

LEGEND

Development Plan boundary (approx.)

Internal Title boundaries (approx.)

Residential lots

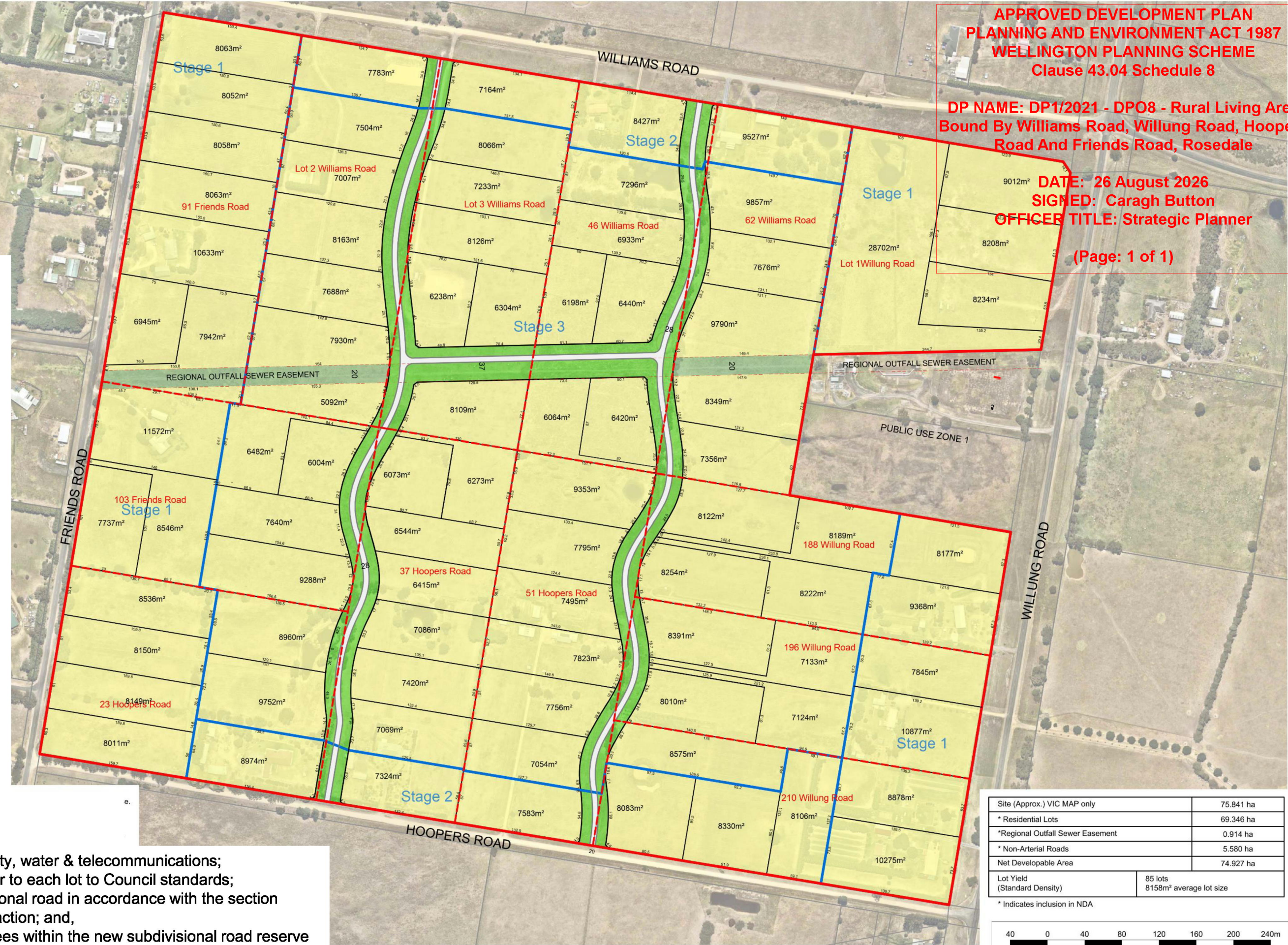
Naturestrip/Swale (indicative)

Road pavement (indicative)

Easement (indicative)

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

Regional Outfall Sewer Easement



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 1)

Infrastructure provision and requirements by stage:

- Stage 1:
- Connect reticulated electricity, water & telecommunications to each lot; and,
 - Construct a single crossover to each lot to Council standards.

- Stage 2:
- Connect reticulated electricity, water & telecommunications;
 - Construct a single crossover to each lot to Council standards;
 - Construct the adjoining road, i.e. Williams or Hoopers Road, to a bitumen standard from the nearest intersection up to and along the full frontage of the property(ies), in accordance with the section below.

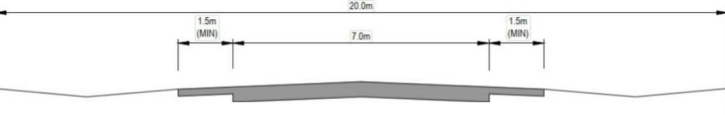
- Stage 3:
- Connect reticulated electricity, water & telecommunications;
 - Construct a single crossover to each lot to Council standards;
 - Construct the new subdivisional road in accordance with the section below and to Council satisfaction; and,
 - Planting of canopy street trees within the new subdivisional road reserve at intervals of every 10 metres

Site (Approx.) VIC MAP only	75.841 ha
* Residential Lots	69.346 ha
*Regional Outfall Sewer Easement	0.914 ha
* Non-Arterial Roads	5.580 ha
Net Developable Area	74.927 ha
Lot Yield (Standard Density)	85 lots 8158m ² average lot size

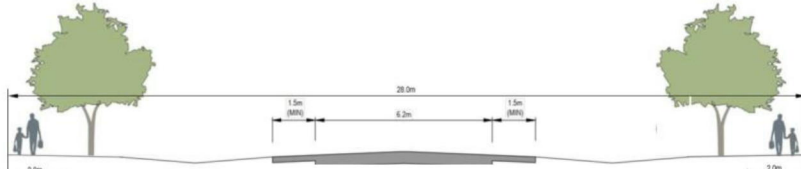
* Indicates inclusion in NDA



Infrastructure Servicing Plan



Williams & Hoopers Road section



New subdivisional road section

03 22.08.2022 Amendments as per Council's Comments

04 08.09.2022 Amendments as per client's Comments

05 16.10.2023 Amendments as per Comments

06 21.12.2023 Amendments as per Comments

07 04.11.2024 Amendments as per Comments

Version Date Description

Drafted

Approved

Date: 13.01.2025

Version No: 07a

Job No: 2100603

Scale (A1): 1:2000

(A3): 1:4000

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