

Notes

- This plan is a preliminary draft and is subject to change at any time.
- Title boundaries are indicative only and subject to verification by survey.
- This plan is subject to Council approval.
- The location and size of drainage reserves are subject to detailed drainage assessment
- The 5m buffer between the Business 4 Zone and the Residential 1 Zone will provide ample space to plant screening & noise buffering large shrubs
- This plan has yet to take into account native flora, native fauna and Aboriginal archaeology, which requires further investigation.

Legend

- Site boundary
- Contours - 1m interval
- Vegetated buffer (2.5m + 2.5m)
- Residential development
- Australian Technical College
- Farming Zone
- Business 4 Zone
- Public Open Space
- Indicative bicycle path
- Drainage & Conservation Reserve

PLANNING & ENVIRONMENT ACT
WELLINGTON PLANNING SCHEME
 This is the plan referred to in Planning Permit No. **DEV/2011/00077**
 This plan has been approved by the Wellington Shire Council
 Dated **25/5/11**
 Signed **[Signature]**
TOWN PLANNER

A Roundabout will be constructed at this intersection when required by further residential development along Cobains Road

REF: 1000772 VER: 07C
 30 0 30 60 90 120
 1:3000 @ A3

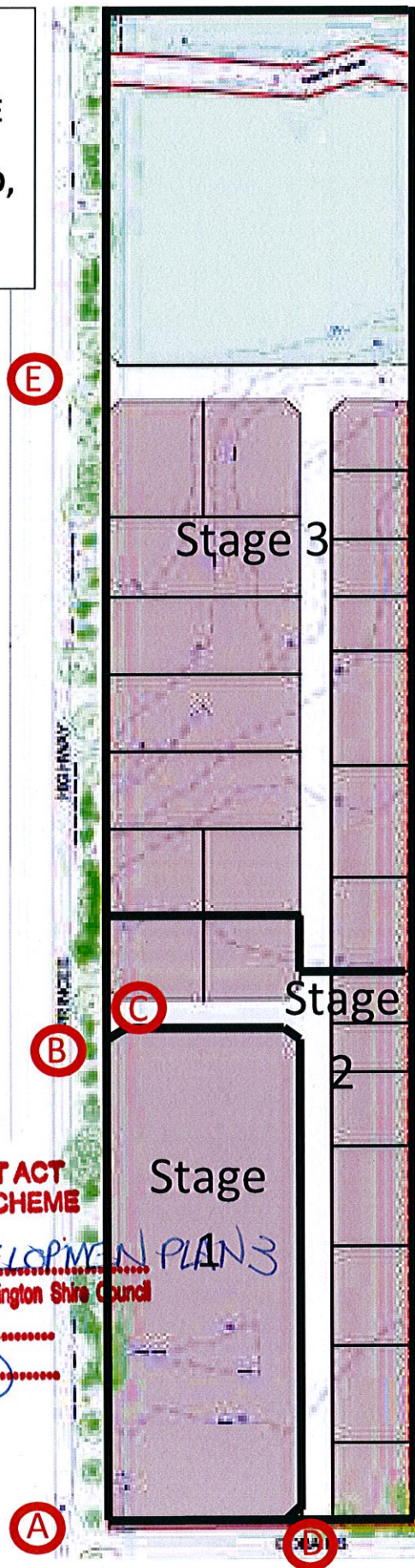
Development Plan
13 Cobains Road, Sale
Wellington Shire Council

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STAGING PLAN

BUSINESS 4 ZONE

**13 COBAINS ROAD,
SALE**



INFRASTRUCTURE SCHEDULE

STAGE 1

- Upgrade to intersection at **(A)**.
- Pro-rata contribution to Council for construction of a roundabout at **(A)** is payable.
- Construction of intersection at **(B)** & 50m of subdivisional road at **(C)**.
- Widening of Cobains Road adjacent to Stage 1.

STAGE 2

- Pro-rata contribution to Council for construction of a roundabout at **(A)** is payable.
- Construction of remainder of internal subdivisional road within Stage;
- Construction of intersection at **(D)**.
- Widening of Cobains Road adjacent to Stage.

STAGE 3

- Pro-rata contribution to Council for construction of a roundabout at **(E)** is payable;
- Construction of a southbound service road on east side of Princes Highway between points **(E)** and **(B)**.
- 50% of overall watercourse remediation contribution for entire site payable.
- Construction of internal subdivisional road within Stage.

* This list is not intended to make stipulations about infrastructure items that are not mentioned, e.g. drainage, which will be constructed when deemed necessary by the relevant servicing authority.

