prepared by Millar Merrigan (June 2016) and is included as Appendix 6. The assessment provides the following description of the existing conditions:

- The land contains predominantly pasture grass along with a few native scattered trees located within. Site inspections have identified that the vegetation on site is not of high ecological value. Detailed assessment and consideration of removal or retention of scattered trees located on site should be undertaken at the subdivision stage of development.
- As shown in figure 10 overleaf, the study area historically formed part of the Plains Grassy Woodland (EVC 55) which is described as:
 - An open, eucalypt woodland to 15 m tall occurring on a number of geologies and soil types. Occupies poorly drained, fertile soils on flat or gently undulating plains at low elevations. The understorey consists of a few sparse shrubs over a species-rich grassy and herbaceous ground layer.
- It is evident that over time the site has been highly modified through past land practices such as extensive clearing and grazing, and the land is now characterised by pasture grass with few remnant scattered trees.

- The 2005 mapping of EVCs illustrates that there is no vegetation on site that reflects the ecological characteristics of the original EVCs (refer to Figure 11 overleaf).
- There are some scattered trees across the site which may be classified as Native Vegetation however preliminary assessment of this vegetation indicates it is not of high significance. Further assessment of this vegetation should be undertaken at the subdivision stage to determine if the vegetation should be retained or can be removed with offsets provided.

A single flora species (Matted Flax Lilly) and a single fauna species (Growling Grass frog) listed under the EPBC Act and Flora and Fauna Guarantee Act 1988 were identified within the surrounding area however due to the lack of habitat present on site their presence is considered to be highly unlikely.

Existing ecological site conditions



Figure 10 | Pre European settlement mapping EVC 55 – Grassy Woodland

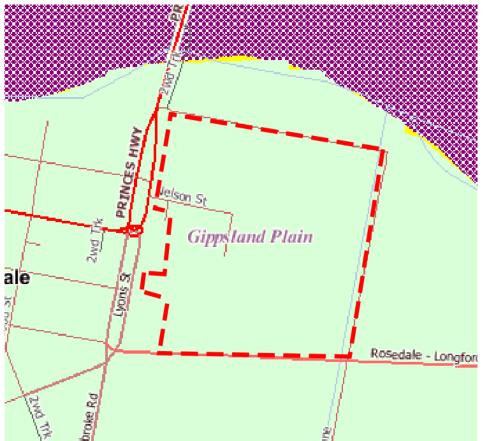
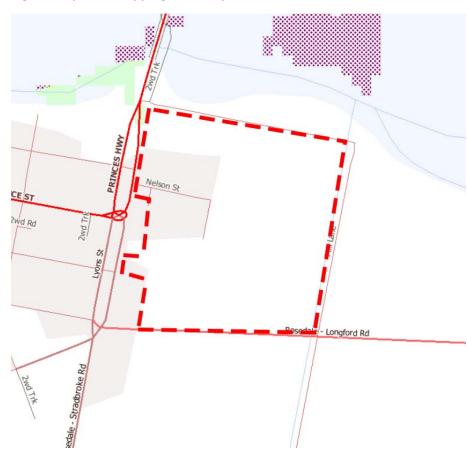


Figure 11 | 2005 mapping (no EVC present)



4 The Development Plan

The Rosedale East Development Plan is illustrated in Figure 13 and attached at Appendix 7. It is a concept for the development of residentially zoned land that is encouraged to be developed in the short to medium term by the adopted Rosedale Structure Plan.

The intention of the REDP is to provide a cohesive basis for future subdivision that responds to the site analysis and expands on the existing urban areas of Rosedale. It delivers an integrated and sustainable neighbourhood with opportunities for differing housing types in a high amenity setting that will attract young families to the Township.

The design has been influenced by the vision set out in the Rosedale Structure Plan in particular the desire to achieve coordinated urban growth that celebrates and enhances the town's character. It ensures that streets are well connected allowing for easy movement within the estate for both vehicles and pedestrians, which will assist in establishing a strong sense of place and vibrancy. The REDP capitalises on the sites proximity to town and encourages alternative modes of travel.

Provision of an open space area that can incorporate play spaces, existing vegetation and attractive new landscaping will create a residential estate with character that will appeal to a variety of home owners, in particular young families.

Water Sensitive Urban Design (WSUD) techniques are intended throughout the Mill Lane Road reserve to the east of the development area. They will not only result in a sustainable development in terms of the capture, use and treatment of stormwater, but will provide flood mitigation for the site and the wider area.

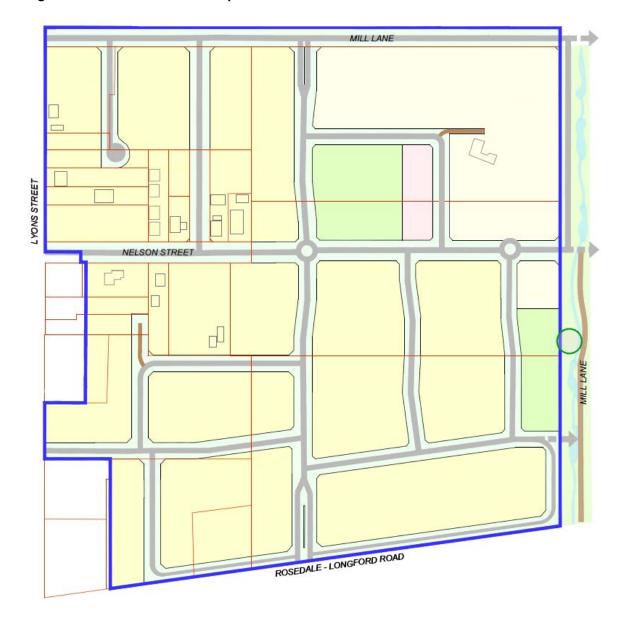
The Development Plan has been prepared following consultation with Wellington Shire Council (John Traa and team) who provided the following notable comments that have informed the design of the REDP:

- Include all land within the DP area, including small landowners;
- Give preference to larger lot sizes (800sqm average) in line with small town characteristics:
- Provide a good mix of lot sizes;
- Consider the retention of some scattered trees;
- Position a larger open space area towards the eastern boundary so it can be combined in the long term with open space of the growth area east of Mill Lane;
- Provide a play space within the open space area;
- Provision for drainage will be required;
- For long term permeability provide at least one future road connection from the DP

- area to the long term growth area east of Mill Lane;
- Interface with Mill Lane and Rosedale Longford Road;
- Provide 50% of lots facing Mill Lane to the east to have an active frontage and prepare an urban design plan showing suitable treatment;
- Provide appropriate connections to Willow Park, the CBD and Rosedale Train Station (Cansick Street).

The REDP incorporates all of these Councils preferences as shown in Figure 13 below.

Figure 13 – Rosedale East Development Plan



4.1 Principles & Objectives

The REDP has been prepared in accordance with a series of strategic objectives based around best practice approach to growth area planning established by *Clause 56: Subdivision* of the Wellington Planning Scheme. The Metropolitan Planning Authority (MPA) Precinct Structure Planning Guidelines provide clear objectives and direction for delivering sustainable neighbourhood design in growth areas. While these guidelines were developed for metropolitan areas, they have relevance in Rosedale despite it being a regional town, and have been used to test the key elements of the REDP.

The objectives of the REDP are as follows:

Housing:

- Provide for the use of residentially zoned land situated adjacent to the commercial area of Rosedale;
- Provide increased residential density to meet a range of population needs and cater for the growing population;
- Provide a range of lot sizes that promote housing choice and affordability;
- Providing housing choices that will encourage young families to relocate to Rosedale and take advantage of existing facilities and services;

- Provide flexible housing that can meet the needs of varying households as they move through life cycle changes, including ageing in place;
- To maintain a compact settlement pattern;
- To consider the location of existing dwellings and provide for an integrated development;
- Promote active frontages to roads and open space, particularly on corner allotments.

Access and Movement

- Provide connectivity to the existing Township and the services within it;
- Provide safe and convenient street networks that are easily navigated;
- Ensure roads can meet traffic demands and accommodate services;
- Provide a safe, legible and interconnected street and path network;
- Ensure future road networks integrate with the existing road network and provides external links for future growth;
- Provide a safe and efficient pedestrian and bicycle network that connects to the town centre and encourages alternative means of travel;
- Provide for infrastructure upgrades to the existing road network including the upgrade of Mill Lane to the north and the closure of Mill Lane to the east to facilitate a drainage solution;

 Ensure the development integrates with proposed roundabout upgrades on Princes Highway.

Open space

- Provide open space areas to improve the liability and attractiveness of Rosedale as encouraged by the Wellington Open Space Plan 2014-2024;
- Provide open space that can accommodate passive recreation whilst also accommodating drainage needs;
- Provide open space areas that can facilitate play spaces suited to young children;
- Establish a sense of place and community;
- Create vegetated trails;
- Provide unencumbered land as open space.

Environment

- Utilise natural site features including topography and drainage to guide design;
- Incorporate Water Sensitive Urban Design (WSUD) techniques into open space areas;
- Protect and enhance the environmental values of the site;
- Protect the built environment from flooding, inundation and stormwater drainage;
- Vegetate the development plan area in themes that build on the existing character of Rosedale.

4.2 Land Budget

The MPA Precinct Structure Planning Guidelines provide the basis for calculating land use. They include the following definitions used in the land budget.

- Encumbered Land is constrained for development purposes. Includes easements for power/transmission, sewer, gas, waterways/drainage; retarding basins/wetlands; landfill; conservation and heritage areas. This land may be used for a range of activities (eg walking trails, sporting fields). It is not provided as a credit against public open space requirements, however regard is taken to the availability of encumbered land when determining the open space requirement.
- Gross Developable Area is the total precinct area excluding encumbered land, arterial roads and other roads with four or more lanes.
- Net Developable Area is land within the precinct available for development. This excludes encumbered land, arterial roads, railway corridor, government schools and community facilities and public open space. It includes lots, local roads and connector streets.

Table 2 - Land Budget

	На	% Site
TOTAL DEVELOPMENT PLAN AREA	24.85	100
ENCUMBERED LAND	-	-
GROSS DEVELOPABLE AREA	24.85	100
OPEN SPACE (UNENCUMBERED)	1.26	5.1
NET DEVELOPABLE AREA	23.59	% of NDA
Roads	6.48	27.47
Residential Lots	16.83	71.32
Medium Density Lots	0.28	1.20

Note: The Development Plan has been designed to allow existing buildings to be retained within their allotments whilst also integrating with the overall development. Some of these allotments have the potential to be further subdivided however this further subdivision has not been factored into average and density calculations provided in section 4.3 below.

5 Land Use Framework

5.1 Housing Density & Diversity

The REDP aims to achieve a quiet urban neighbourhood that will positively contribute to the rural character of Rosedale. It provides an integrated development outcome that retains existing housing within a new residential estate that also offers varying sized vacant allotments for future development.

The REDP has considered not only the applicable Development Plan Overlay Schedule 1 and Clause 56: Subdivision but also Clause 21.10 Rosedale Strategic Framework of the Wellington Planning Scheme, that gives preference to the small town character of Rosedale and its existing average urban lot size of 800sqm.

The MPA Precinct Structure Planning Guidelines includes the following definition:

 Net Housing Density – The number of houses divided by the net developable area.

It is anticipated that the Development Plan can yield approximately 204 allotments together with a medium density site and achieves a net housing density of **8.5 dwellings per hectare**. The State Planning Policy Framework encourages an average overall density in metropolitan growth areas of 15 dwellings per hectare, however

Rosedale is far from a growth area and the resulting density is in line with Councils preference to retain the small town character with an average lot size of 800sqm. It is considered that in this circumstance a density of 8.5 dwellings per hectare is an acceptable response to the rural township character of Rosedale. The proposed density offers the opportunity to provide a variety of allotments suited to the needs of future residents and is the best short to medium term community outcome.

The REDP provides for a mix of housing types and sizes which in turn offer a diversity of choice for future residents. It incorporates existing titles and dwellings, some on larger allotments and some with the potential to accommodate future redevelopment.

A medium density housing area is provided adjacent to an open space reserve where future development can integrate with the reserve and take advantage of an attractive outlook. The size, shape and location of the medium density area provides flexibility for future development with the area easily capable of accommodating terrace style housing or standard allotments should there be limited demand for smaller housing types. Future development of the medium density area will be subject to planning permission ensuring Council maintain control over development.

The REDP will cater for housing affordability, first home buyers, growing households and ageing in place and is considered to be consistent with the existing residential density of Rosedale.

6 Open Space

Wellington Shire's *Open Space Plan 2014-2024* recognises that Rosedale has little public open space and additional effort is required to improve the attractiveness and liveability of the town.

Figure 14 indicates the location of public open space available in the town and includes central medians that are contributors to the town's character, as well as district and local parks that provide recreational opportunities such as sporting facilities, playgrounds and overnight parks utilised by tourists.

Figure 14 – Existing open space areas within Rosedale (purple)



Consultation with Council indicated a preference for a usable open space area inclusive of play space within the REDP area given its positioning on the eastern side of the Highway and existing open space areas on the western side of the Highway.

Clause 52.01 Public Open Space Contribution and Subdivision of the Wellington Planning Scheme requires a person who proposes to subdivide land to make a contribution to Council for public open space to an amount of 5% of the site. A cash contribution may be accepted in lieu of land at the discretion of the responsible authority.

As shown on the Open Space Plan (19414DP4) at Appendix 8, approximately 1.26ha of the DP area is to be set aside as public open space which equates to 5.1% of the total site area. The open space proposed is inclusive of a major reserve of 8009m² that is situated towards the centre of the DP area that will incorporate space for active and passive recreation, including a playground, room to kick a ball, and shared pathways that link through the development, to town and to existing open space areas nearby.

The location of the proposed open space reserve is as nominated as a preferred location by Wellington Shire Council during planning discussions. The reserve is partly located within Stage 5 and 7 of the REDP and partly located within Stage 2 which will ensure that an area of open space is available to residents early on in the proposed development.

A smaller reserve of 4634m² is proposed on the eastern extent of the DP area. It will connect with the linear trail proposed within Mill Lane and will service the future residneital area on the east side of Mill Lane.

Proposed open spaces areas are sized and located in accordance with Councils preference.

Example play ground with open lawn area overlooking wetlands



7 Infrastructure

The provision of infrastructure to service the proposed development is subject to detailed design at the subdivision stage, however the following preliminary advice has been provided.

7.1 Drainage

The relevant authorities for drainage are West Gippsland Catchment Management Authority (WGCMA) and Wellington Shire Council.

The REDP has triggered the preparation of a Stormwater Management Strategy (SWMS) that seeks to improve current drainage conditions including water quality, flow regimes and the safety of existing table drains.

A copy of the SWMS is available at Appendix 4, it has been prepared based on the revised flood mapping prepared by the WGCMA as part of the Rosedale Flood Study and also includes updated Flood Modelling undertaken by Water Technology.

A key feature of the strategy is the partial realignment of the north south Mill Lane road to allow for a widened flow conveyance and treatment functions within the road reserve. A series of wetland ponds are proposed within the road reserve and will ultimately slow the velocity of flows entering Blind Joes Creek and mitigate the wider

flooding issues. The wetland also provides the opportunity to incorporate native plantings that will assist with stormwater filtration to ensure the development can meet best practice design principles. The design of the wetland should reflect a natural environment as demonstrated on DP, rather than constructed retarding basins.

In response to the LSIO that affects part of the subject site, the SWMS proposes that all areas below the calculated flood level of 16.1AHD (inclusive of 300mm freeboard) be filled. The filling of the site has been modelled by Water Technology and produces a developed conditions model that demonstrates appropriate afflux. Further details regarding the treatment of flood waters within the DP area are provided in the attached SWMS and Flood Modelling.

Within the REDP area, a central overland flow path will be provided with the major internal north south road accommodating for additional flows through the site.

The proposed drainage strategy is supported by Water Technology who haven undertaken flood modelling as well as Adam Dunn of WGCMA who has raised no objection to the strategy subject to detailed design.

Example of natural wetland



7.2 Sewerage Provision

The Mill Lane Sewer Pump Station situated to the north of the site has recently been upgraded and will be able to service the site without significant augmentation.

7.3 Water Provision

The relevant service authority for water in this area is Gippsland Water. Consultation with Gippsland Water's Land Development Team (Michael Johnstone) has confirmed that a 150mm interlinked dual feed main would be adequate to service the development and this is easily achievable via interconnecting mains through Mill Lane, Nelson Street and Rosedale Longford Road.

7.4 Electricity Provision

The relevant electricity supplier is Ausnet. AusNet's Design Officer Emma Bostedt has advised there is sufficient capacity in the existing network to service the proposed development and the development will be required to provide underground infrastructure.

Existing earthing overhead lines that cross the south eastern corner of the DP area will be required to be realigned to fit within the existing Rosedale-Longford Road reserve. Overhead conductors to the north and south of the DP area are likely to require upgrade.

7.5 Gas Provision

The relevant service authority for Gas is APA group who have existing gas infrastructure to the west of the DP area in Lyons Street, however the assets may not have capacity to service the development. A detailed assessment of the gas reticulation requirements including any upstream augmentation will be assessed upon submission of a formal application for connection to natural gas, at subdivision stage.

7.6 Telecommunication Provision

The subject site is situated within the current NBN footprint and NBN Co have confirmed that the overall development can be provided with Fibre to the Premises. Commercial agreements between NBN Co and the developer will be required at the subdivision stage. In the event that NBN cannot service the proposed development, Telstra copper service is available.

