

Development Plan Town Planning Report

Land bound by Friends, Willung, Williams &
Hoopers Roads

Client
Multiple

Issued
26/02/2026

**APPROVED DEVELOPMENT PLAN
PLANNING AND ENVIRONMENT ACT 1987
WELLINGTON PLANNING SCHEME
Clause 43.04 Schedule 8**

**DP NAME: DP1/2021 - DPO8 - Rural Living Area Bound
By Williams Road, Willung Road, Hoopers Road And
Friends Road, Rosedale**

**DATE: 26 August 2026
SIGNED: Caragh Button
OFFICER TITLE: Strategic Planner**

(Page: 1 of 14)



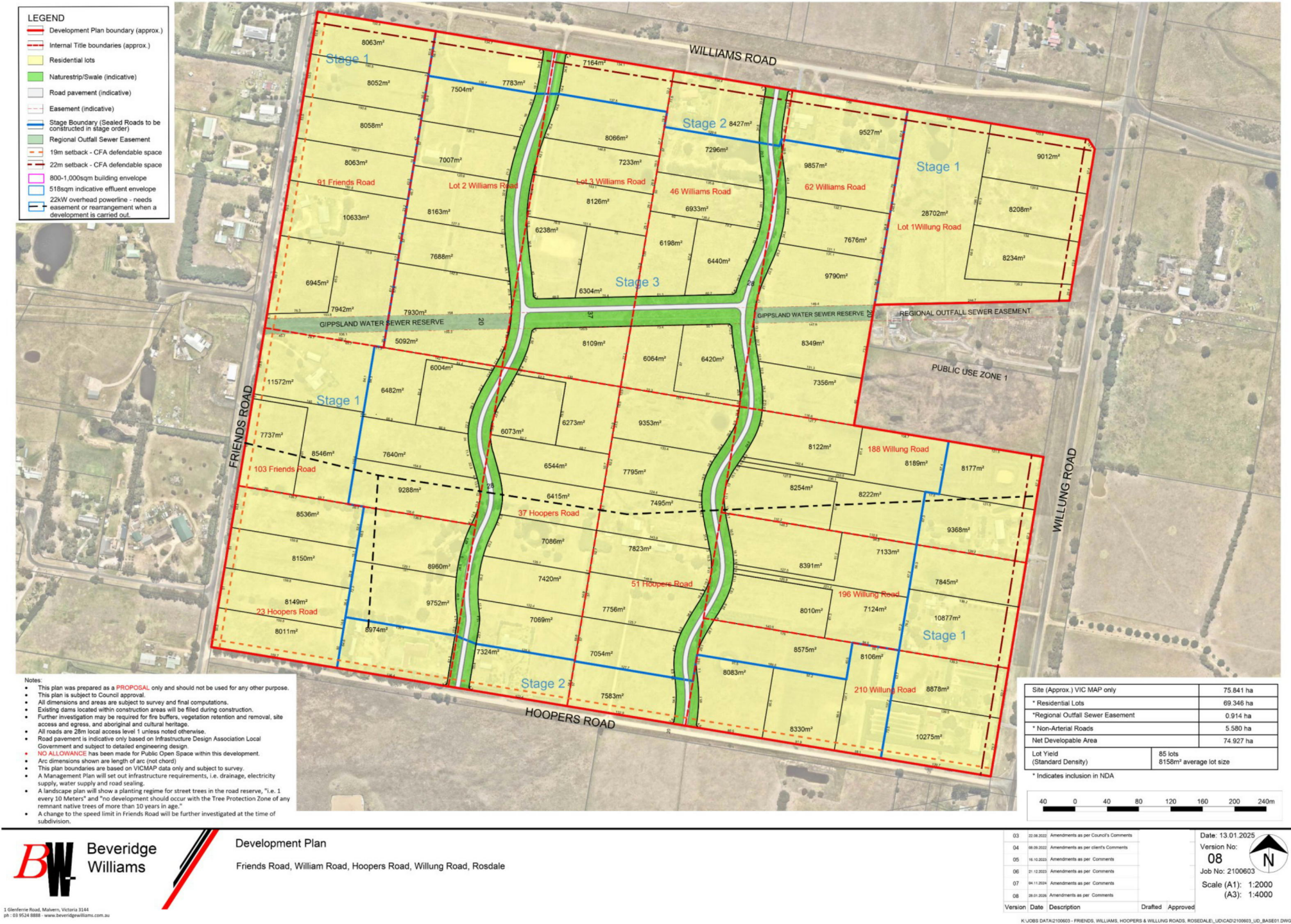
Introduction:

This planning submission has been prepared in support of an application for approval of a Development Plan for 16 parcels of land that are located in the Rural Living Zoned (Schedule 1) and bound by Friends Road, Williams Road, Willung Road and Hoopers Road, Rosedale under the provisions of Schedule 8 to **Clause 43.04** of the Wellington Planning Scheme.

A copy of the Development Plan for which approval is sought can be seen below.

The report is supported by:

- A land capability assessment prepared by Strata Geoscience.
- A Stormwater Management Strategy prepared by Beveridge Williams & Co. Pty. Ltd.
- A Traffic Study prepared by Beveridge Williams & Co. Pty. Ltd.
- A response to **Clause 13.02-1S** (Bushfire) of the Wellington Planning Scheme prepared by Beveridge Williams & Co. Pty. Ltd.
- An Infrastructure Servicing Plan prepared by Beveridge Williams & Co. Pty. Ltd.
- A version of the plan showing flood extents under current and year 2100 climatic conditions – see page 13.
- A Landscape Plan – see page 14.