**PLANNING & ENVIRONMENT ACT
WELLINGTON PLANNING SCHEME**

This is the plan referred to in

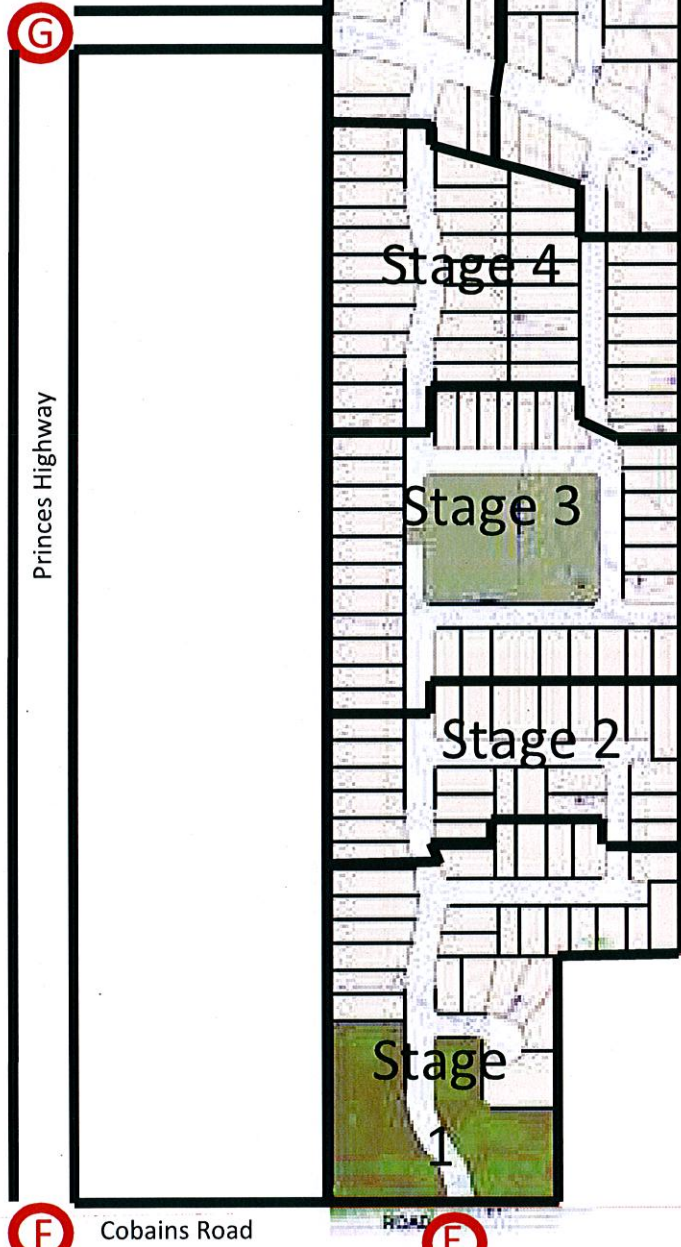
Planning Permit No. DEVELOPMENT PLAN 3

This plan has been approved by the Wellington Shire Council

Dated 25/5/11

**Signed [Signature]
TOWN PLANNER**

**STAGING PLAN
RESIDENTIAL 1
ZONE
13 COBAINS
ROAD, SALE**



INFRASTRUCTURE SCHEDULE*

STAGE 1

- Construct intersection at **(E)** & roads within Stage;
- Widening of Cobains Rd from the west up to **(E)**.
- Landscaping of Public Reserve.
- Pro-rata contribution to Council for construction of a roundabout at **(F)** is payable.

STAGE 2

- Road construction within Stage.
- Pro-rata contribution to Council for construction of a roundabout at **(F)** is payable.

STAGE 3

- Landscaping of Public Reserve.
- Road construction within Stage.
- Pro-rata contribution to Council for construction of a roundabout at **(F)** is payable.

STAGE 4

- Road construction within Stage.
- Pro-rata contribution to Council for construction of a roundabout at **(G)** is payable.

STAGE 5

- 25% of overall watercourse remediation contribution for entire site payable;
- Construction of all required treatments around irrigation channel; and,
- Road construction within Stage.
- Pro-rata contribution to Council for construction of a roundabout at **(G)** is payable.

STAGE 6

- 25% of overall watercourse remediation contribution for entire site payable;
- Road construction within Stage.
- Pro-rata contribution to Council for construction of a roundabout at **(G)** is payable.

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**PLANNING & ENVIRONMENT ACT
WELLINGTON PLANNING SCHEME**

This is the plan referred to in
 Planning Permit No. *DEVELOPMENT PLAN 4*
 This plan has been approved by the Wellington Shire Council
 Dated *25/5/11*
 Signed *[Signature]*
TOWN PLANNER