8 Access & Movement

The REDP aims to create a safe and convenient neighbourhood that includes a clear and legible street network that provides for access through the development and links with surrounding road networks.

A Mobility Plan (19414DP3) has been prepared and is attached at Appendix 9.

8.1 Vehicle Access

Primary access to the DP area will be achieved via Rosedale-Longford Road where a single connection is proposed to the major north south connector road proposed within the development. Advice from O'Brien Traffic suggests the existing and proposed traffic generation can be accommodated with a basic left turn and basic right turn intersection treatment.

The east-west alignment of **Mill Lane** is proposed to be constructed to provide access to the northern extent of the DP area. The existing intersection with Lyons Street may require upgrade in accordance with the requirements of the responsible authority to be determined at the subdivision stage. The north-south alignment of Mill Lane will be realigned to provide for drainage function discussed above.

Nelson Street is proposed to be upgraded and continued east as a collector road through the development offering a link to the long term growth area east of the site. O'Brien Traffic recommend modification of the left turn arrangements from Lyons Street southbound into Nelson Street. A new kerb alignment will facilitate a deceleration lane into Nelson Street.

Lastly, a new connection is proposed to **Lyons Street** towards the south of the DP area. A review of average traffic volumes has determined a basic left turn treatment is satisfactory.

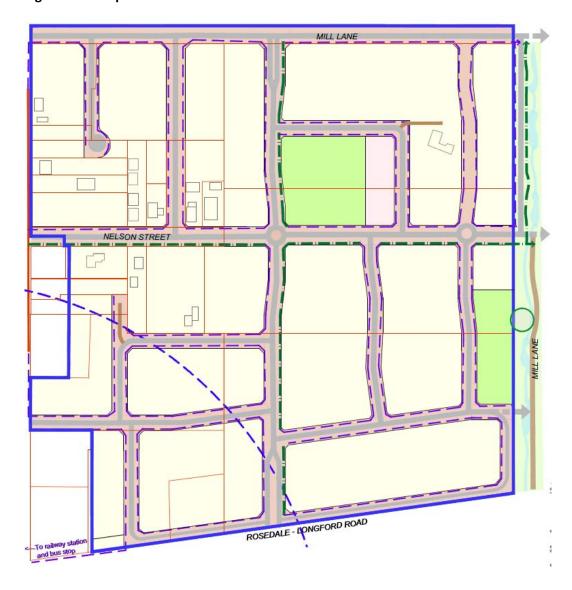
Detailed design and necessary intersection upgrades will be determined and designed. at the subdivision stage and to the satisfaction of the responsible authorities.

8.2 Internal Road Network

The development plan proposes a functional street network that incorporates varying sized road reserves to accommodate proposed traffic generation. As shown on the Cross Sections Plan at Appendix 10, proposed roads vary from 12m to 22m and will provide for safe and efficient movement throughout the development.

The design of the road network, minimises access to Rosedale-Longford Road and creates potential future road links to the long term growth area to the east of the site as encouraged by Council. Double crossings should be provided where possible to minimise disruptions to the streetscape. The proposed internal road network is to be provided in accordance with Wellington Shire Council standards.

Figure 16 – Proposed internal road network



8.3 Pedestrian Connectivity

The SEPA *Healthy by Design* provides guidance in designing walkable and in turn liveable communities. It includes the following Design Objective:

To provide an accessible integrated network of walking and cycling routes for safe and convenient travel to local destinations and points of interest.

A number of design considerations are included to achieve the objective and are aimed at *making* connections, creating safe places for people to walk and cycle, creating stimulating and attractive routes, designing safe and accessible footpaths and shared path design.

The proposed development has been provided with an appropriate shared pathway network as demonstrated on the Mobility Plan at Appendix 9. Paths are provided on each side of the road network and through the proposed reserve, including the lineal reserve within discontinued Mill Lane. They link with the existing pathways available in Lyons Street and provide opportunities for alternative means of travel to the nearby commercial area of Rosedale.

Pathways should be designed to meet the applicable standards at the subdivision stage.

Example of shared pathway meandering through lineal reserve.



9 Landscape

The REDP presents the opportunity to enhance the landscape values of a degraded site. The provision of an appropriate landscape theme can provide a sense of place and community and ensure an attractive development that will enhance the character of Rosedale. A Landscape Concept (19414DP5) has been prepared and is attached at Appendix 11.

The REDP Landscape Concept proposes avenue plantings of large canopy trees on both sides of new roads within the DP area, that will create visual interest and provide the development with a leafy character. The Landscape Concept recommends the incorporation of varying species of canopy trees that can provide hierarchy amongst the proposed roads.

The proposed local reserve will form the main area of open space for the development. Its location close to the middle of the site will ensure it is readily available to all residents and its part construction in Stage 2 will ensure it is provided early in the life of the development.

Consideration should be given to landscaping within the reserve, such as the provision of large canopy trees scattered throughout, that will not only provide users with shaded areas but result in potential habitat opportunities for local fauna. Appropriate landscape treatment of this open space area will result in an attractive local park that will be well utilised by residents. The Development Plan recommends the inclusion of a local play space within the reserve as suggested by Wellington Shire Council.

The lineal reserve within the Mill Lane road reserve will provide for the management of stormwater with a series of wetlands proposed for retardation and treatment. The wetlands provide the opportunity to incorporate native plantings that will be visually pleasing, can provide habitat for local fauna and assist with stormwater filtration to

ensure the development can meet best practice design principles. An appropriately designed wetland will enhance the environmental values of the site and provide a positive contribution to the open space network.

An indicative plant palette is included on the Landscape Concept Plan and future planning applications and detailed landscape design should implement species chosen from this palette, to the satisfaction of Wellington Shire Council.

Provide play space within the reserve area



10 Bushfire

The site is not affected by a Bushfire Management Overlay and as such, no bushfire planning requirements are applicable.

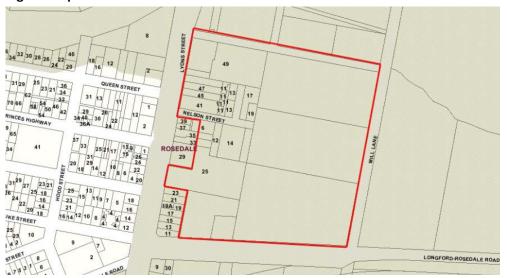
The Development Plan area is however contained within a designated Bushfire Prone Area (BPA) (see Figure 17) and as such bushfire construction requirements apply to each future lot at building permit stage. A minimum construction level of BAL 12.5 (Bushfire Attack Level) is imposed by AS3959-2009 Construction of Buildings in Bushfire Prone Areas and the BAL is increased as the bushfire hazard increases. Vegetation and slope within 100m of a dwelling is considered in determining the BAL.

The most likely form of bushfire attack to the REDP area would be from grassfire, which has the potential to spread rapidly across surrounding grazing land and interact with more substantial vegetation, such as that along the Blind Jones Creek and further north at the Latrobe River, both of which are in excess of 100m from the development plan area. Some vegetation is present within the Mill Lane road reserve however this is arranged in a row and does not present a high bushfire hazard. New landscaping within the open space areas and along the drainage line east of the site will increase vegetation cover however these will not be of a scale that presents particular hazard to the development plan area.

The REDP has appropriately considered bushfire hazard to enable ease of future development, through use of deep lot modules abutting open space areas and provision of perimeter roads between surrounding farming land and residential areas, where possible. This will enable application of low BAL's to the future allotments.

It is also noted that developers will need to consider staging in respect to lots that abut undeveloped areas within the development plan itself. These abuttals can be further considered at subdivision stage, based on the conditions of the Given that the land abuts the Rosedale Township it would be reasonable to expect the BPA to be removed from the site as development begins to occur and updates to the mapping are undertaken.

Figure 17 | Extent of Bushfire Prone Area



11 Implementation

11.1 Staging

As shown on the Staging Plan at Appendix 12 the development can occur in stages with title boundaries, ownership and the provision of infrastructure determining factors when developing the proposed stages. It is envisaged that the development can occur in twelve stages (12) commencing adjacent to Mill Lane and moving south towards Rosedale Longford Road. The drainage infrastructure proposed to be developed in the section of Mill Lane to be closed, will be constructed over three stages.

The development can occur out of sequence to the nominated staging, as long as the required infrastructure is provided, and easements are created as necessary. Should any interim works be required within undeveloped stages, Licensing Agreements should be entered into as a condition of permit as required.

11.2 Application Requirements

An application for subdivision should consider the following:

 Subdivision layouts must be generally in accordance with the Rosedale East Development Plan.

- Subdivision layouts must meet the requirements of Clause 56: Subdivision at the discretion of Wellington Shire Council.
- Open space must be provided in accordance with the Rosedale East Development Plan and Clause 52.01: Public Open Space Contribution and Subdivision, with a cash contribution to be paid for any shortfall of public open space at the discretion of Wellington Shire Council.
- Lots directly abutting reserves should be designed to facilitate passive surveillance.
- Prepare Urban Design Guidelines as required to manage the interface between lots that back or side onto public open space areas and the Mill Lane Road reserve.
- Street networks must support building frontages with two-way surveillance.
- Provide for walking and cycling networks that link with existing pathway and provide for circulation to town in accordance with Healthy by Design Guidelines.
- Infrastructure must be designed and constructed in accordance with Council's infrastructure design guidelines and the Victorian Stormwater Committee Best Practice Guidelines.
- A Cultural Heritage Management Plan must be prepared for areas of the site considered culturally sensitive in accordance with the Aboriginal Heritage Regulations 2007 and to the satisfaction of Wellington Shire Council.

- Subdivision design should give consideration to the retention and protection of native vegetation where possible.
- The removal of Native Vegetation is to occur in accordance with Permitted clearing of native vegetation – Biodiversity assessment guidelines, as applicable.
- A landscape master plan must be prepared and submitted as part of any subdivision application. The plan must be generally in accordance with the Landscape Concept Plan, be approved by the responsible Authority and and include the following:
 - Vegetation to be retained and removed;
 - The areas of public open space and road reserves to be planted, including landscape detail;
 - The species, height and placement of trees;
 - The placement of one street tree per new frontage;
 - The location of pedestrian pathways, signage, fencing, public lighting and street furniture;
 - The detailed design of drainage areas and WSUD features.
- The landscape design must:
 - Ensure landscaping supports surveillance and provides shade in streets, parks and public open space;
 - Develop appropriate landscapes for the intended use of public open space, including areas for passive and active

- recreation, the exercising of pets, playgrounds and shaded areas;
- Provide appropriate pathways, signage, fencing, public lighting and street furniture;
- Utilise existing trees as a setting for recreational and play areas, and take advantage of their aesthetic qualities as a feature within the development;
- Create low maintenance, durable landscapes that are capable of a long life;
- Streetscapes and public open space must be planted with native vegetation from Councils preferred planting schedule.
- The developer must pay Council the cost of purchasing, planting and maintaining street trees for 12 months;
- The developer must develop wetlands in accordance with an approved landscape plan.

Appendix 1 –Title Plans

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PLAN OF SUBDIVISION OF .
CROWN ALLOTMENT 5

PARISH OF ROSEDALE

COUNTY OF BULN BULN

SCALE

OF

LINKS

VOL. 4056 FOL. 148 VOL. 7682 FOL. 127

COLOUR CODE

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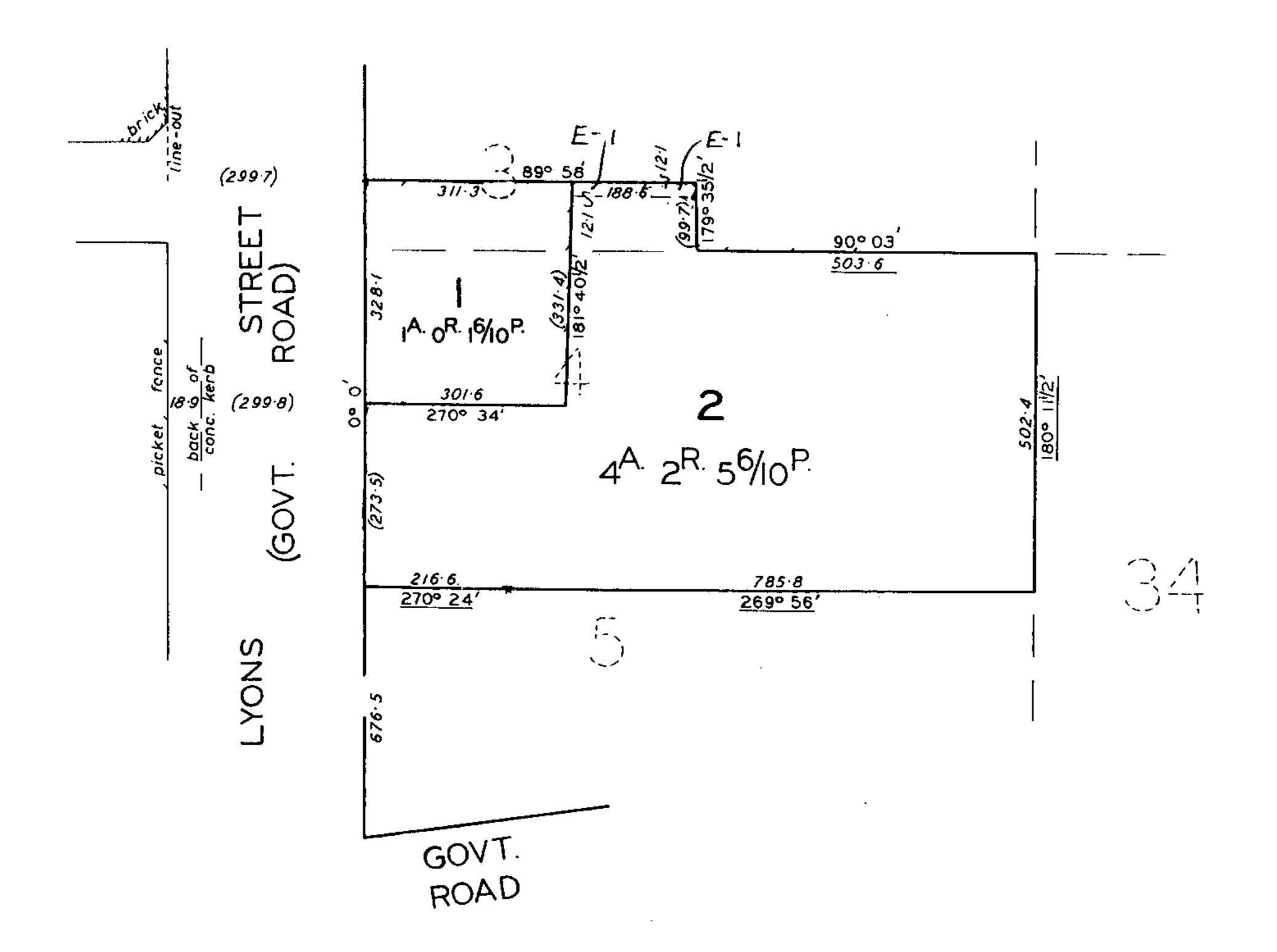
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LP95967 EDITION 1 APPROVED 24/8/72

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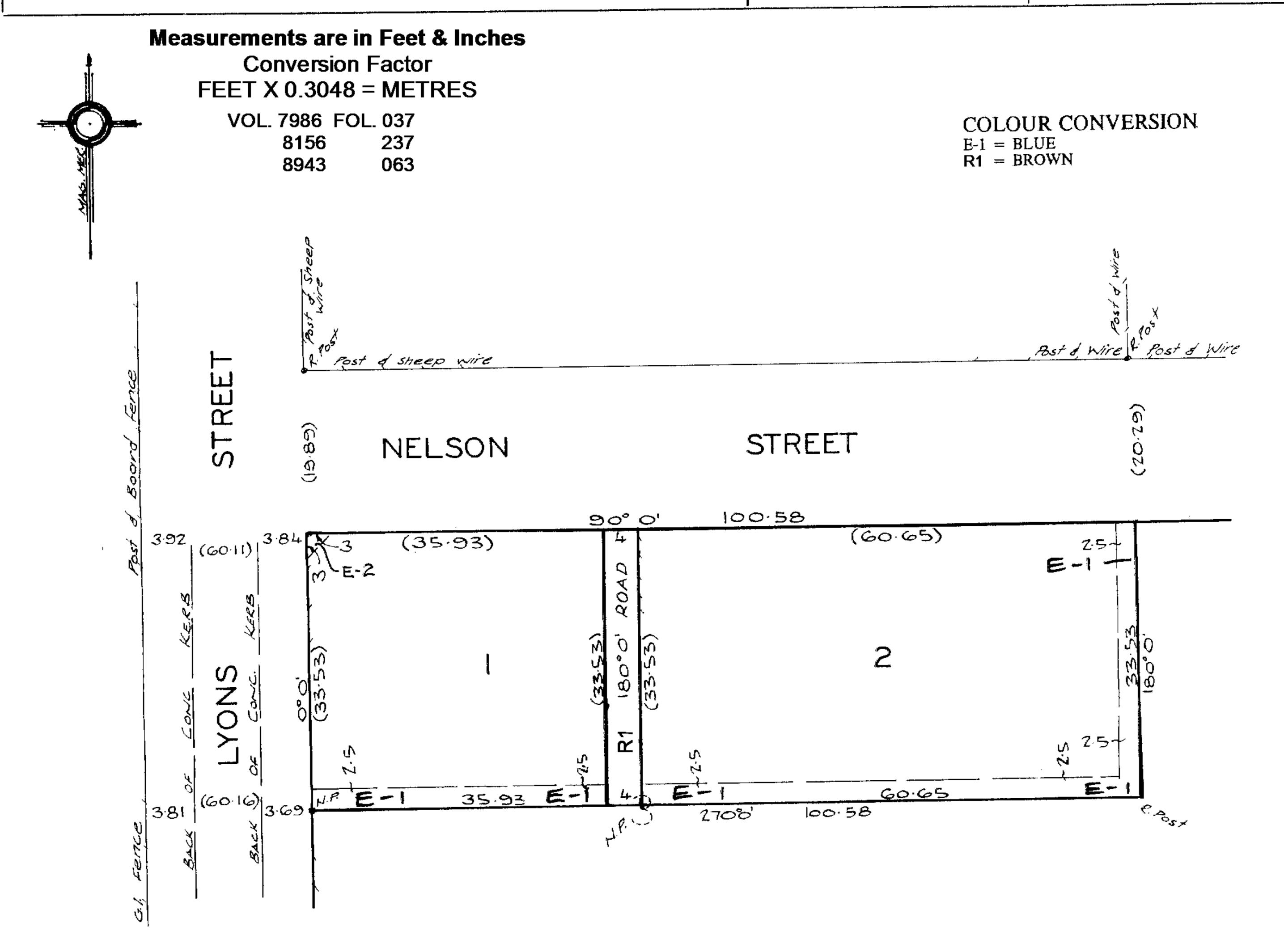
FOR TITLE REFERENCES TO LOTS SEE PARCELS INDEX