ZONING & OVERLAY HISTORY

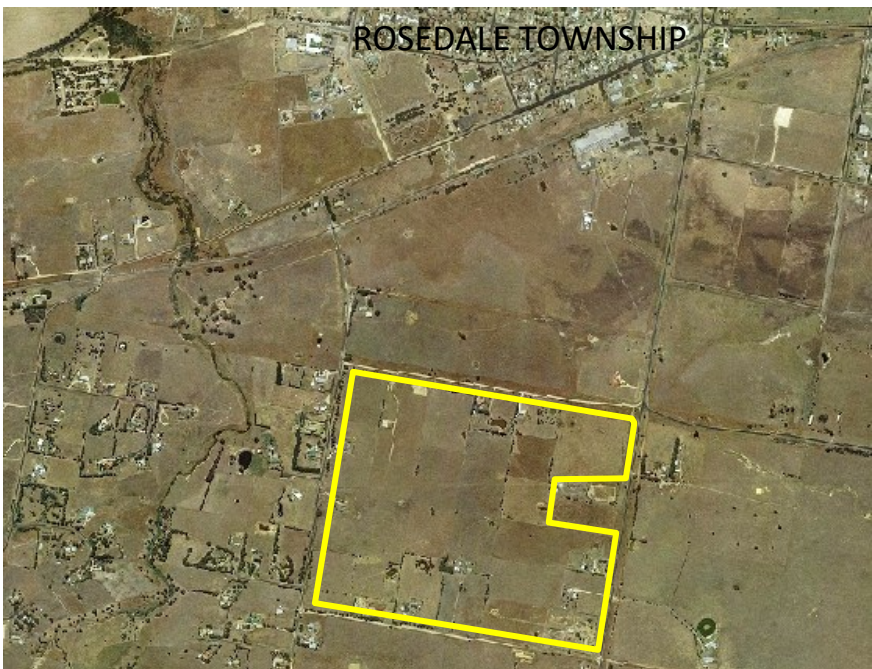
As can be seen from the historical aerial imagery below, the land in the Development Plan area:

- Was cleared for use as farmland in 1965;
- Was already developed with 10 dwellings by 1/1/2000 and has only had 6 new dwellings built thereon since then.

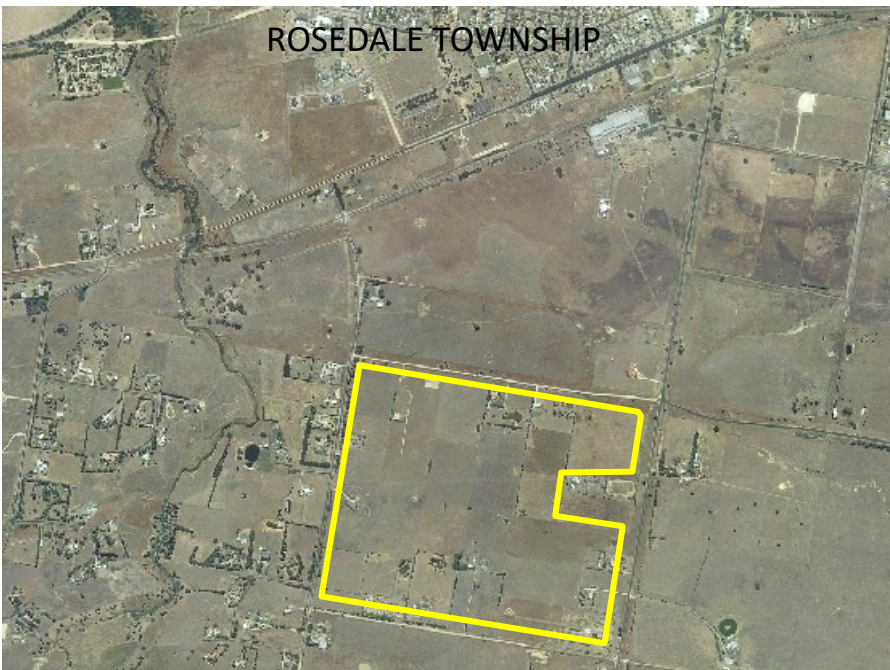
AERIAL VIEW OF THE SUBJECT SITE IN 1965



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



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



AERIAL VIEW OF THE SUBJECT SITE IN 2021

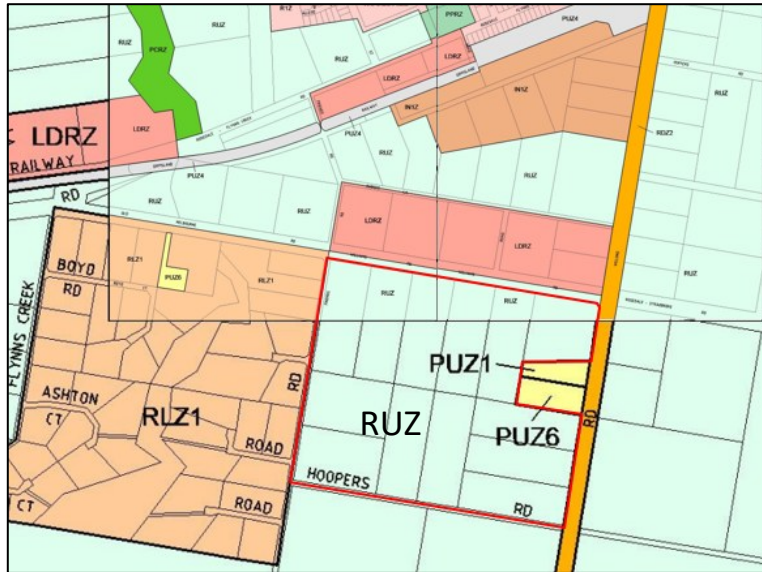


ZONING & OVERLAY HISTORY

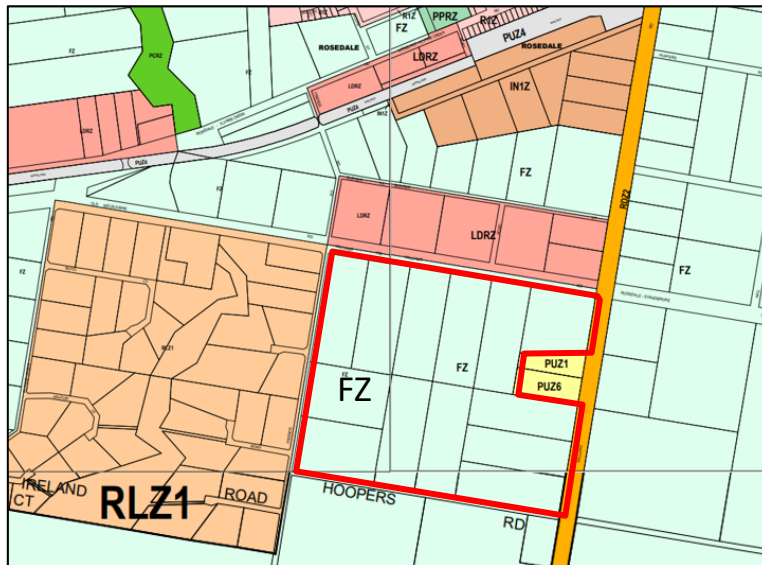
As can be seen from the imagery below, the land in the Development Plan area

