

Introduction:

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

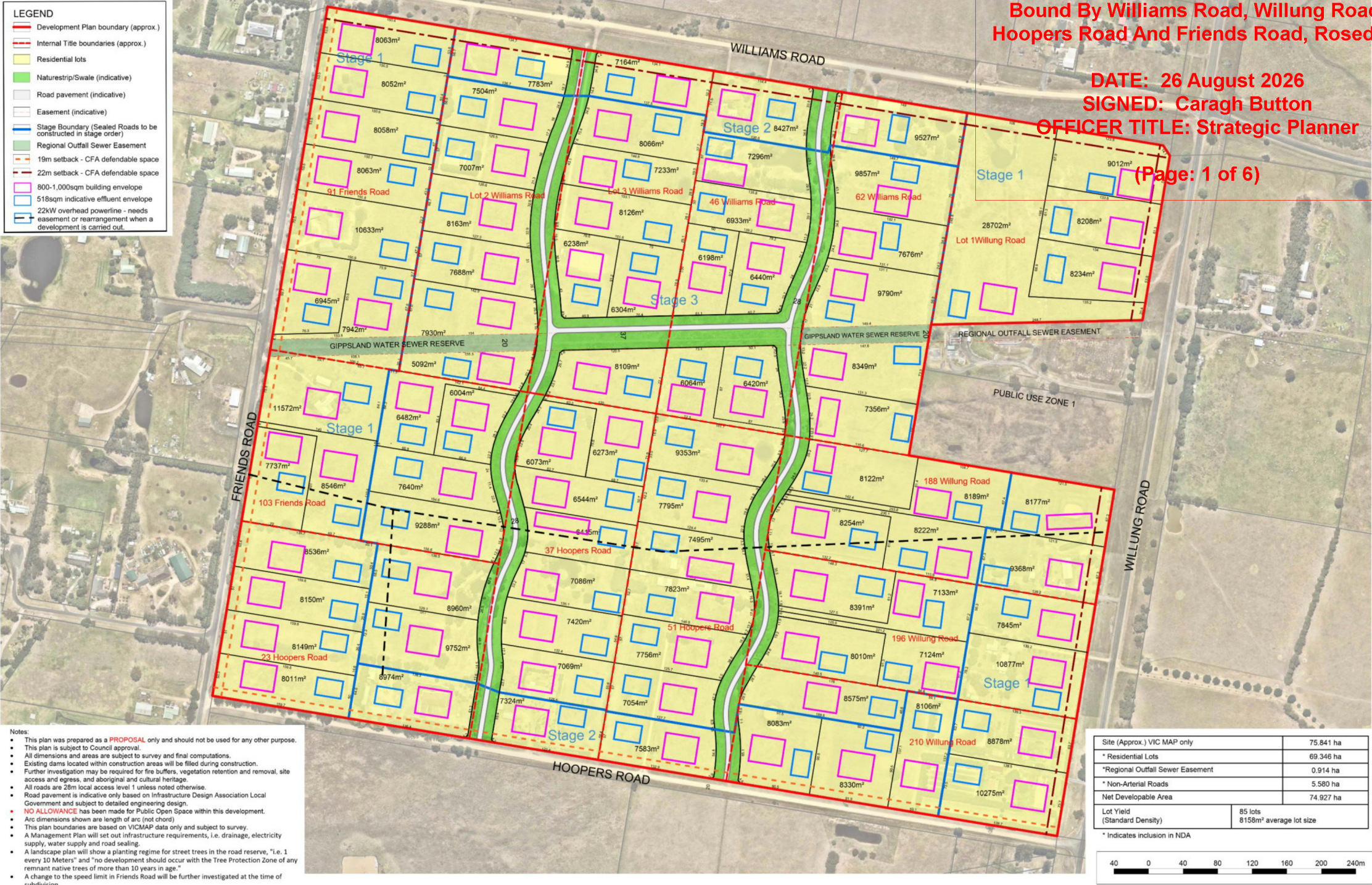
(Page: 1 of 6)

This report has been prepared to provide guidance for future development across the Development Plan area in response to the provisions of **Clause 13.02-1S** of the Wellington Planning Scheme.