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certify that this plan has been prepared from a survey made under my immediate direction and supervision, in accordance with the *Surveyors Act* 1978 and completed on 15 OCTOBER 198 that this plan is accurate and correctly represents the adopted boundaries and the classification of the survey is C3. 8768 SURVEYOR SURVEYORS, 3850 8 CERTIFICATION STREET LYONS ASSOCIATES 5999 ENGINEERING STREET, SALE, INNES STREET 051 GEOFFREY AMENDMENTS LAND AND 260 YORK S TELEPHONE INNES ⋖ $\mathbf{\alpha}$ ပ ш

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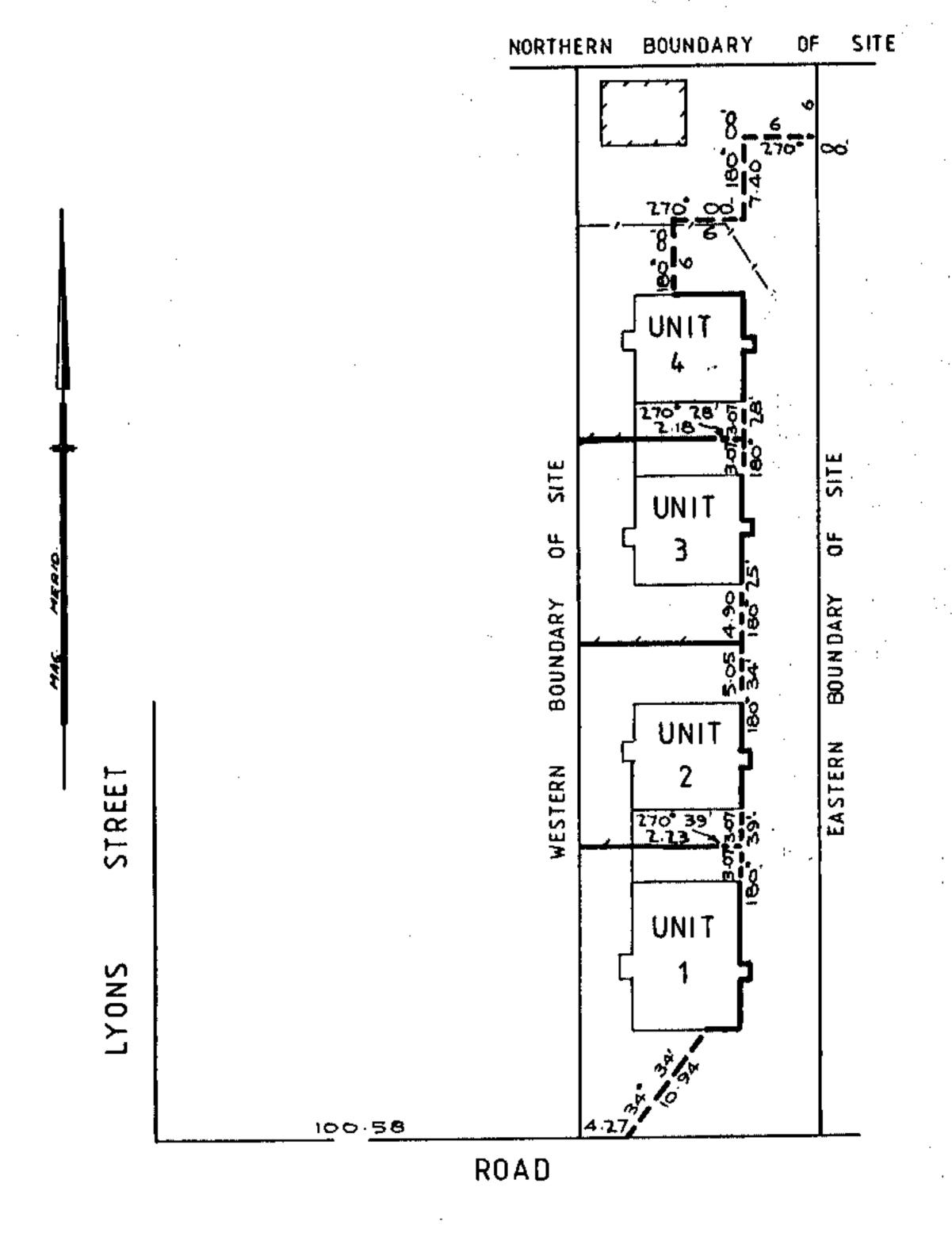
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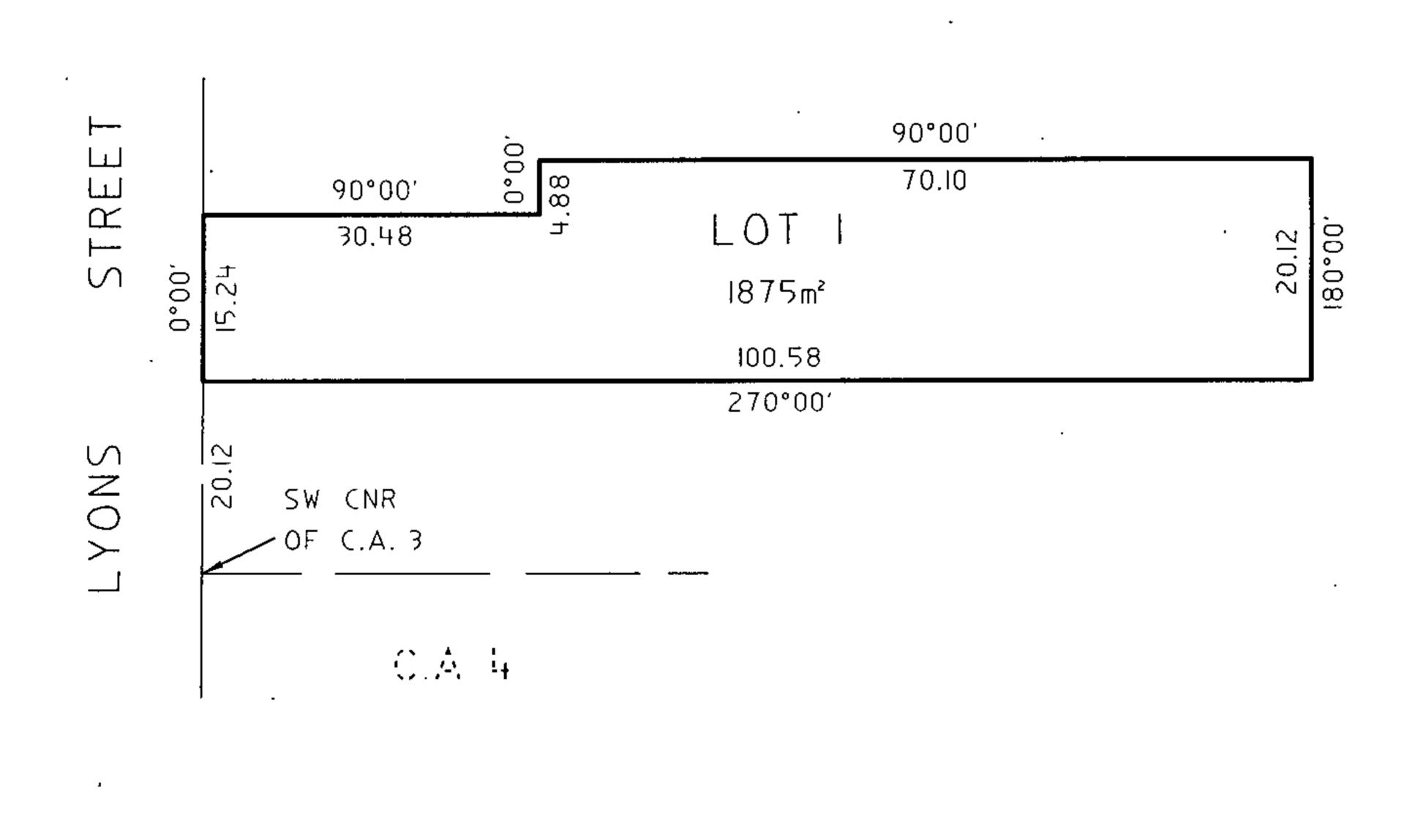
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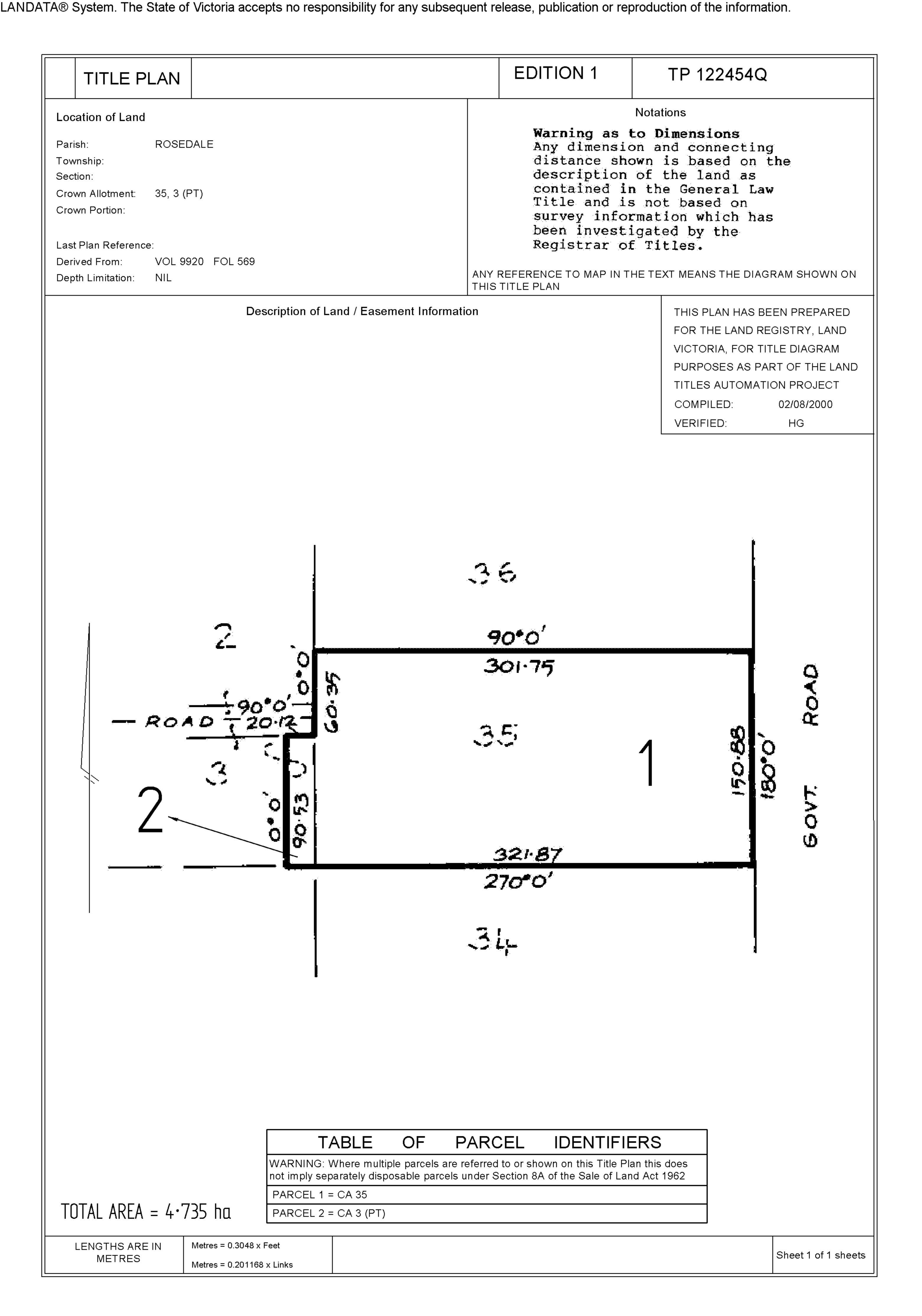
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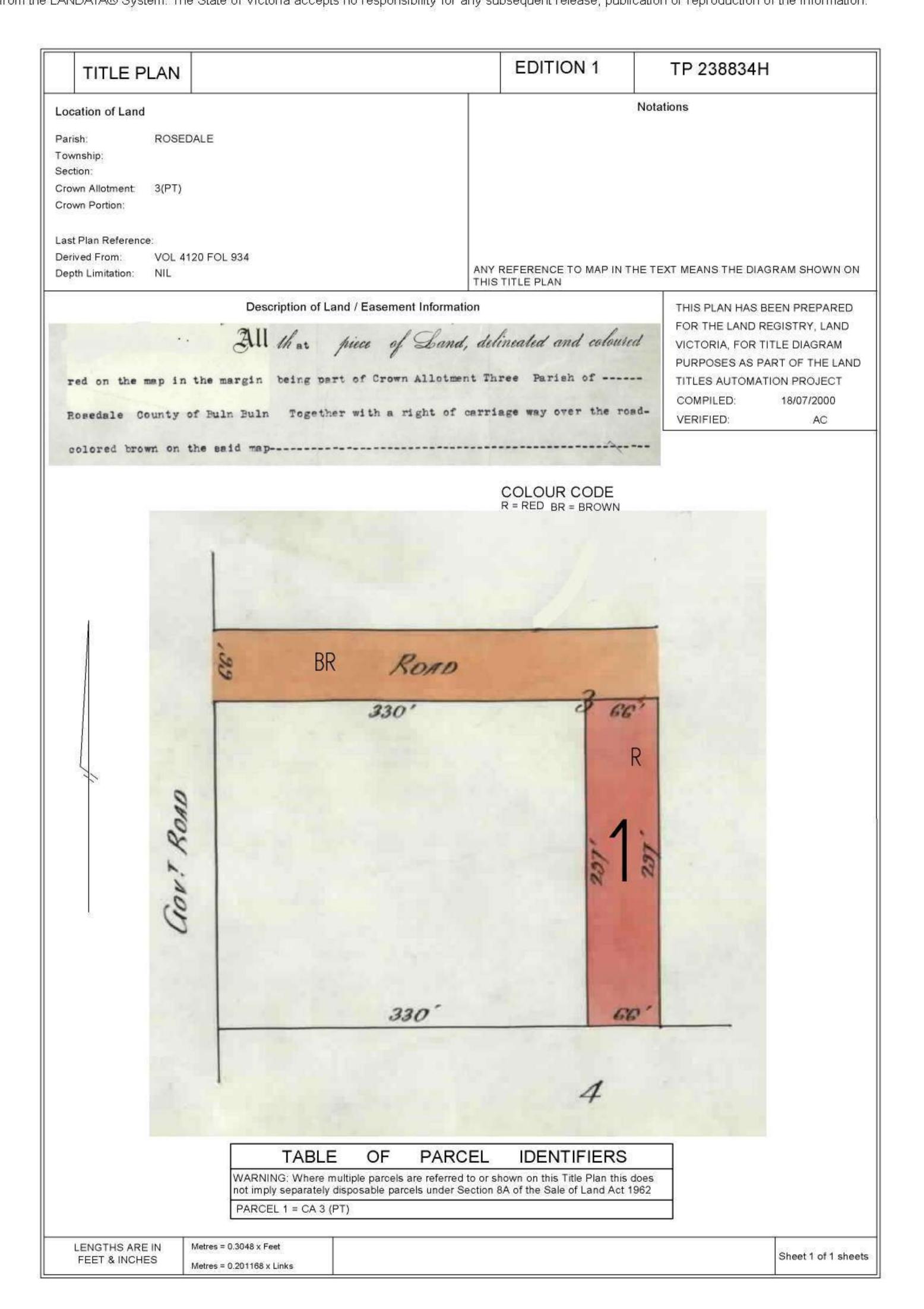
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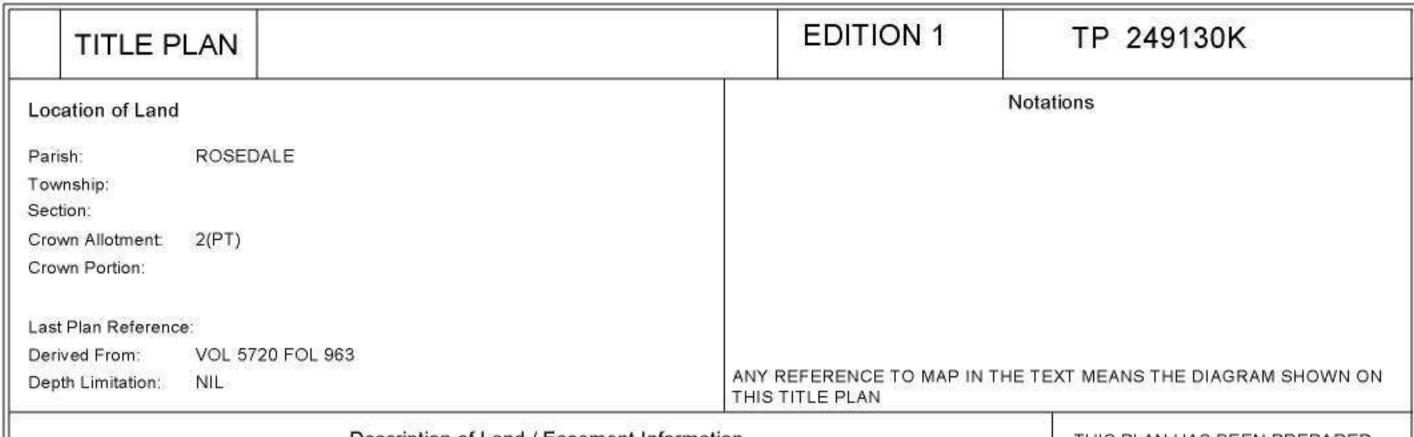
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All that piece of Land, delineated and coloured