- Was located in the Rural Zone when the first Wellington Planning Scheme was gazetted on 8 June, 2000;
- Was located in the Farming Zone when it replaced the Rural Zone in 2008; and,
- Is now located in the Rural Living Zone (Schedule 1), which has a minimum/average lot size for subdivision of 8,000m², and is affected by Development Plan Overlay (Schedule 8).

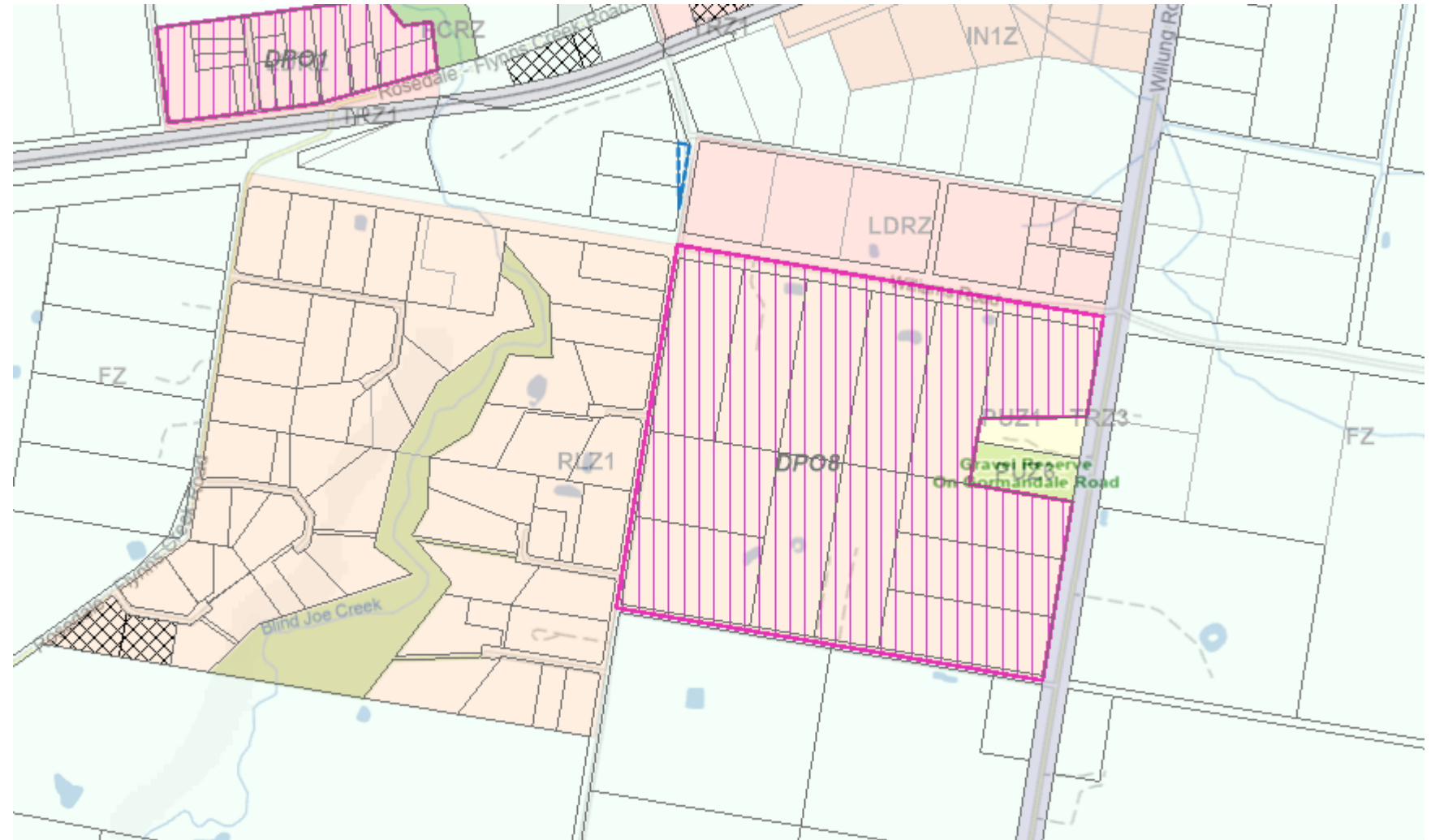
ZONE MAP IN 2000



ZONING MAP IN 2008



ZONING & OVERLAY MAP IN 2026



REQUIREMENTS UNDER SCHEDULE 8 TO CLAUSE 43.04: THE SITE ANALYSIS

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

A site analysis plan.