The assessment examines bushfire history around Rosedale and the fire hazard posed by the broader landscape, local conditions and the immediate neighbourhood.

These assessments have led to the design proposed through the Development Plan opposite.

As can be seen, the plan includes a requirement future dwellings be set back 19m from the southern and western perimeters of the Development Plan area and 22m from the northern and eastern perimeters of the Development Plan area.



Notes:

- This plan was prepared as a **PROPOSAL** only and should not be used for any other purpose.
- This plan is subject to Council approval.
- All dimensions and areas are subject to survey and final computations.
- Existing dams located within construction areas will be filled during construction.
- Further investigation may be required for fire buffers, vegetation retention and removal, site access and egress, and aboriginal and cultural heritage.
- All roads are 28m local access level 1 unless noted otherwise.
- Road pavement is indicative only based on Infrastructure Design Association Local Government and subject to detailed engineering design.
- NO ALLOWANCE** has been made for Public Open Space within this development.
- Arc dimensions shown are length of arc (not chord).
- This plan boundaries are based on VICMAP data only and subject to survey.
- A Management Plan will set out infrastructure requirements, i.e. drainage, electricity supply, water supply and road sealing.
- A landscape plan will show a planting regime for street trees in the road reserve, "i.e. 1 every 10 Meters" and "no development should occur with the Tree Protection Zone of any remnant native trees of more than 10 years in age."
- A change to the speed limit in Friends Road will be further investigated at the time of subdivision.



Development Plan
Friends Road, William Road, Hoopers Road, Willung Road, Rosedale

03	22.08.2022	Amendments as per Council's Comments	Date: 13.01.2025
04	08.09.2022	Amendments as per client's Comments	Version No: 08
05	16.10.2022	Amendments as per Comments	Job No: 2100603
06	21.12.2022	Amendments as per Comments	Scale (A1): 1:2000
07	04.11.2024	Amendments as per Comments	(A3): 1:4000
08	28.01.2026	Amendments as per Comments	
Version	Date	Description	Drafted / Approved