Description of Land / Easement Information

red on the map in the margin being part of Crown Allotment Two Parish of Rosedale - County of Buln Buln - Together with a right of carriage way over the road colored -

brown on the said map - - - -

THIS PLAN HAS BEEN PREPARED
FOR THE LAND REGISTRY, LAND
VICTORIA, FOR TITLE DIAGRAM
PURPOSES AS PART OF THE LAND
TITLES AUTOMATION PROJECT
COMPILED: 15/12/1999

VERIFIED: BE

COLOUR CODE

R = RED BR = BROWN

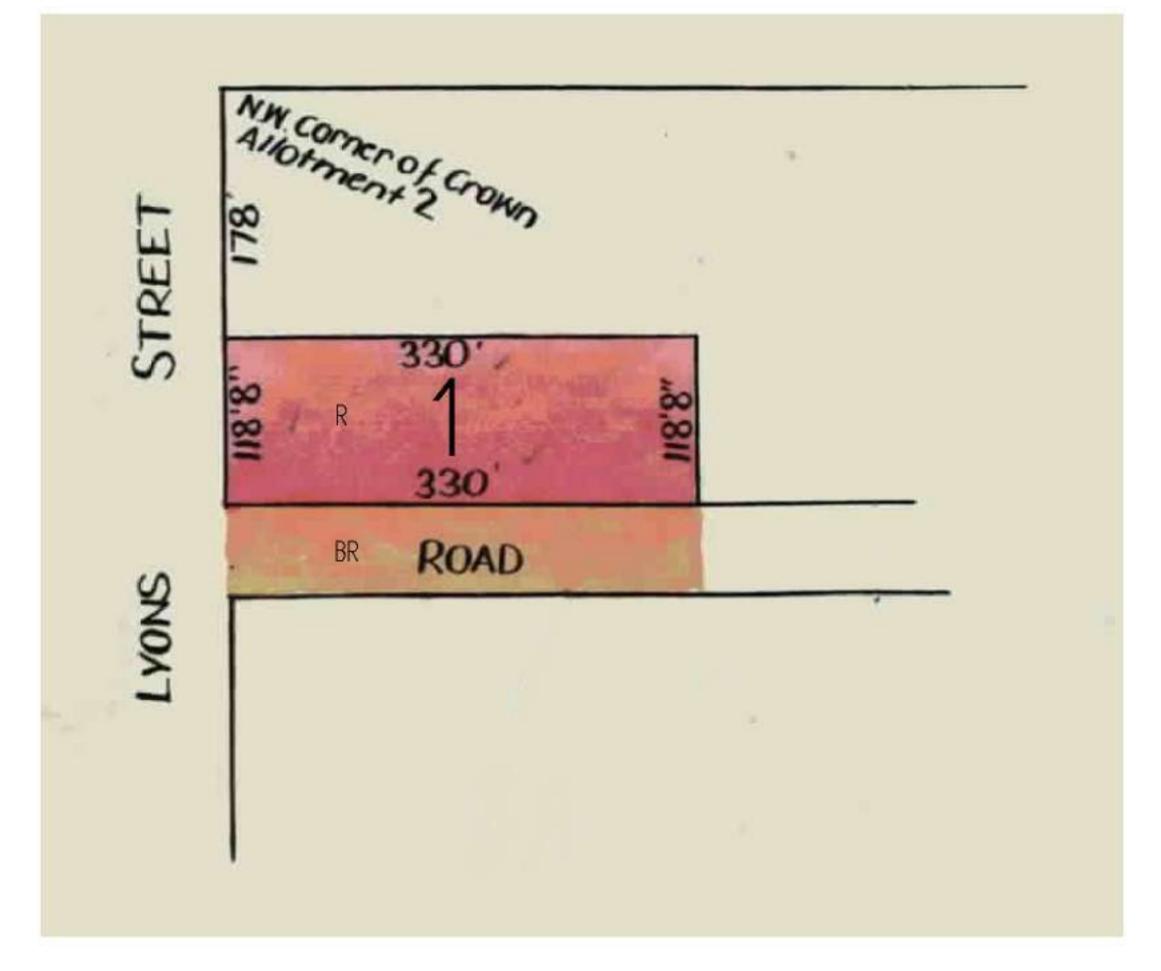


TABLE OF PARCEL IDENTIFIERS

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PARCEL 1 = CA 2 (PT)

LENGTHS ARE IN FEET & INCHES Metres = 0.3048 x Feet
Metres = 0.201168 x Links

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EDITION 1 TP 389638M TITLE PLAN Notations Location of Land ROSEDALE Parish: Township: Section: 5 (PT) Crown Allotment Crown Portion: Last Plan Reference: Derived From: VOL 6633 FOL 418 ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON Depth Limitation: NIL THIS TITLE PLAN

Description of Land / Easement Information

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PC

VERIFIED:

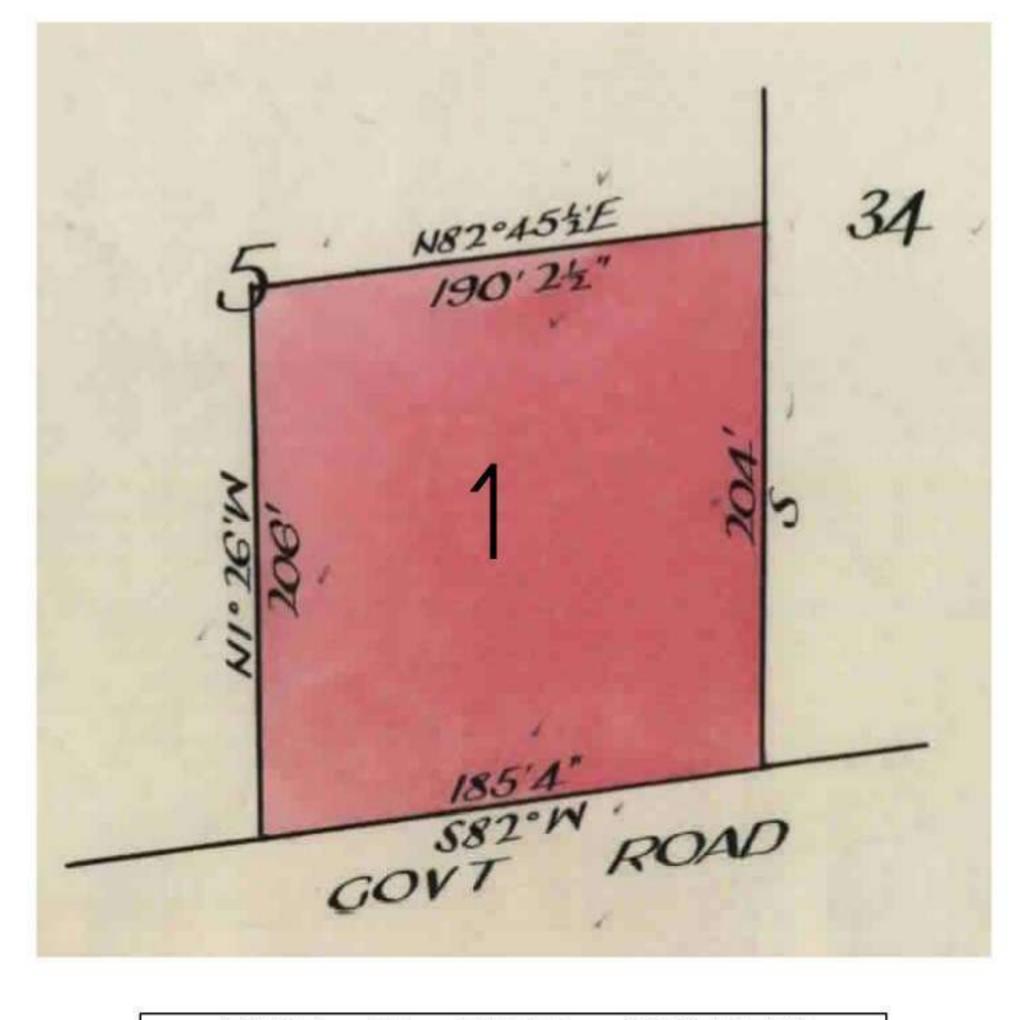


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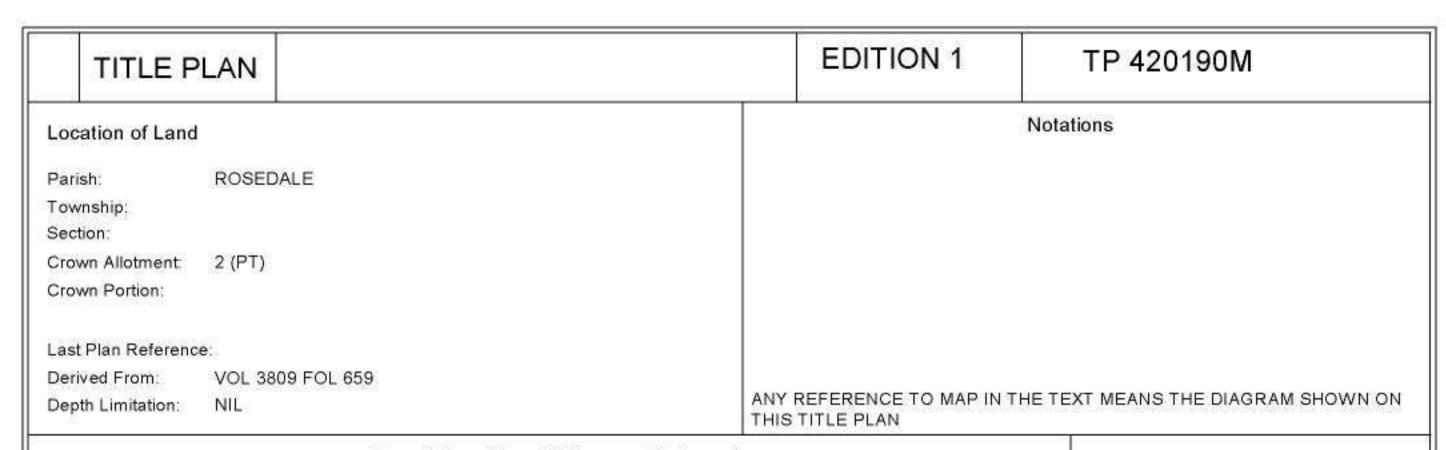
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TITLES AUTOMATION PROJECT
COMPILED: 28/04/2000

VERIFIED: C.L.