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

The plan must show:

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

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

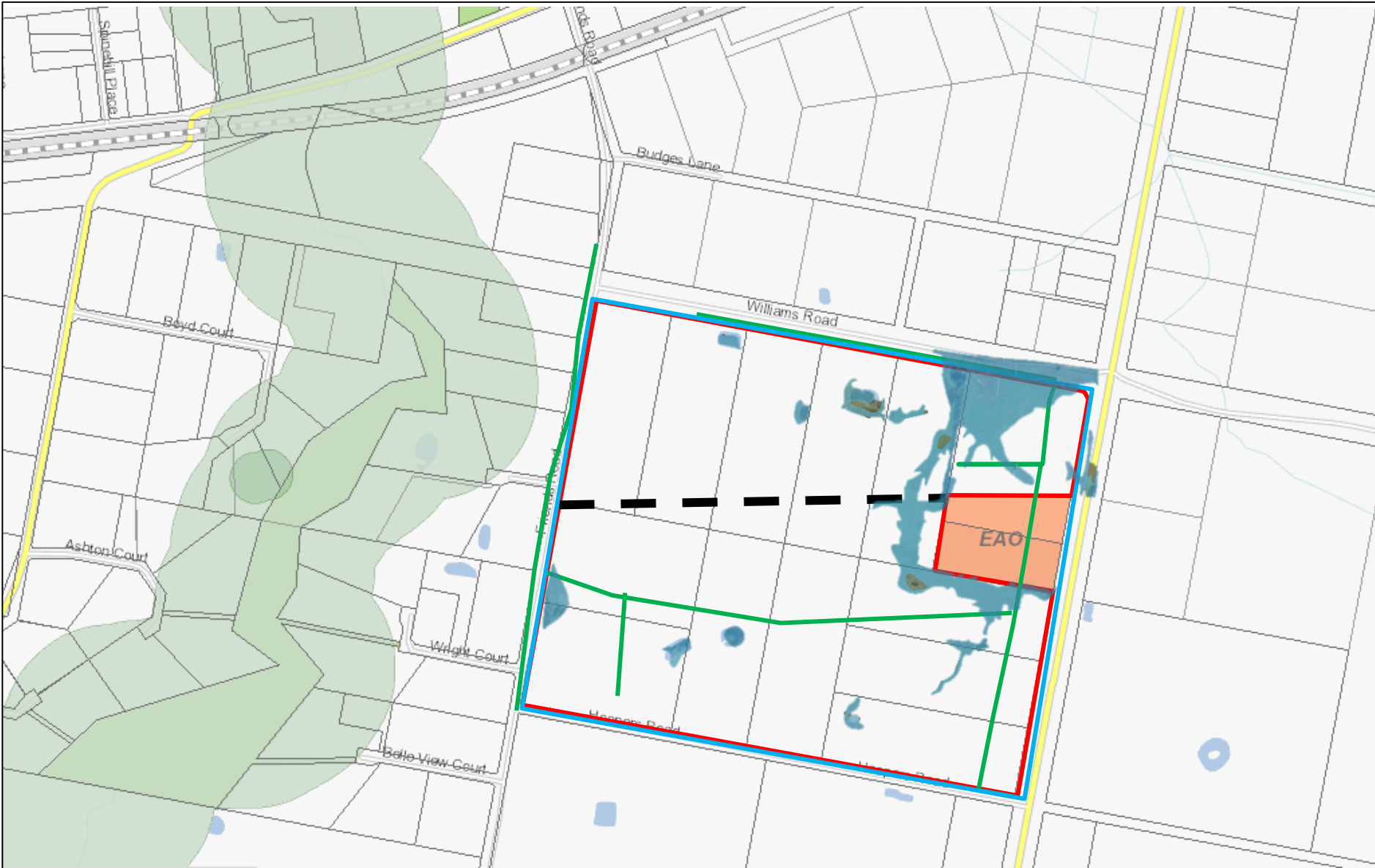
- The only water features within the Development Plan Overlay area are private dams, but some portions are vulnerable to flooding;
- There is an area with potential aboriginal cultural heritage sensitivity is to the west of the Development Plan Overlay Area, but not in it;
- The Gippsland Water Regional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

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

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

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

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



LEGEND:

Development Plan area:

Area of Potential Cultural Heritage Sensitivity:

Regional Outfall Sewer Easement:

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

Water body:

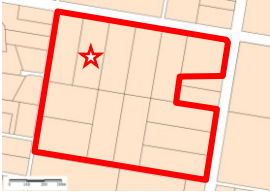
Electricity Supply (potential easements):

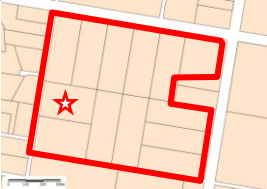
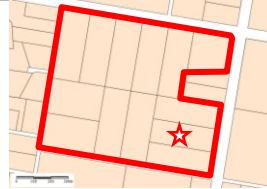
Reticulated Town Water Supply:

1% AEP Flood impact area:





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

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

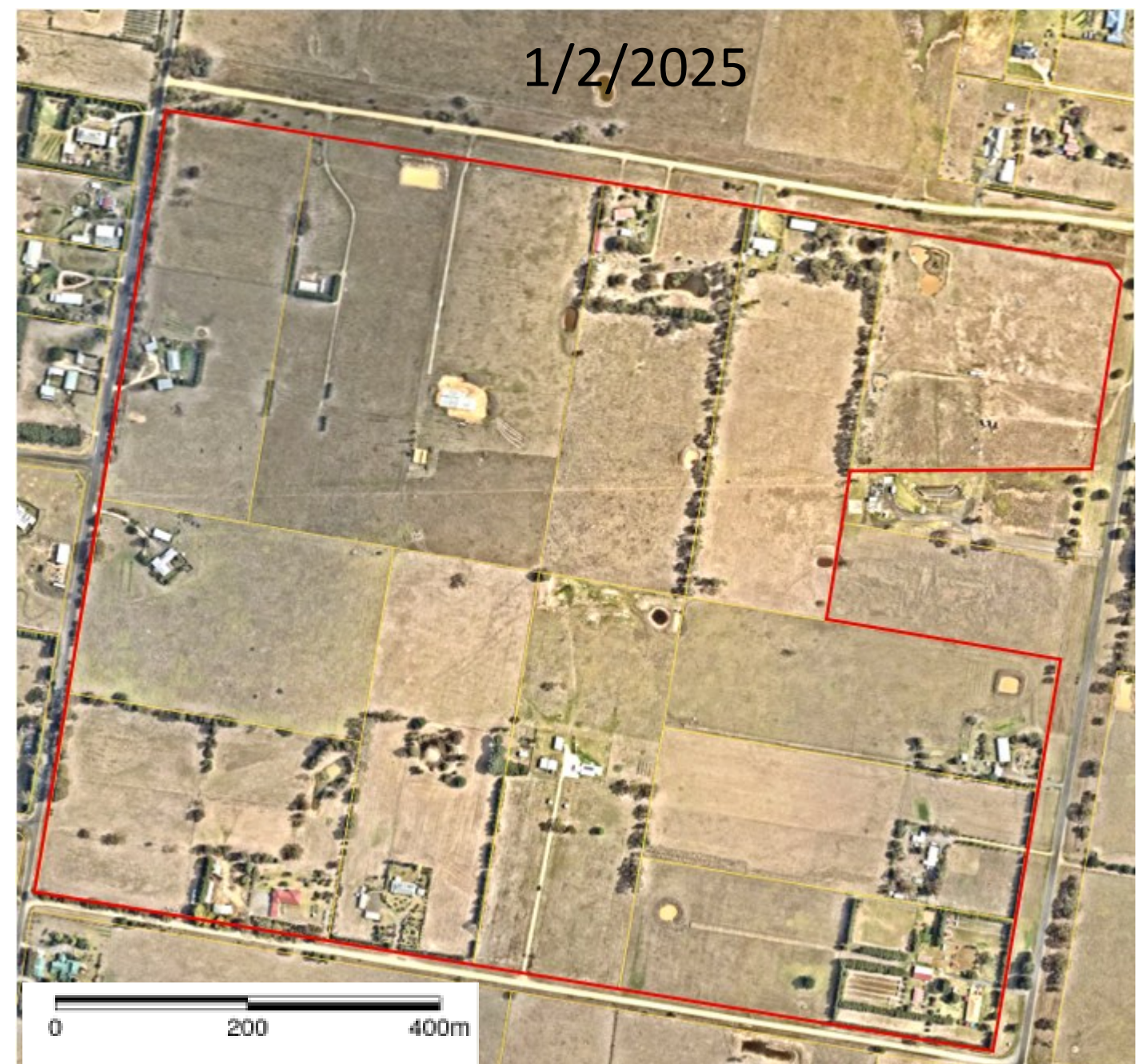
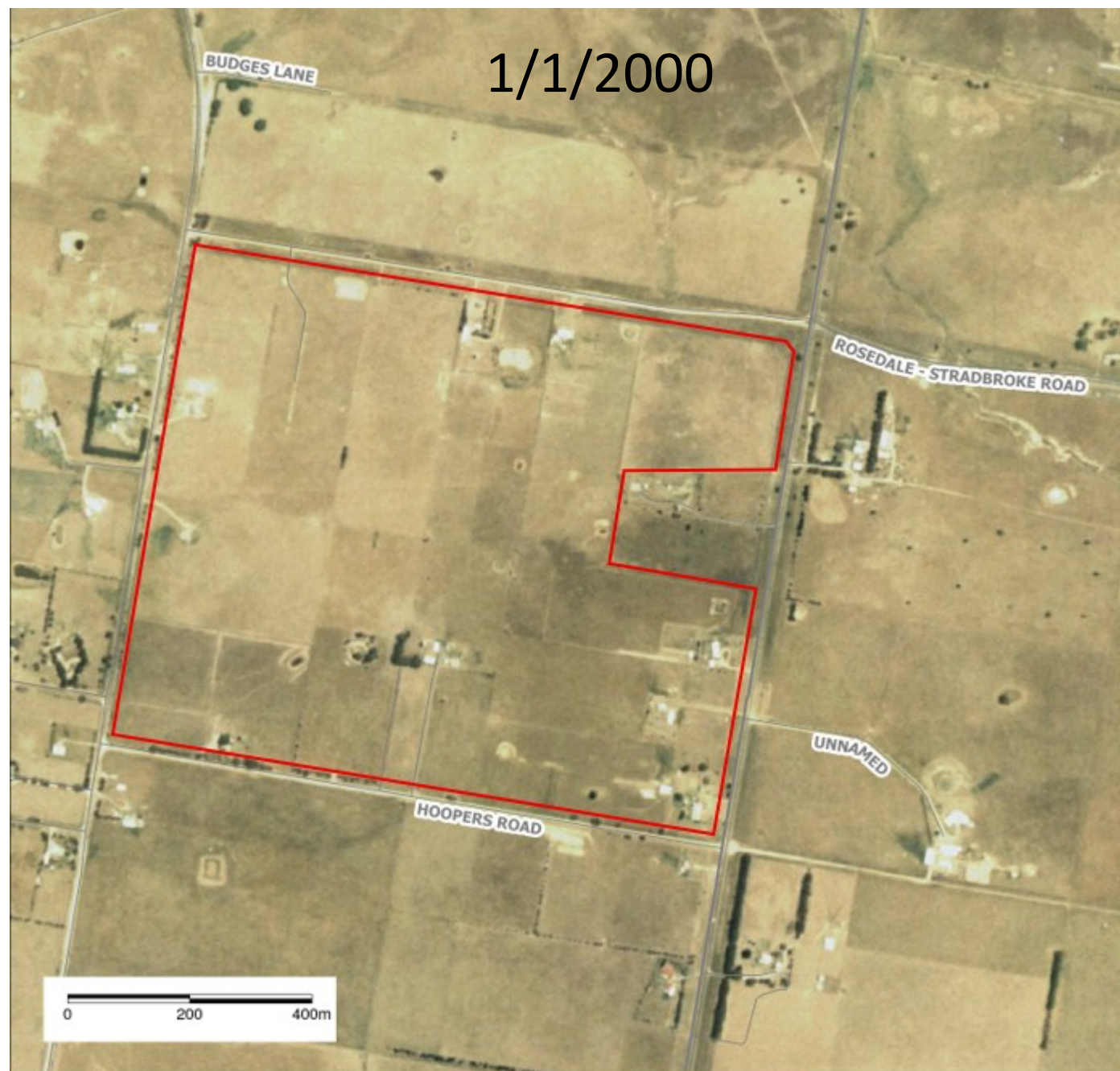
NATIVE VEGETATION

the images below show the Development Plan area on 1/1/2000 and 1/2/2025.