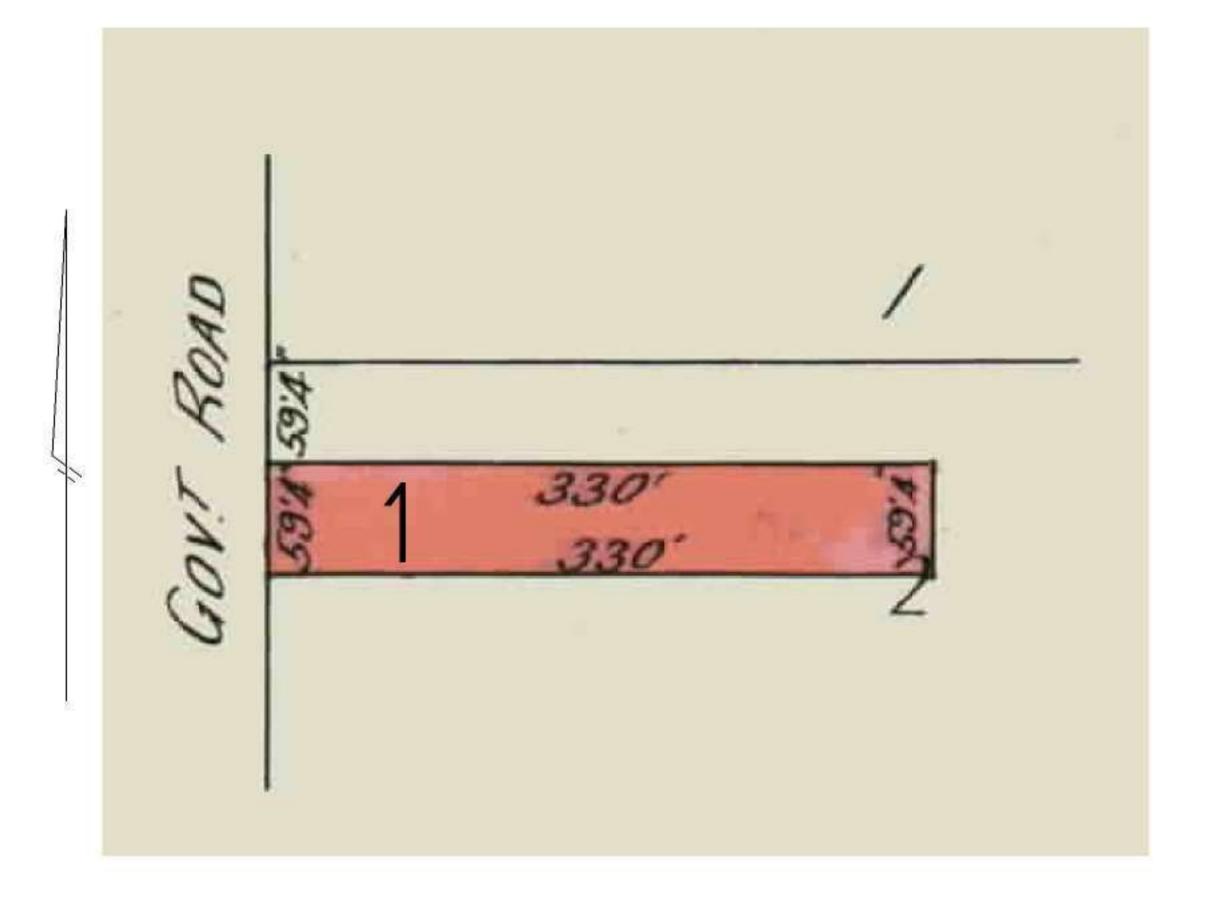
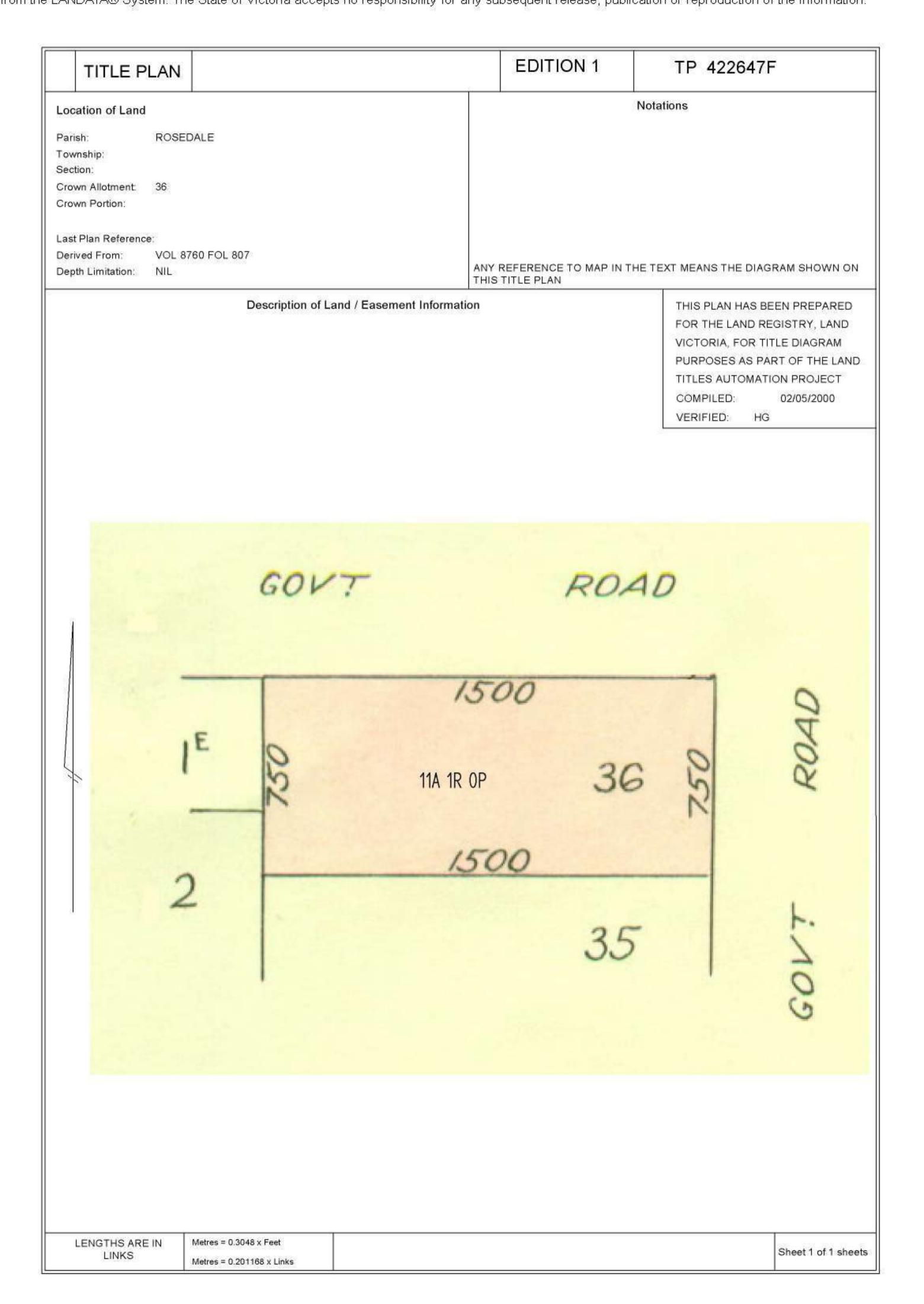
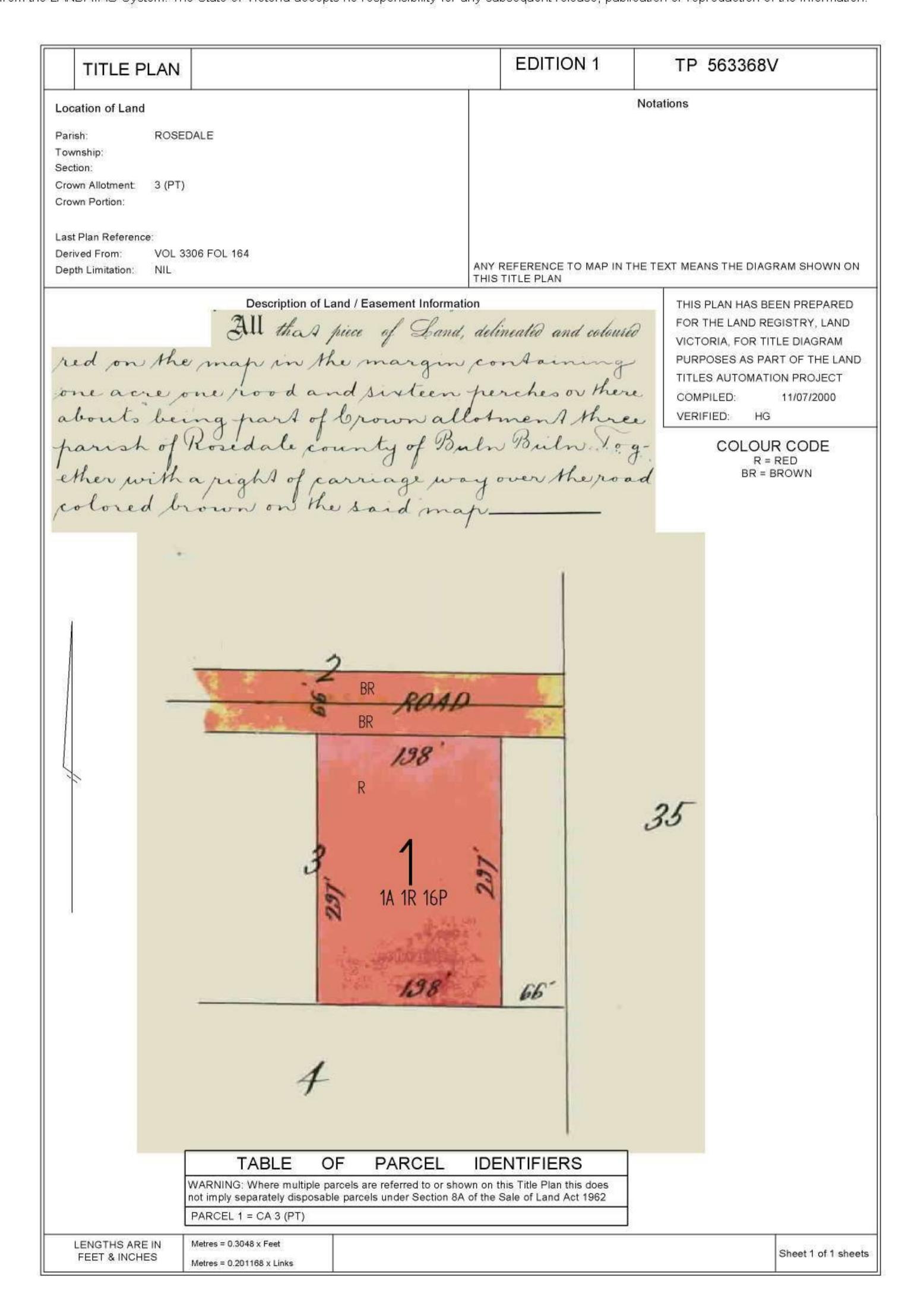


TABLE	OF	PARCEL	IDENTIFIERS
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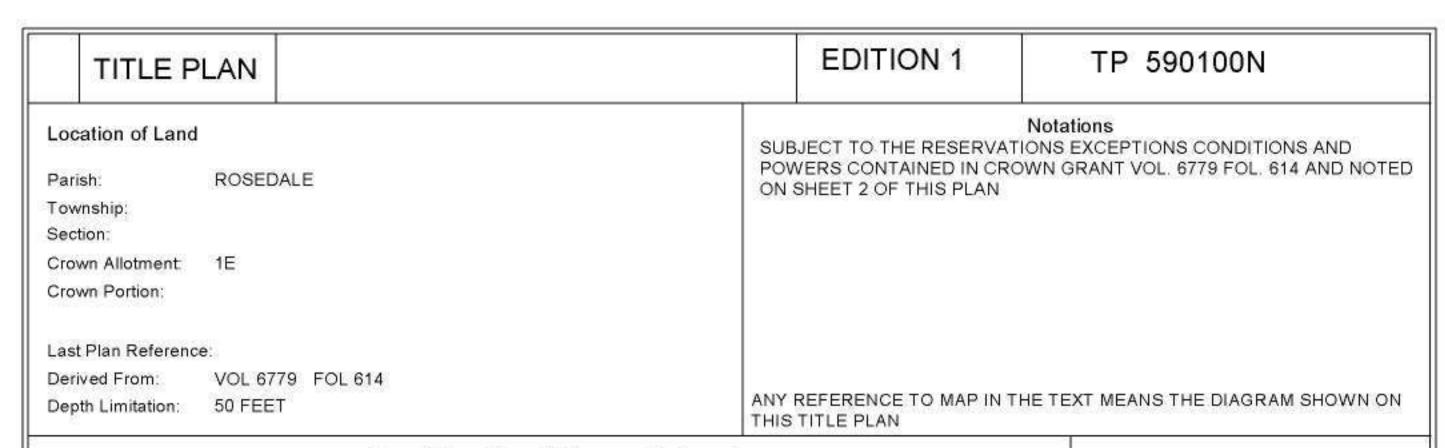
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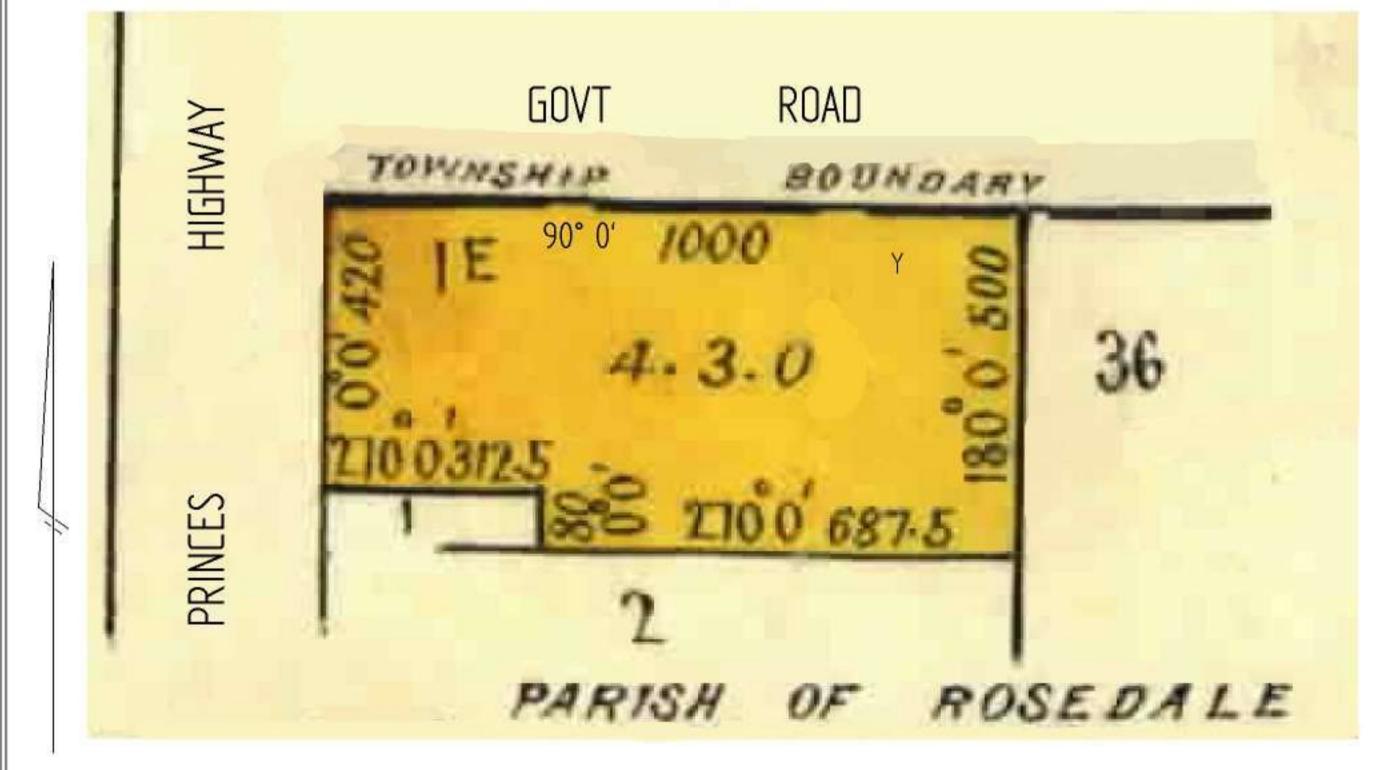


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FOR THE LAND REGISTRY, LAND
VICTORIA, FOR TITLE DIAGRAM
PURPOSES AS PART OF THE LAND
TITLES AUTOMATION PROJECT
COMPILED: 02/08/2000

VERIFIED: MP

COLOUR CODE Y=YELLOW



LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet Metres = 0.201168 x Links

TITLE PLAN TP 590100N

LAND DESCRIPTION INCLUDING RESERVATIONS EXCEPTIONS CONDITIONS AND POWERS SHOWN ON THE CROWN GRANT

All THAT PIECE OF LAND in the said State being Allotment one in the Parish of Rosedale County

of Buln Buln

delineated with the measurements and abuttals thereof in the map drawn in the margin of these presents and therein colored yellow. Provided nevertheless that the grantee shall be entitled to sink wells for water and to the use and enjoyment of any wells or springs of water upon or within the boundaries of the said land for any and for all purposes as though he held the land without limitation as to depth. Excepting nevertheless unto Us Our heirs and successors all gold and silver and minerals as defined in the Mines Act 1928 in upon or under or within the boundaries of the land hereby granted. And also reserving to Us Our heirs and successors free liberty and authority for Us Our heirs and successors and Our and their licensees agents and servants at any time or times hereafter to enter upon the said land and to search and mine therein for gold silver and minerals as aforesaid and to extract and remove therefrom any such gold silver and minerals and to search for and work dispose of and carry away the said gold silver and minerals lying in upon or under the land hereby granted and for the purposes aforesaid to sink shafts make drives erect machinery and to carry on any works and do any other things which may be necessary or usual in mining and with all other incidents that are necessary to be used for the getting of the said gold silver and minerals and the working of all mines seams lodes and deposits containing such gold silver and minerals in upon or under the land hereby granted

PROVIDED ALWAYS that the said land is and shall be subject to be resumed for mining purposes under Section 168 of the Land Act 1928.

AND PROVIDED also that the said land is and shall be subject to the right of any person being the holder of a miner's right or of a mining lease or mineral lease under the Mines Act 1928 or any corresponding previous enactment to enter therein and to mine for gold silver or minerals within the meaning of the said Act and to erect and occupy mining plant or machinery thereon in the same manner and under the same conditions and provisions as those to which such person would for the time being be entitled to mine for gold and silver in and upon Crown lands Provided that compensation shall be paid to the said <u>FRANTEE</u>

his executors administrators assigns or transferees by such person for surface damage to be done to such land by reason of mining thereon such compensation to be determined as provided for the time being by law and the payment thereof to be a condition precedent to such right of entry.

LENGTHS ARE IN LINKS Metres = 0.3048 x Feet Metres = 0.201168 x Links

Sheet 2 of 2 sheets

EDITION 1 TP 587770H TITLE PLAN

Location of Land

ROSEDALE Parish:

Township: Section:

Crown Allotment Crown Portion: 34

Last Plan Reference:

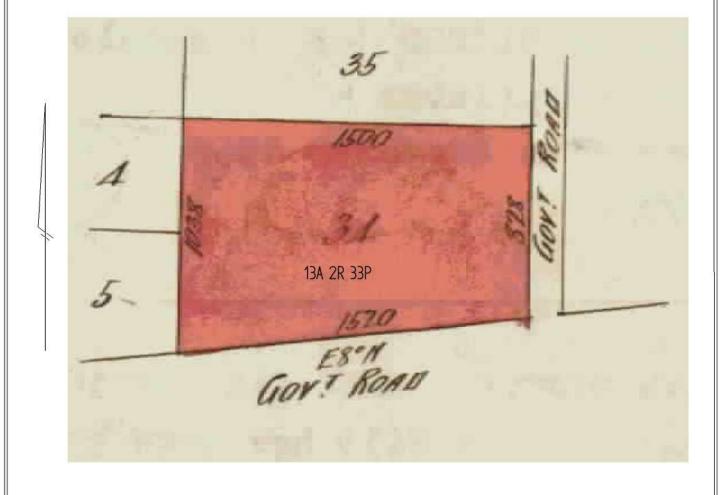
VOL 1564 FOL 684 Derived From:

Depth Limitation: NIL Notations

ANY REFERENCE TO MAP IN THE TEXT MEANS THE DIAGRAM SHOWN ON THIS TITLE PLAN

Description of Land / Easement Information

THIS PLAN HAS BEEN PREPARED FOR THE LAND REGISTRY, LAND VICTORIA, FOR TITLE DIAGRAM PURPOSES AS PART OF THE LAND TITLES AUTOMATION PROJECT COMPILED: 02/08/2000 VERIFIED: A.D.

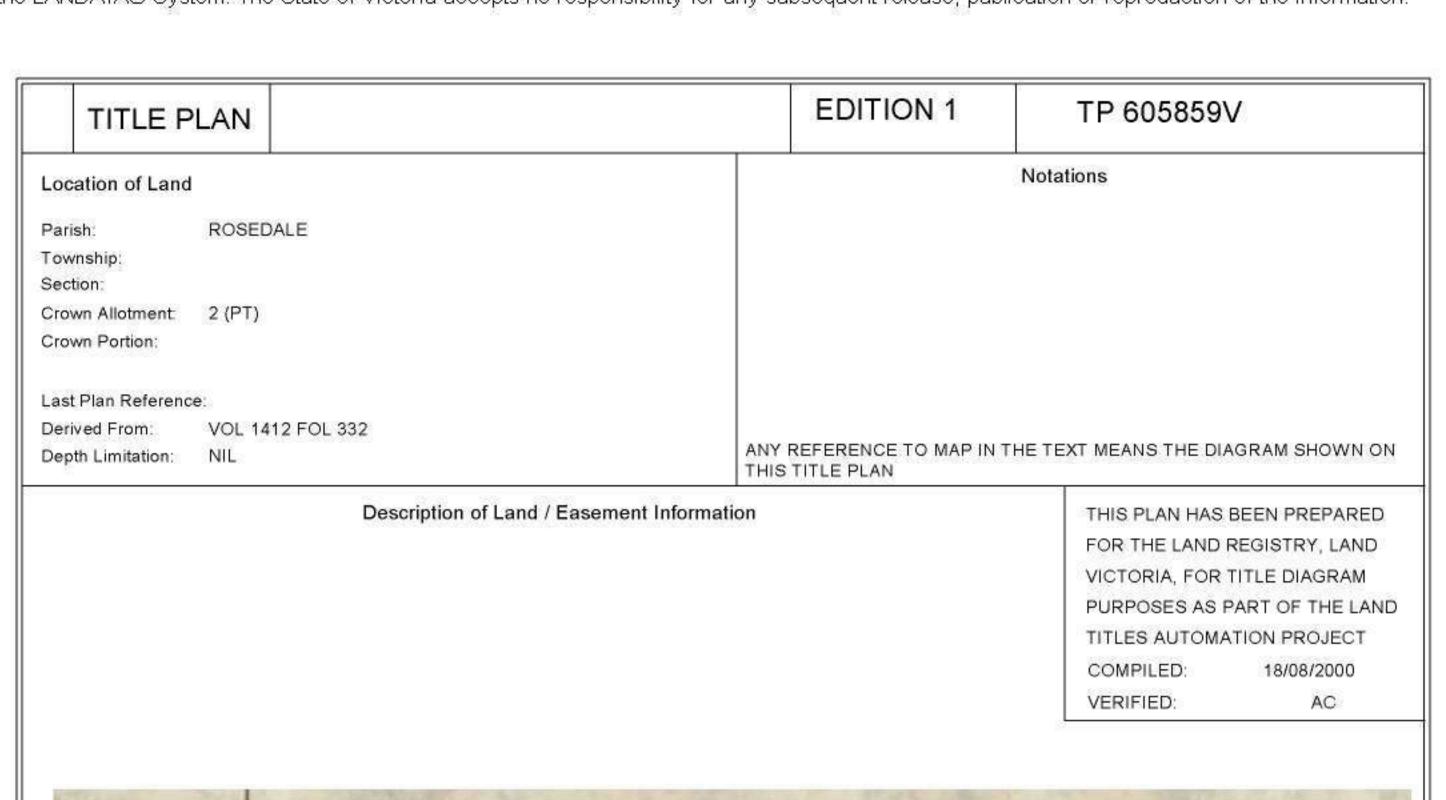


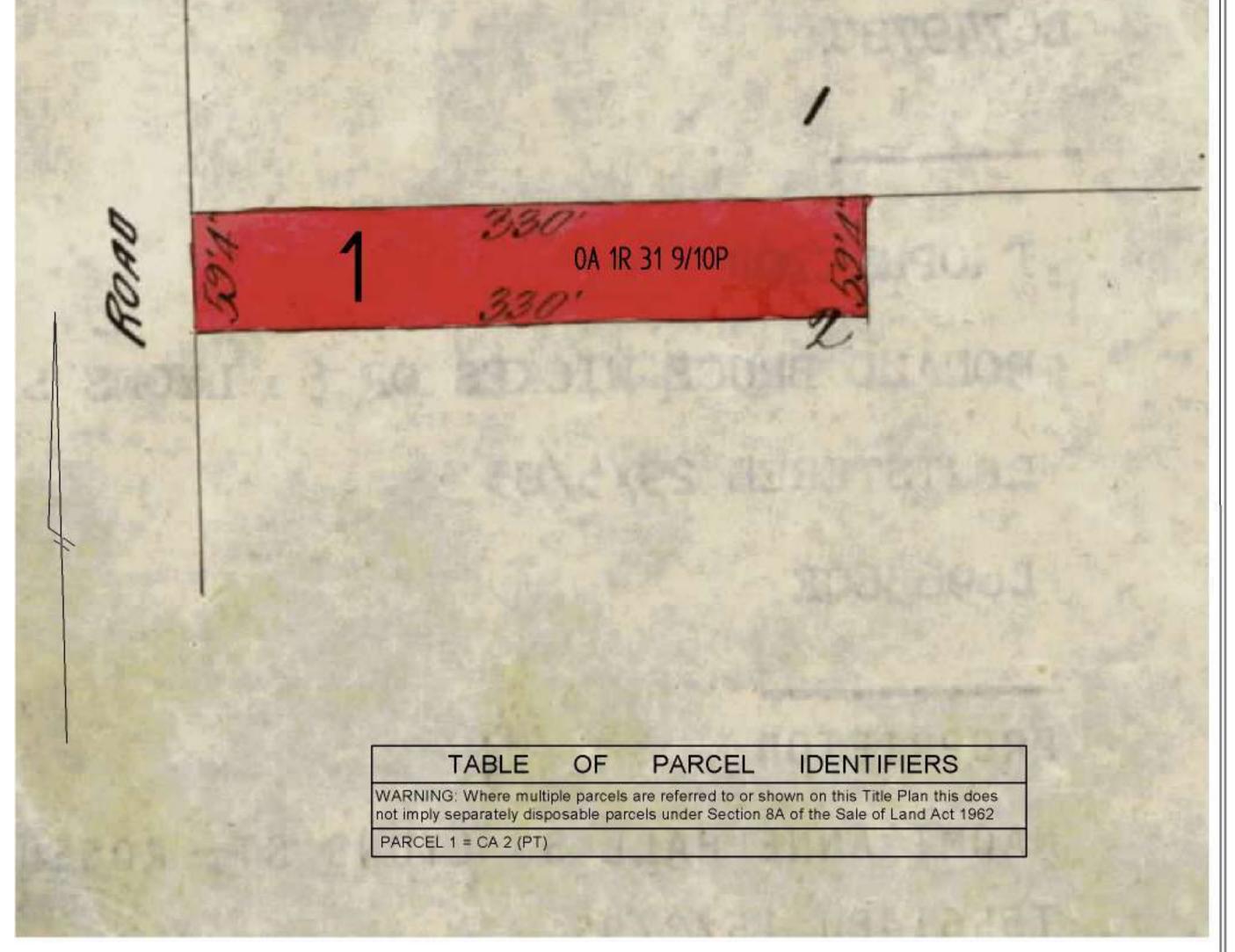
LENGTHS ARE IN LINKS

Metres = 0.3048 x Feet Metres = 0.201168 x Links

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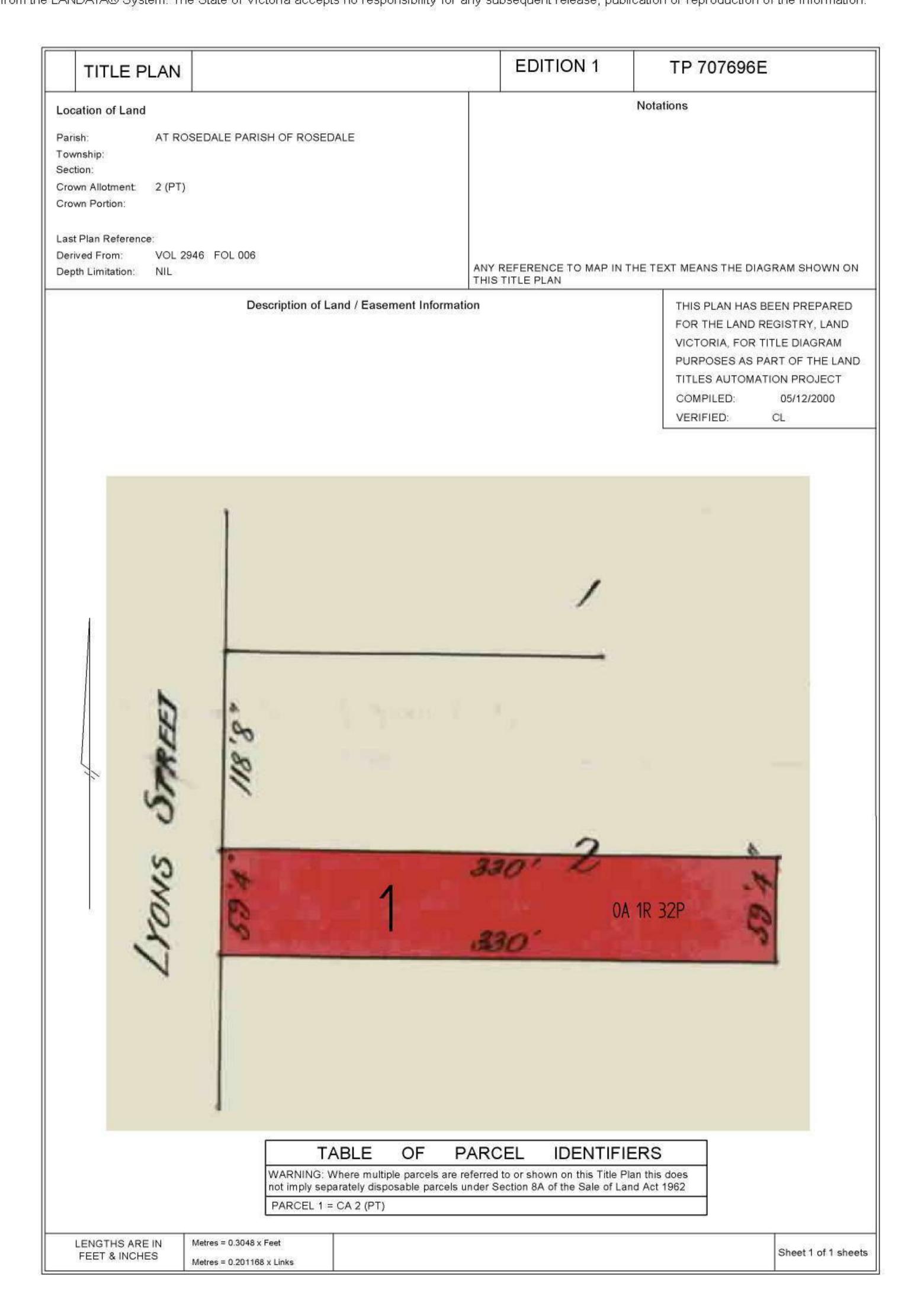
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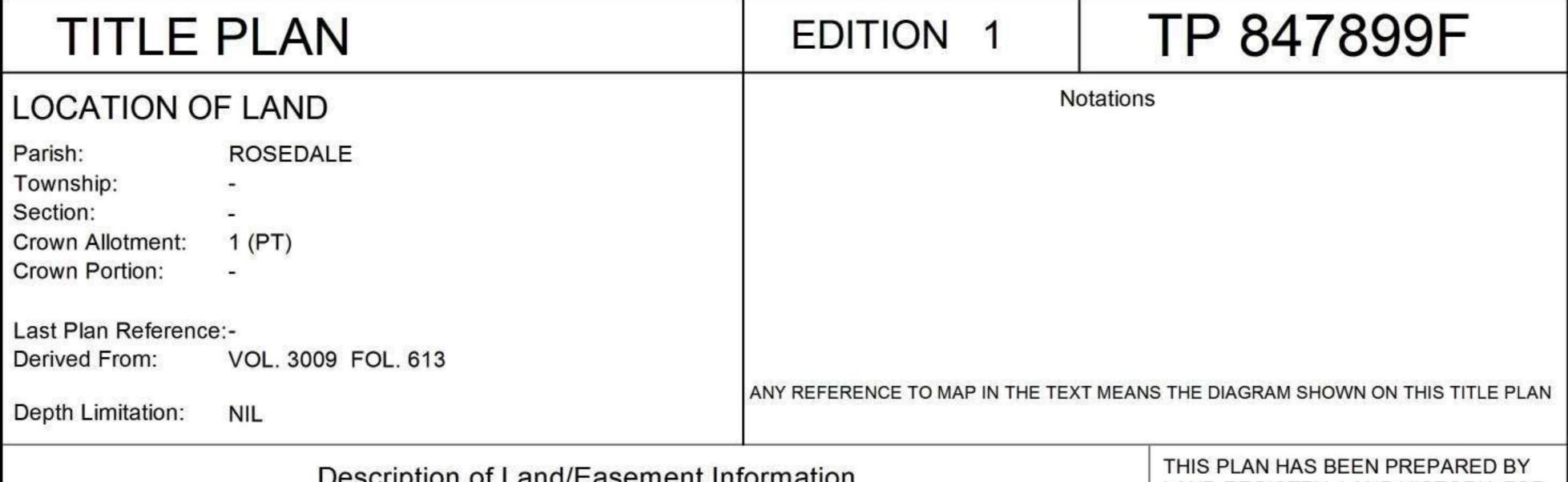


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LAND REGISTRY, LAND VICTORIA FOR TITLE DIAGRAM PURPOSES

COMPILED: Date: 30/05/2008

VERIFIED:

A. DALLAS Assistant Registar of Titles

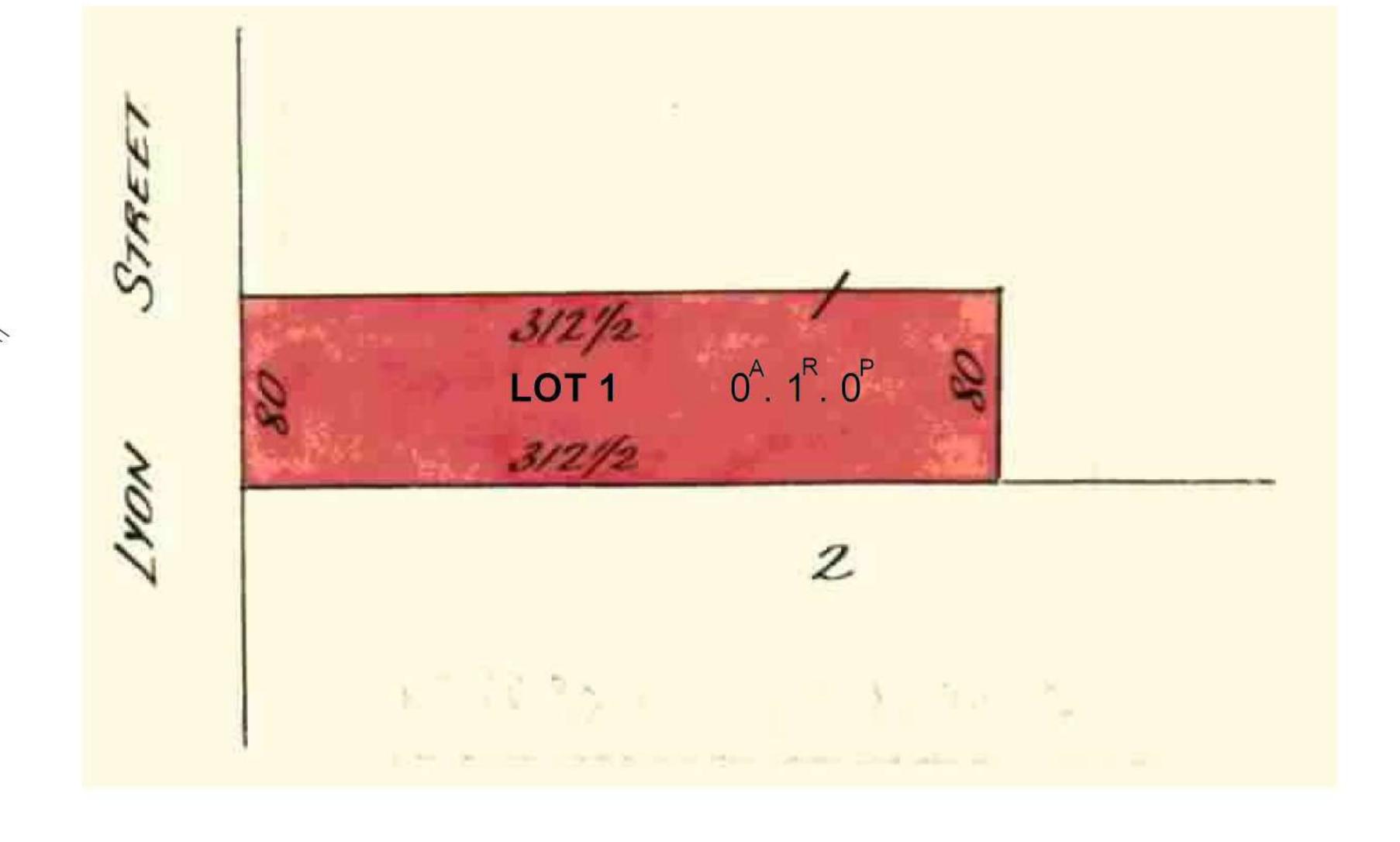


TABLE OF PARCEL IDENTIFIERS

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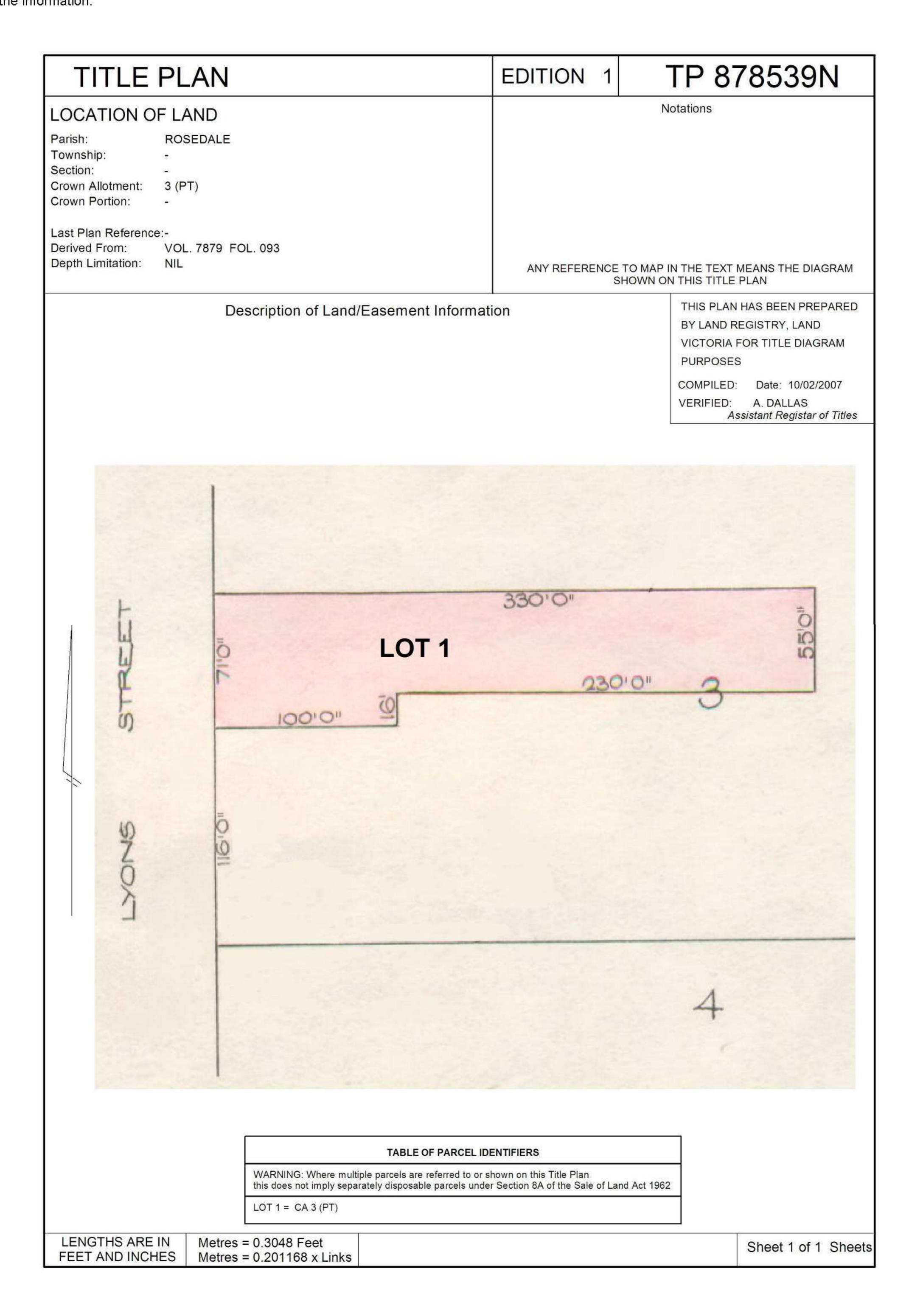
LOT 1 = C. A. 1 (PT)

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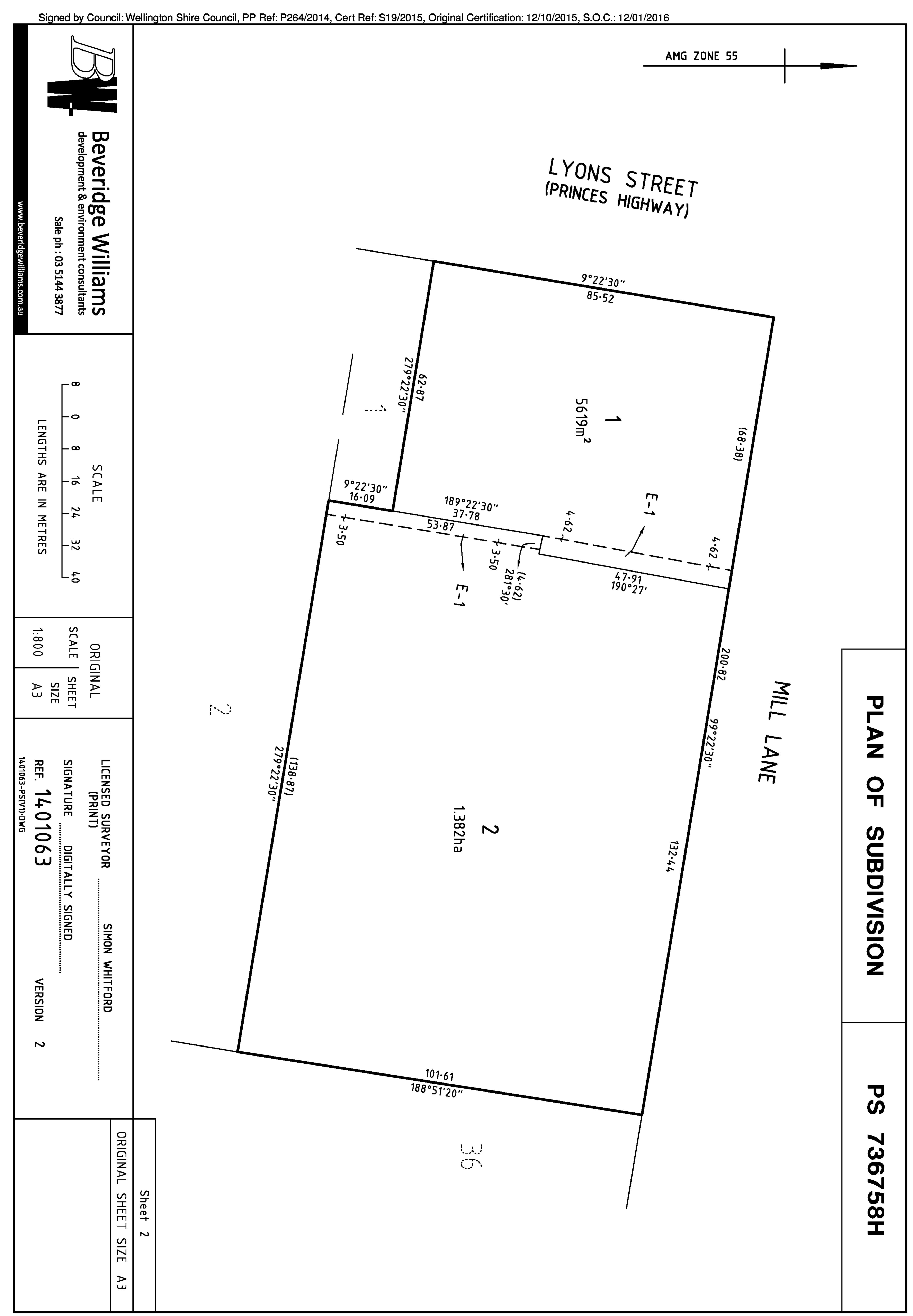
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Signed by Co	ouncil: Welling	ton Shire C	ouncil, PP F	Ref: P264/2014,	Cert Ref: S19/2015, Origina	l Certification: 12/10/2015, S.O.C.:	12/01/2016	
						LRS use only		
	PLAN	OF	SUE	BDIVISI	ON	EDITION 1	PS	736758H
LOCATION OF LAND						COUNCIIL NAME: WEL	LINGTON SHIRE	COUNCIL REF:
Parish: ROSEDALE								
Crown Al	lotment:	1 E						
Title Ref	erence: \	VOL. 067	79 FOL	. 614				
Last Plan	n Referen	ce: TP	590100N					
Postal A (at time of subdivision)	=	49 LYC ROSEDAL						
MGA Co-c (of approx.		_	481 710	_ `)NE: 55		Notations	
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ldentifie	er		Coun	cil/Body/Pe	erson	Depth Limitation 15·24	METERS BELOW T	HE SURFACE
NIL				NIL				
			Notation					
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								PLAN REGISTERED
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								Roger Mellor Assistant Registrar of Titles
								Assistant Registrar of Titles
								SHEET 1 OF 2 SHEETS
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// development & environment consultants			SIGNATURE DIG	ITALLY SIGNED		DATE /		
Sale ph : 03 5144 3877			REF. 1401063	3 VERSION	2	COUNCIL DELEGATE SIGNATURE		
				****	1401063-PS(V1)·DWG			ORIGINAL SHEET SIZE A3





Plan of Subdivision PS736758H Certification of plan by Council (Form 2)

SUBDIVISION (PROCEDURES) REGULATIONS 2011

SPEAR Reference Number: S063985A

Plan Number: PS736758H

Responsible Authority Name: Wellington Shire Council Responsible Authority Permit Ref. No.: P264/2014 Responsible Authority Certification Ref. No.: S19/2015

Surveyor's Plan Version: 2

Certification

This plan is certified under section 6 of the Subdivision Act 1988

Public Open Space

A requirement for public open space under section 18 of the Subdivision Act 1988

Has not been made at Certification

Digitally signed by Council Delegate: Mark Bayly

Organisation: Wellington Shire Council

Date: 12/10/2015

Appendix 2 –Site Analysis Plan

As prepared by NBA Group & Millar Merrigan 19414DP1 – 3 sheets

Notes: The development plan area is approximately 24.85ha and comprises of multiple land holdings, as follows:

No.	Address	Land Description
1	Rosedale – Longford Road	Lot 5 LP 32007
2	Rosedale - Longford Road	Lot 1 TP389638
3	Mill Lane	Allot 34 TP 587770H
4	Mill Lane	Lot 1 TP122454
5	38 Mill Lane	Allot 36 TP422647
6	49-53 Lyons Street	Lot 2 PS 736758
7	49-53 Lyons Street	Lot 1 PS 736758
8	49-53 Lyons Street	Lot 1 TP 847899
9	49-53 Lyons Street	Lot 1 TP 605859
10	47 Lyons Street	Lot 1 TP 420190
11	45 Lyons Street	Lot 1 TP 707696
12	41 Lyons Street	Lot 1 TP249130
13	Unit 1, 11 Nelson Street	Lot 1 RP16599
14	Unit 2, 11 Nelson Street	Lot 2 RP16599
15	Unit 3, 11 Nelson Street	Lot 3 RP16599
16	Unit 4, 11 Nelson Street	Lot 4 RP16599
17	11 Nelson Street	Lot CM RP13599
18	Unit 1, 13 Nelson Street	Lot 1 LP 207695
19	Unit 2, 13 Nelson Street	Lot 2 LP 207695
20	17 Nelson Street	Lot A LP220505
21	19 Nelson Street	Lot 1 LP220505
22	6-10 Nelson Street	Lot 2 LP 113514
23	12 Nelson Street	Lot 1 TP238834
24	14-18 Nelson Street	Lot 1 TP563368
25	Mill Lane Rosedale	Lot 2 TP 122454
26	35 Lyons Street	Part Lot 1 TP 878539
27	33 Lyons Street	Part Lot 1 TP 17525
28	29-31 Lyons Street	Part Lot 1 LP95967
29	25-27 Lyons Street	Lot 2 LP 95967
30	Nelson St Road Reserve	-
31	Mill Lane Road Reserve	-



oment Plan

Metro 2/126 Merri

edale East Development Plan edale, Victoria

NBAgroup

M | M

To Be Approved ...

Legend

Site boundary - Extent of DPO

Scattered roadside vegetation

Consider retention of tree

Major Road (RDZ1)

Potential access point

Land subject to inundation

Area of cultural sensitivity

Existing title boundaries

Open drain

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1.Site :

The subject site is located on the eastern edge of Rosedale. The development plan area is 24.85ha and comprises of multiple land holdings. The site is dominated by residential uses and grazing land, resulting in a highly modified landscape. Planting across the site varies from typical domestic gardens with lawn, shrubs and trees to farming properties with scattered trees and dams.

The land is best described as flat but does have a gentle fall to the north. The Site boundary dissects some titles along Lyons Street with the buildings located outside the site.

Aside from a row of houses to the south-west of the site, the remaining boundaries abut the external road network.

Mill Lane wraps around the northern and eastern boundaries, Rosedale-Longford Road abuts the southern boundary and Lyons Street abuts the remaining sections of the west boundary. The main centre of Rosedale is located west of the site.

2.Surrounds

The built form offers a mix of styles from Heritage through to recent developments and a mix of uses, including residential buildings and retail premises are present. Of interest is the location of War Memorials and the National Trust classified trees within the Avenue of Honour (Ulmus x hollandica 'Purpurescens') along Lyons Street.

Nearby community services include:

- The Rosedale Train Station is approximately 350m to the south east on Cansick Street;
- A bus service is located on Prince Street approximately 250m from the site boundary;
- A local school is located to the west side of the township.

3. Planning Controls:
The subject land is contained within the General Residential Zone 1 (GRZ1) and is covered by the Development Plan Overlay - Schedule 5 (DPO5). It is also partially covered by the Land Subject to Inundation Overlay (LSIO) as shown hereon.

4. Aboriginal Cultural Heritage Sensitivity:

The north-western corner of the land is contained within an area of Aboriginal Cultural Heritage Sensitivity.

5. Bushfire:

The entire site is classified as a Bushfire Prone Area (BPA) which triggers specific building requirements.

6. Opportunities:

- To take advantage of residentially zoned land and provide a cohesive residential development.
- To provide for the future housing needs of the community:
- To aid in the provision of affordable housing;
- To take advantage of existing infrastructure, the close proximity to the town centre, existing recreational facilities and public transport (train and bus);
- To provide a quality development that responds to the site and surrounds:
- To create vehicular and pedestrian connections to adjoining areas;
- To take advantage of the generous abuttal's to the primary road network that the land offers.
- To enhance drainage with the introduction of WSUD.

7. Constraints:

- The number of existing titles and associated ownerships:
- The location of existing buildings:
- The extent of the LSIO and management of drainage across the site;
- The large drain located in Mill Lane to the
- Lvons Rd & Rosedale-Longford Road are governed by VicRoads.



Heritage listed barn on Lyons Road



Looking north across the site from Rosedale Longford Road

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East Development Plan

Victoria

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NBAgroup

Rosedale Rosedal Wellington

941,

Council seet 3 of



Looking up Nelson Road from Rosedale-Longford Road





Looking east across the site



Looking towards intersection of Mill Lane and Princes Hwy



Blind Joes Creek



Willow Park - north of site



Looking west along the existing drainage line in Mill Lane



Roadside vegetation on Mill Lane



Looking north west across the site towards existing dwellings.

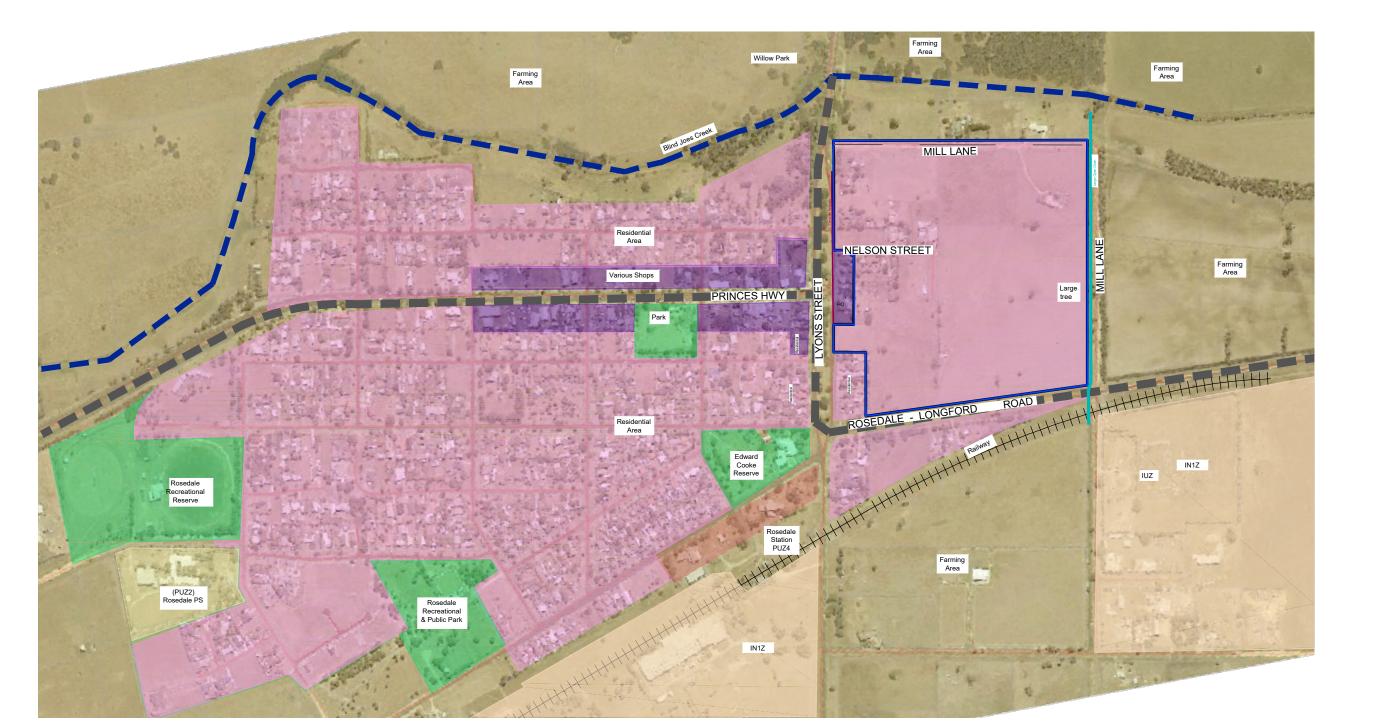


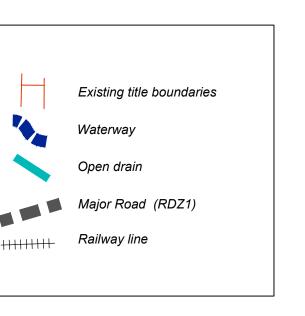
Mill Lane Looking towards the large dwelling.