As can be seen:

- The Development Plan area was almost completely cleared 26 years ago, with only a handful of scattered trees growing within the Development Plan Overlay area and a row of blue gum trees growing along the north side of Hoopers Road;
- Over the last 26 years a number of trees have started growing in rows along paddock fencelines, around houses and along property boundaries, as well as along the western perimeter.

The orderly alignment of trees growing within the Development Plan area and along the perimeters suggests that they have been planted. Notwithstanding this, the planning requirements attached to the Development Plan includes a requirement for a vegetation assessment to be carried out before a permit is issued and the loss of significant native vegetation be avoided, minimised or offset.



REQUIREMENTS UNDER SCHEDULE 8 TO CLAUSE 43.04: THE DEVELOPMENT PLAN

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

A Land Use and Subdivision Plan.

The plan must show:

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

Response:

The Development Plan Overleaf has been prepared to allow each property to be subdivided in accordance with the provisions of the Zone and accord with the findings of the drainage plan, traffic study and land capability assessment provided with this submission. It provides room within each lot for a building envelope that can avoid flooding issues, whilst also supporting buildings that front onto adjoining or new roads. It will also support on-site wastewater management in accordance with the requirements of the LCA, which stipulates that each lot must be:

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

Infrastructure services

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

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

Response:

A Stormwater Management Strategy is provided as a separate report forming part of the overall application for approval of the Development Plan. It addresses flooding issues and informs the Development Plan. The flood & building envelope plan on page 13 arises from this. It is noted that, at the request of the West Gippsland CMA, the planning permit requirements attached to the Development require that any drainage plan prepared as part of an application must take into account climatic conditions in 2100.

A Traffic Plan which:

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

Response:

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

Open space network and general amenity:

The plan must show:

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

Response:

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

The proposed Development Plan will facilitate the subdivision of land into lots exceeding 4,000m². As such, all indigenous vegetation within the Development Plan area will remain protected by **Clause 52.17** of the Wellington Planning Scheme. Notwithstanding this, the aerial photography provided on pages 3 & 9 demonstrate that it is unlikely that there will be a lot of significant native vegetation growing within the Development Plan area.

Notwithstanding this, the planning requirements attached to the Development Plan includes a requirement for a vegetation assessment to be carried out before a permit is issued and the loss of significant native vegetation be avoided, minimised or offset.

It is anticipated that Council will impose a street tree planting requirement matching the through planning permit provisions when they are subdivided landscape plan on page 14.

AUTHORITY REQUIREMENTS

In addition to Point 4.0 of Schedule 8 to Clause 43.04 of the Wellington Planning Scheme, the requirements of the following authorities have also been taken into account in preparation of the Development Plan:

Gippsland Water

Gippsland Water have requested that the Regional Outfall Sewer (ROS) be protected through the conversion of the existing 20m wide easement with a 20m wide reserve created in its favour. The Development Plan has been updated to incorporate this change.

Apart from other statements about how works around the ROS should be managed, Gippsland Water also advised that subdivisions arising from the proposed Development Plan will not be allowed to connect to reticulated sewer and specified that on-site wastewater management must be feasible.

The Development Plan is supported by the findings of a Land Capability Assessment that recommended that each lot should have access to a 518m² effluent dispersal envelope. These envelopes are now also included on the version of the Development Plan provided at

Ausnet Services

Ausnet Services requested that the alignment of the overhead powerline that runs through the Development Plan area be shown on the plan with advice that either an easement will be required to protect the asset, or it will need to be rearranged as part of any development.

In response to the alignment of the powerline has been added to the Development Plan, with the legend identifying it as a "22kW overhead powerline – needs an easement or rearrangement when a development is carried out". This can be seen on the plan on page 12.

The indicative building envelopes on lots affected by a potential easement have been shaped to allow a 10m separation from any potential easement. This demonstrates how those lots can still be developed even if the overhead powerline is retained with an easement protecting it.

West Gippsland Catchment Management Authority

The West Gippsland Catchment Management Authority has requested that the Development Plan take the climatic conditions that are anticipated for the year 2100.

The Development is supported by a flood study that looks at flood extents for the whole of Rosedale in year 2100, which has very recently been carried out on behalf of the West Gippsland Catchment Management Authority.

This information has similarly been taken into account in the proposed Development Plan to the extent that each of the proposed lots enjoys safe, flood-free access via either the subdivisional roads or surrounding existing roads during that 1% AEP flood event.

This can be seen in the image on page 13.