Culvert under Rosedale-Longford Road, opposite the site.









Locality Plan

NBAgroup

Legend

Site boundary - Extent of DPO

Public Park & Recreation Zone

General Residential Zone

Commercial 1 Zone

Industrial 1 Zone

Mixed Use Zone

Appendix 3 –Infrastructure Servicing Report

As prepared by Millar Merrigan dated July 2016

Millar | Merrigan



Infrastructure Services Advice Rosedale East Development Plan Area

Prepared for: NBA Group Pty Ltd

Municipality: Wellington Shire Council

Reference: 19414/8.1



Millar & Merrigan Pty Ltd

trading as
Millar Merrigan
ACN 005 541 668
2/126 Merrindale Drive,
PO Box 247
Croydon Victoria 3136
Telephone 03 8720 9500
Facsimile 03 8720 9501
email@millarmerrigan.com.au

www.millarmerrigan.com.au

Document Status

Version	Date	Description	Prepared By	Approved By
1	14 July 2016	Draft	Chris Constantine	



Executive Summary

Millar Merrigan have been engaged by NBA Group to provide a detailed Infrastructure Services Report to verify availability of services to the subject site bounded by Mill Lane and Rosedale Longford Road. This area is covered by Wellington Shire Council DPO1. The servicing advice has been prepared based on Dial Before You Dig information and advice provided by relevant servicing authorities throughout a series of stakeholder engagement meetings.

Gippsland Water control both sewer and water infrastructure in this area. Asset information from Gippsland Water confirms that the site can be provided with reticulated water and sewer. Existing infrastructure is of sufficient capacity to service the site due to recent upgrades to the Mill Lane Sewerage Pump Station.

The relevant electricity authority for the site is AusNet. There are no anticipated issues with regard to network capacity. Proposed plans of subdivision have been provided to AusNet to allow early integration and/or upgrade of electrical substation kiosk sites servicing the development area. It is proposed that the existing overhead supply within Mill Lane be converted to an underground supply.

APA Group may be able to supply this estate with natural gas from existing assets in Lyons Street but this will be subject to a formal application at the time of development.

Telecommunications is currently transitioning from copper wire to broadband technology. As part of the federal government's National Broadband Network initiative, Fibre to the Premises (FTTP) may be made available. NBN Co. is responsible for the delivery of broadband infrastructure and they have indicated that NBN fixed wireless is available in the area. It is envisaged that Telstra will provide standard copper service throughout the subdivision.

Site stormwater works will require liaison with both Wellington Shire Council and the West Gippsland Catchment Management Authority. An integrated, hydraulic, water quality and landscape solution has been proposed which will result in an attractive element within the streetscape and reserves to achieve best practice. This proposal is outlined in a preliminary Stormwater Management Strategy also prepared by Millar Merrigan.

Wellington Shire Council will be responsible for managing the road network within the development with VicRoads controlling intersections with Princes Highway and Rosedale Longford Road. O'Brien Traffic have been engaged to provide a Traffic Impact Analysis to inform the Development Plan. A Mobility Plan has been prepared by Millar Merrigan to demonstrate connectivity of the site with external pedestrian, bicycle and public transport infrastructure.

The overall site represents a viable development that can be readily serviced by the upgrade, extension and potential diversion of existing infrastructure. A logical sequence of works is required in order to provide for timely and cost effective infrastructure upgrades.



iii

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3.5	Telecommunications	12
4	Urban Run-off	12
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5.1	Mobility Plan	14
5.2	Existing Roads	16
5.3	Public Transport	17
5.4	Bicycle Network	17
5.5	Subdivision Access	18
6	Summary and Conclusion	20

Appendices

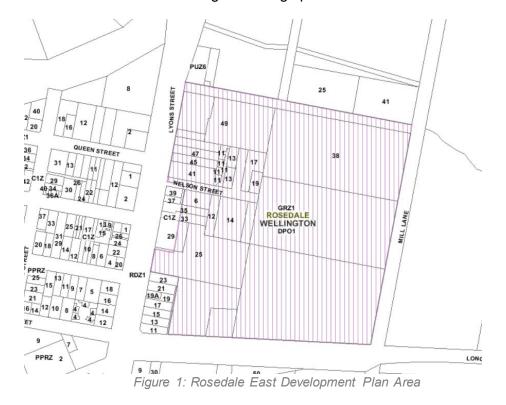
Appendix 1 – Rosedale East Development Plan

Appendix 2 – Preliminary Servicing Advice (Authority Corrsepondence)



1 Introduction and Background

Millar Merrigan have been engaged by NBA Group to provide a detailed Infrastructure Services Report for the Wellington DPO1 area which is bounded by Mill Lane and Rosedale-Longford Road. This area is made up of a number of titles, including three large landholdings and multiple smaller properties. The subject site has a total area of approximately 24.9 ha and is located within the Wellington Shire. The majority of the site is currently used for farming purposes with some scattered trees. There are a number of smaller titles along the western boundary of the area that have exiting dwellings on them. These properties are serviced by existing infrastructure on Lyons Street, Nelson Street and Princes Highway. There is a single dwelling outside of the western frontage at 38 Mill Lane. This house is supplied with water, telecommunications and power from Mill Lane. The house has no formal drainage discharge point.



Topographically speaking the site falls in a northern direction towards Blind Joes Creek and the Latrobe River flood plain. There are a number of low lying areas within the site that will require filling to ensure appropriate freeboard above flood levels. The topographical map, overleaf, shows the site contours and areas identified by the Rosedale flood study as subject to inundation.

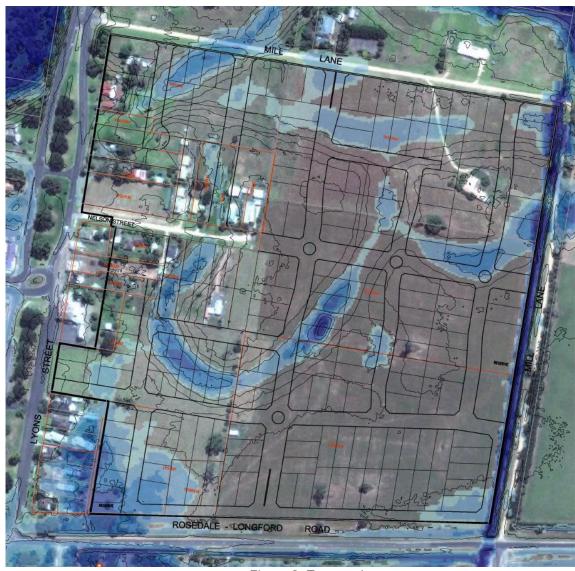


Figure 2: Topography

It is intended that this site will be developed for residential purposes with a proposed layout similar to the draft below. This plan has been used to inform servicing authorities and for infrastructure enquiries.



Figure 3: Concept Plan of Subdivision

It is noted that the information contained within this report is current at the time of writing and will need to be reviewed as development occurs and detailed design is undertaken. This report has been prepared as an adjunct to, and in support of, the planning process.



2 Applicable Planning Provisions

The **State Planning Policy Framework** provides a context for spatial planning and decision making by planning and responsible authorities, and seeks to inform integrated decision making including the economic and sustainable development of land.

The subject land is covered by a Development Plan Overlay (DPO) which is described in the scheme as having the below purpose:

Purpose

- To implement the State Planning Policy Framework and the Local Planning Policy Framework, including the Municipal Strategic Statement and local planning policies.
- To identify areas which require the form and conditions of future use and development to be shown on a development plan before a permit can be granted to use or develop the land.
- To exempt an application from notice and review if it is generally in accordance with a development plan.

The schedule to the DPO sets out the requirements of each individual DPO area. In this case the relevant section about infrastructure contains the following:

Infrastructure Services

- The provision of an integrated drainage scheme for the area.
- The pattern and location of the major arterial road network of the area including the location and details of any required:
 - o Road widening.
 - o Intersections.
 - o Access points.
 - Pedestrian crossing or safe refuges.
 - Cycle lanes.
 - The pattern and location of any internal road system based on a safe and practical hierarchy of roads including safe pedestrian and bicycle connections and crossing points.
 - The identification and where appropriate, provision of public transport stops within easy walking distance to residential dwellings and key industrial and commercial areas.

General provisions particularly relevant to infrastructure include:

<u>Settlement (Clause 11):</u> Planning is to contribute to energy efficiency, prevention of pollution to land, water and air, protection of environmentally sensitive areas, and land use and transport integration.

<u>Planning for Growth Areas (11.02-2)</u> includes the objective of *providing efficient and effective infrastructure* and the following strategies:

 Deliver timely and adequate provision of public transport and local and regional infrastructure, in line with a preferred sequence of land release.



 Create well planned, easy to maintain and safe streets and neighbourhoods that reduce opportunities for crime, improve perceptions of safety and increase levels of community participation.

<u>Structure Planning (11.02-3)</u> seeks to facilitate the orderly development of urban areas and strategies include facilitating logical and efficient provision of infrastructure and use of existing infrastructure and services.

<u>Sequencing of Development (11.02-4)</u> seeks to manage the sequence of development in growth areas so that services are available from early in the life of new communities, and contains the following strategies:

- Define preferred development sequences in growth areas to better coordinate infrastructure planning and funding.
- Ensure that new land is released in growth areas in a timely fashion to facilitate coordinated and cost-efficient provision of local and regional infrastructure.
- Require new development to make a financial contribution to the provision of infrastructure such as community facilities, public transport and roads.
- Improve the coordination and timing of the installation of services and infrastructure in new development areas.
- Support opportunities to co-locate facilities.
- Ensure that planning for water supply, sewerage and drainage works receives high priority in early planning for new developments.

<u>Significant environments and landscapes (12.04)</u> seeks to protect and conserve environmentally sensitive areas.

Floodplains (13.02) outlines the requirements for Floodplain Management.

Water (14.02) deals with the appropriate management of water catchments.

<u>Neighbourhood and Subdivision Design (15.01-3)</u> and <u>Design for Safety (15.01-4)</u> emphasises the importance of safe and convenient road networks, particularly for pedestrians and cyclists, it also emphasises the importance of improved energy efficiency and water conservation as does <u>Sustainable Development (15.02)</u>

<u>Transport (Clause 18)</u> outlines measures to ensure an integrated and sustainable transport system including taking advantage of all modes of transport and improving access to public transport, walking and cycling networks.

<u>Infrastructure (Clause 19)</u> seeks to ensure that physical infrastructure is provided in a way that is *efficient*, *equitable*, *accessible and timely*.

<u>Water Supply, Sewerage and Drainage (19.03-2)</u> has the following objective: To plan for the provision of water supply, sewerage and drainage services that efficiently and effectively meet State and community needs and protect the environment. The following strategies are particularly relevant:

 Provide for sewerage at the time of subdivision, or ensure lots created by the subdivision are capable of adequately treating and retaining all domestic wastewater within the boundaries of each lot.



- Plan urban stormwater drainage systems to:
 - Coordinate with adjacent municipalities and take into account the catchment context.
 - Include measures to reduce peak flows and assist screening, filtering and treatment of stormwater, to enhance flood protection and minimise impacts on water quality in receiving waters.
 - Prevent, where practicable, the intrusion of litter.

<u>Stormwater (19.03-3)</u> seeks to minimise the impact of stormwater in bays and catchments.

<u>Telecommunications (19.03-4)</u> seeks to facilitate the orderly development and extension of telecommunications infrastructure.

3 Utilities

Millar Merrigan has made enquiries of the following service authorities to determine the current location and capacity of existing infrastructure assets and the potential for these to cater for the development of the site for residential purposes as proposed:

Sewerage: Gippsland WaterWater: Gippsland Water

• Drainage: Wellington Shire Council &

West Gippsland Catchment Management Authority

Electricity: AusNet Services
 Gas: APA Group
 Telecommunications: Telstra/NBN Co.

Detailed design of this infrastructure will be completed in line with authority's standards and permit conditions during the next phase of the project.

3.1 Sewerage

The relevant service authority for sewer in the area is Gippsland Water. The following advice has been provided by their Michael Johnstone of the Land Development team.

The outfall for this development is Mill Lane SPS, constructed in 1982. The limited data we have on this pump station suggests that its duty is 15 L/s.

Based on empirical calculations this pump rate is sufficient for 245 lots. The required Dry Weather system storage is 41 kL's.

I would suggest before you progress to much further you request a draw down test to be conducted on the pump.

Subsequent to this advice, it was confirmed that the Mill Lane SPS has recently been upgraded to increase pump duty. As a result, existing infrastructure will be able to service the site without significant augmentation. Gippsland Water will maintain the sewerage assets should they be designed and constructed to their reticulation standard.



Figure 4: Sewer Asset Plan

3.2 Water

The relevant service authority for water in the area is Gippsland Water. The following advice has been provided by their Michael Johnstone of the Land Development team.

"A 150 mm interlinked (dual feed) main is adequate to service this development."

This is easily achievable by interconnecting mains through Mill Lane, Nelson Street and Rosedale Longford Road.



Figure 5: Water Asset Plan

There is sufficient capacity in the existing network to the west of the subject site, to service the development.

Gippsland Water maintained water assets will be required to be reticulated throughout the development/subdivision. There are no reticulated recycled water sources within this area but opportunity exists for rainwater capture and re-use. It is anticipated that reticulated water can be provided to the subject site in a timely and cost effective manner.

3.3 Electricity

The relevant electricity supplier for the site is AusNet. Preliminary servicing advice has been supplied by AusNet's Design Officer, Emma Bostedt. There are no anticipated issues with regard to network capacity.

AusNet has existing overhead powerlines running along the southern side of Mill Lane and further assets along Rosedale-Longford Road. The network layout can be seen in *Figure 6* below.

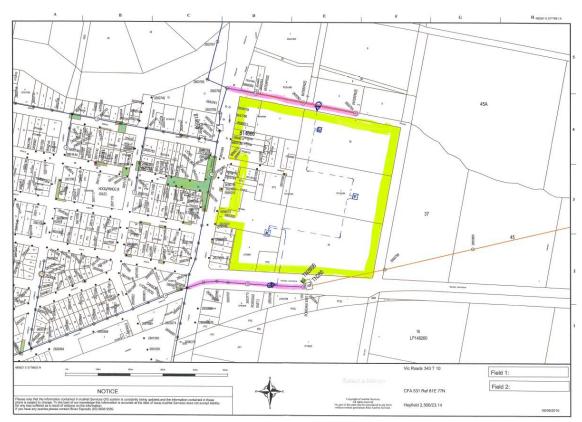


Figure 6: AusNet Asset Plan

AusNet advice from servicing of the DPO area is as follows:

"To facilitate this development, the overhead conductors highlighted in pink in the attached sketch (Figure 6) will most likely need to be upgraded".

The existing overhead network will be extended and undergrounded within the development area to provide an improved urban design outcome. Existing earthing overhead lines crossing the south eastern corner of the DPO area will be realigned to fit within the existing Rosedale-Longford Road reserve.

3.4 Gas

APA Group may be able to supply this subject site with natural gas. These works will be subject to contributions from the developer. Detailed costs can be provided only at the time of formal application.

Existing APA infrastructure is located along the western boundary of the site as shown below. The existing gas assets located within the vicinity of the DPO area may not have the capacity to service this development. An assessment of the gas reticulation requirements, inclusive of required upstream augmentation, cannot be assessed until receipt of application for connection to natural gas.

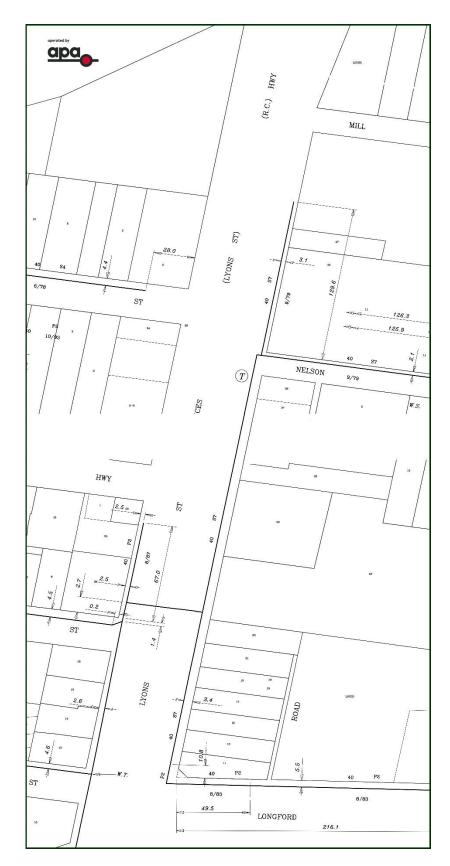


Figure 7: APA Group Asset Plan