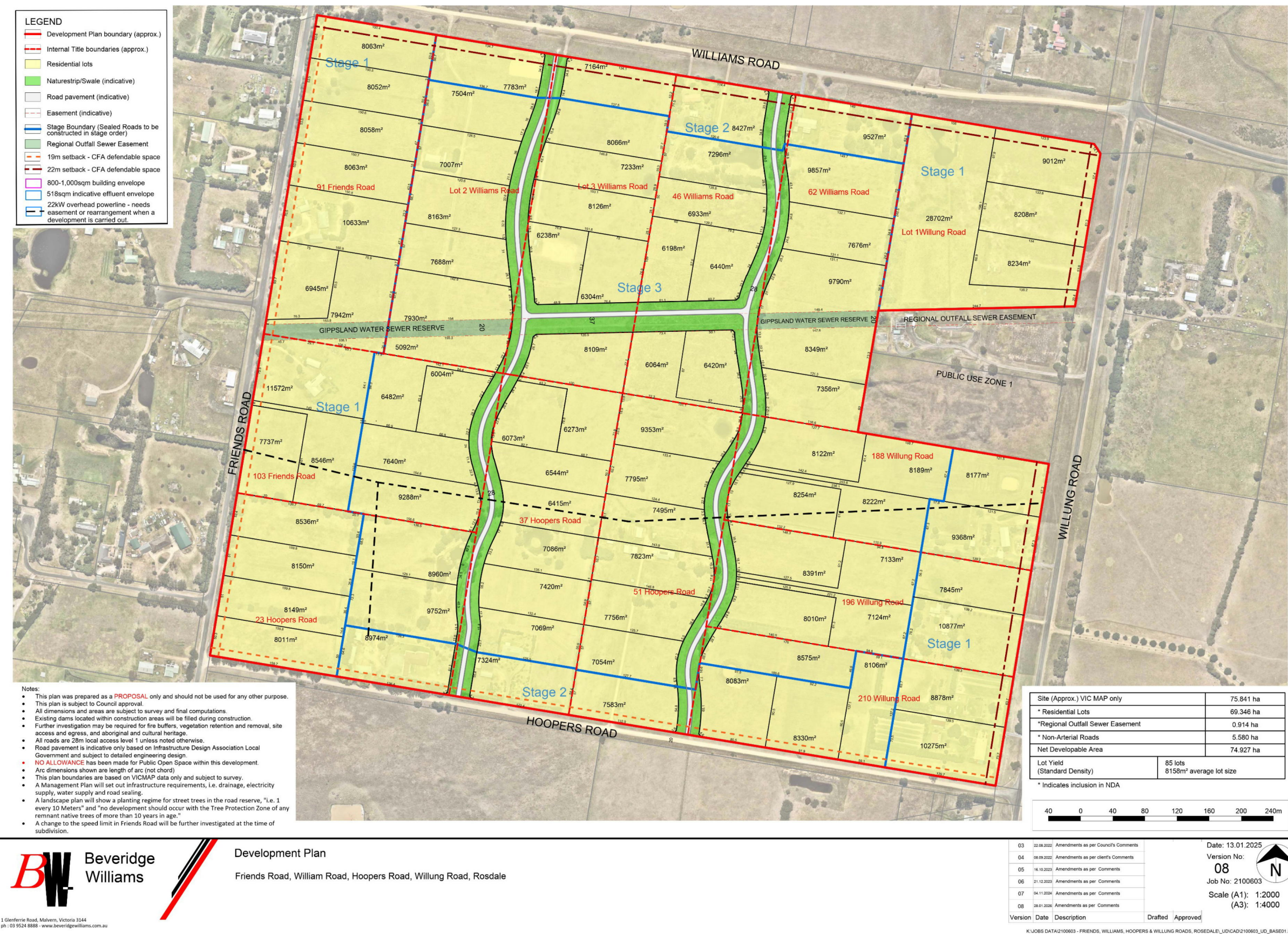
Country Fire Authority

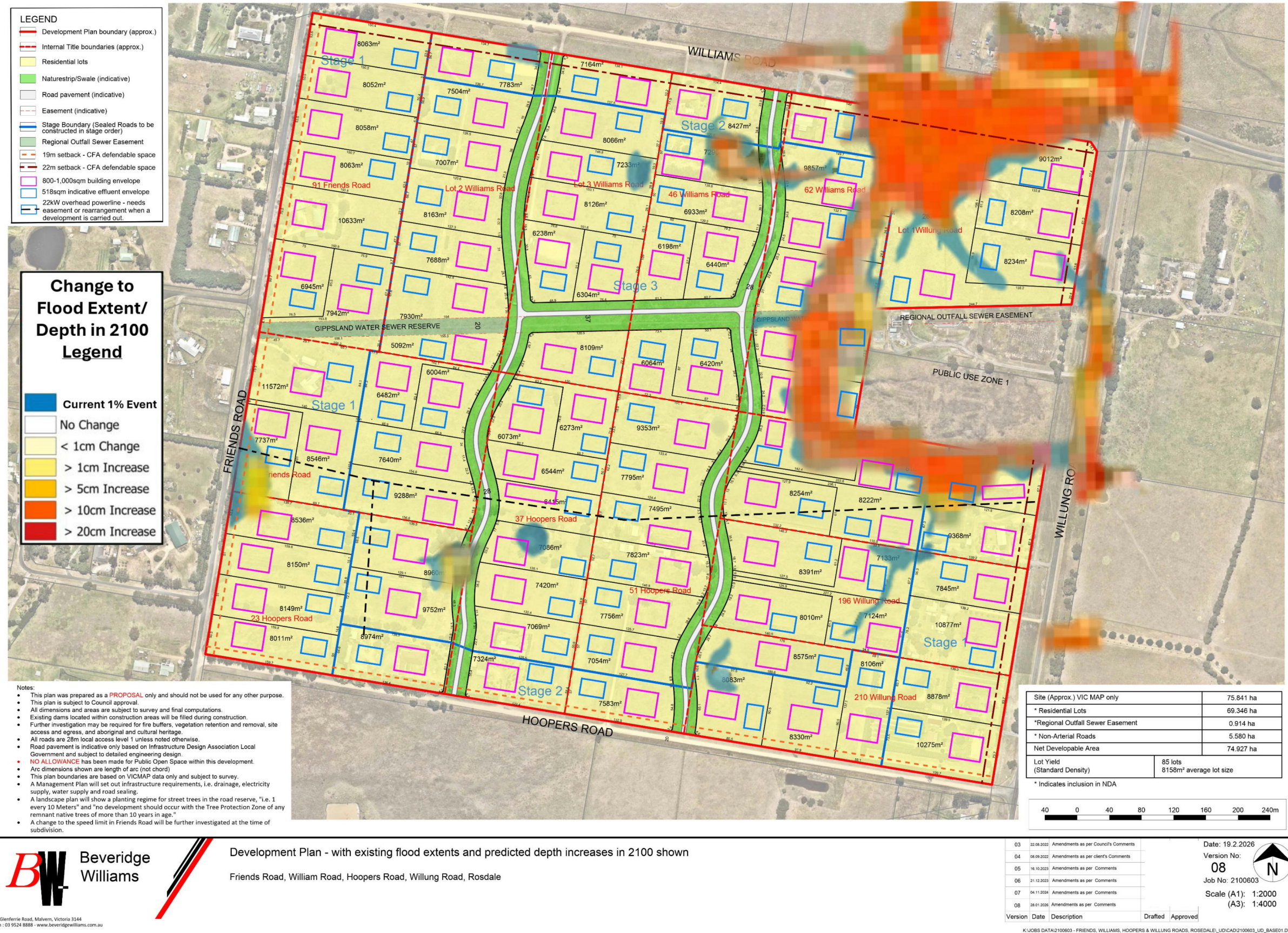
The Country Fire Authority has stipulated that minimum road setbacks be provided for lots abutting the external fringe of the Development Plan area and stipulated bushfire protection measures that need to be provided across lots during after the various estates are developed. They also requested that building envelopes that demonstrate how each lot can be developed with adequate defendable space be added to the Development Plan.

As can be seen from the plan on page 13, Development Plan (Version 8) incorporates the stipulations that the CFA has requested with the indicative building envelopes demonstrating that their requirements can be complied with.

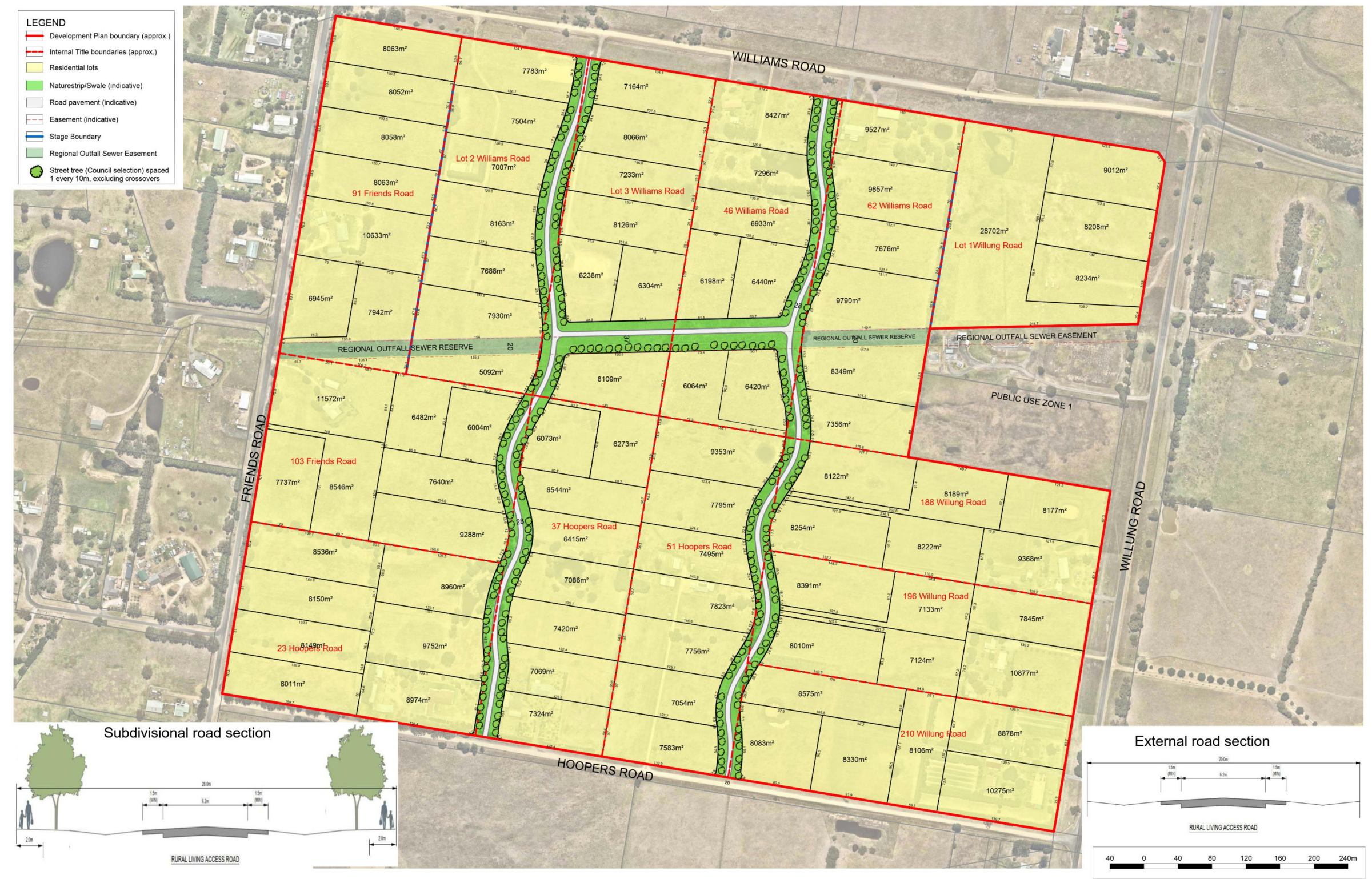
The vegetation management requirements set out by the CFA have been included in the list of requirements that need to be imposed upon issue of a planning permit.

The Development Plan below provides the subdivisional & road layout that arises from the reports prepared in response to point 4.0 of Schedule 8 to **Clause 43.04**. It includes the building setbacks required to achieve compliance with CFA requirements and the alignment of the existing powerline traversing the site.





The version of the Development Plan below provides indicative landscaping.





Beveridge Williams

1 Glenferrie Road, Malvern, Victoria 3144
ph : 03 9524 8888 - www.beveridgewilliams.com.au

Landscape Plan

Friends Road, William Road, Hoopers Road, Willung Road, Rosdale

02

12/12/2024

Amendments as per Council's Comments

Version No:

03

Job No:

2100603

Date

12.03.2025

Scale (A1):

1:2000

Scale (A3):

1:4000

Version

Date

Description

Drafted

Approved

K:\JOBS DATA\2100603 - FRIENDS, WILLIAMS, HOOPERS & WILLUNG ROADS, ROSDALE\LD\CAD\2100603_LD_BASE01.DWG



Date: 12.03.2025

Version No: 03

Job No: 2100603

Scale (A1): 1:2000

Scale (A3): 1:4000