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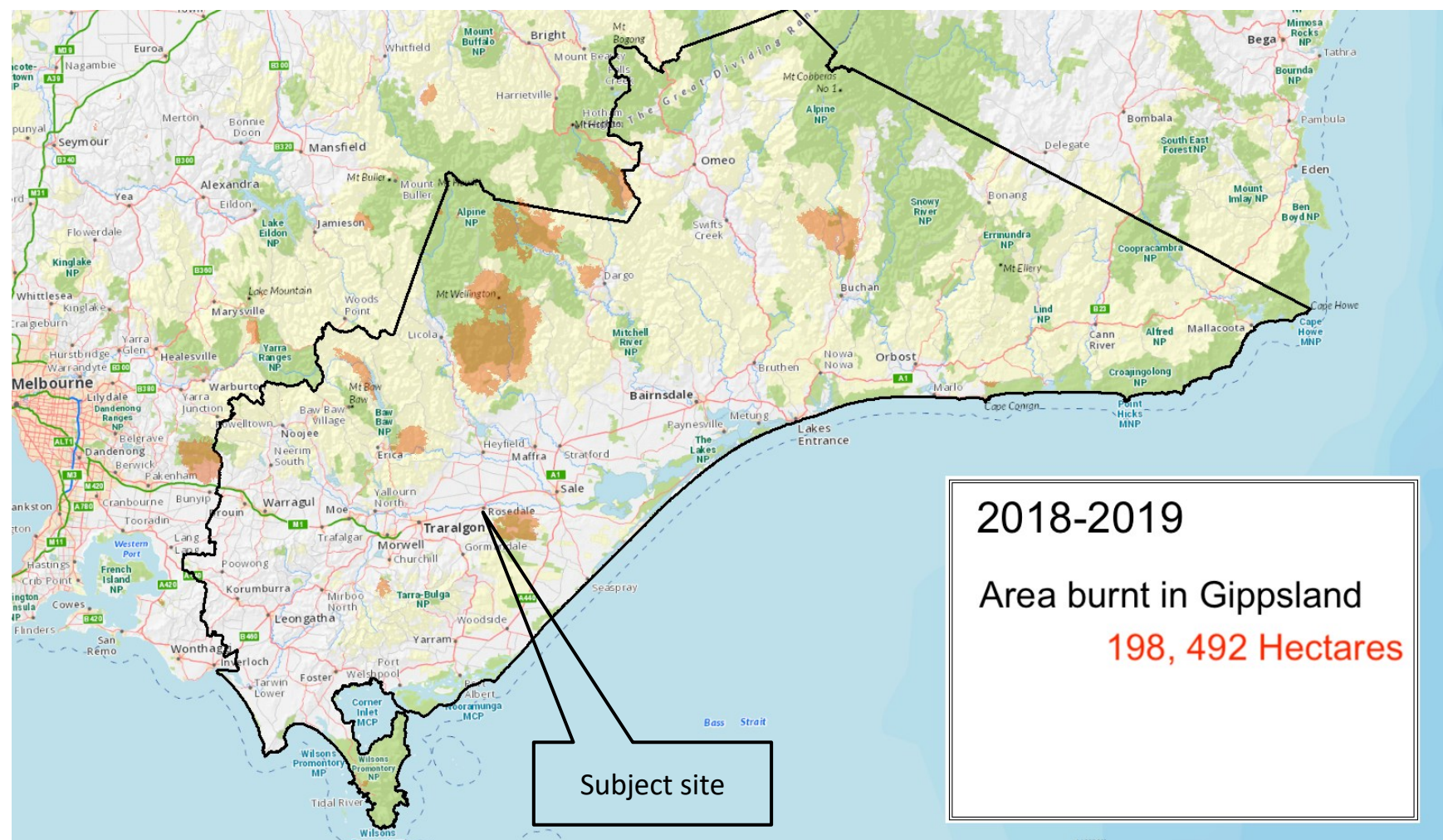
Past Bushfire History:

A review of historic bushfire mapping for this part of Victoria reveals that there have been two significant fires within the general vicinity of the Development Plan area:

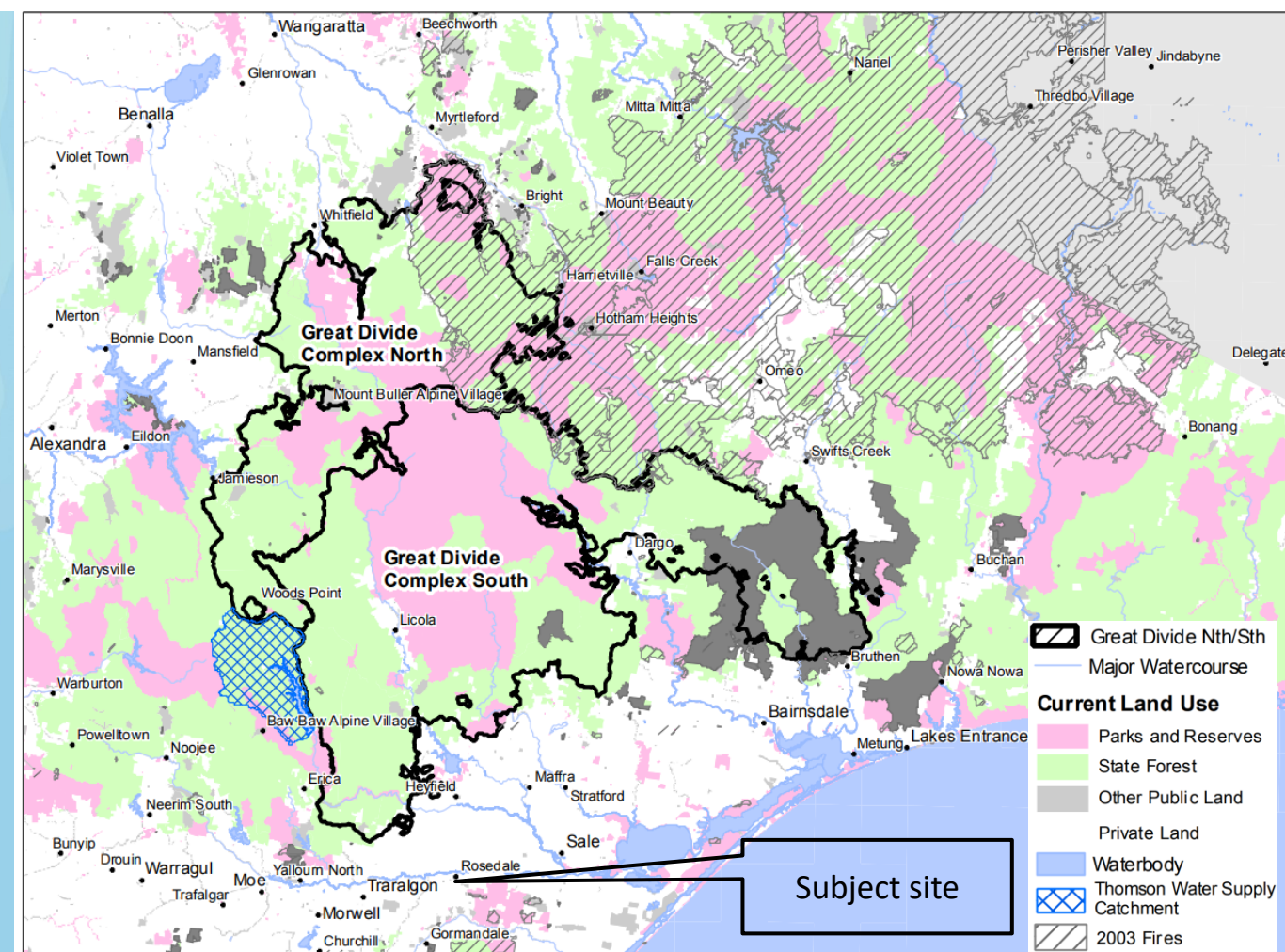
- The fires that burnt around Gormandale in 2003. This fire started in a State Park approximately 10 kilometres to the south of the site and burnt to the west. The extent of this fire can be seen in the mapping below; and,
- The fire that burnt between Rosedale and Longford in January 2019. This fire started approximately 3 kilometres to the southeast of the site and burnt away from it while fanned by a strong westerly wind. The extent of this fire can be seen in the mapping below.

There were no impacts upon the development plan area as a result of either fire.

Map of the 2019 Rosedale Fire



Map of the Great Divide Fires of 2007 and the 2003 Fires



Bushfire Hazard Landscape Assessment:

The Broader landscape around the development plan is rated as Type 1 due to the:

- fact that the development site enjoys high quality road access to both the Princes Highway and Rosedale-Longford Road within 1.2 kilometres to the north via Willung Road, as well as a secondary access to Rosedale township via Friends Road. Both of these access points are through grazed farmland or the Rosedale township;
- lack of significant threat vegetation around it; and,
- availability of reticulated water supply.

Likely Fire Scenario:

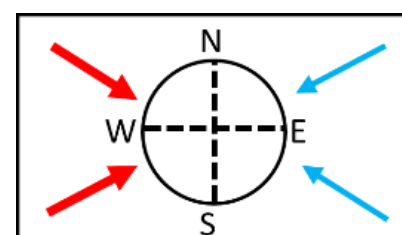
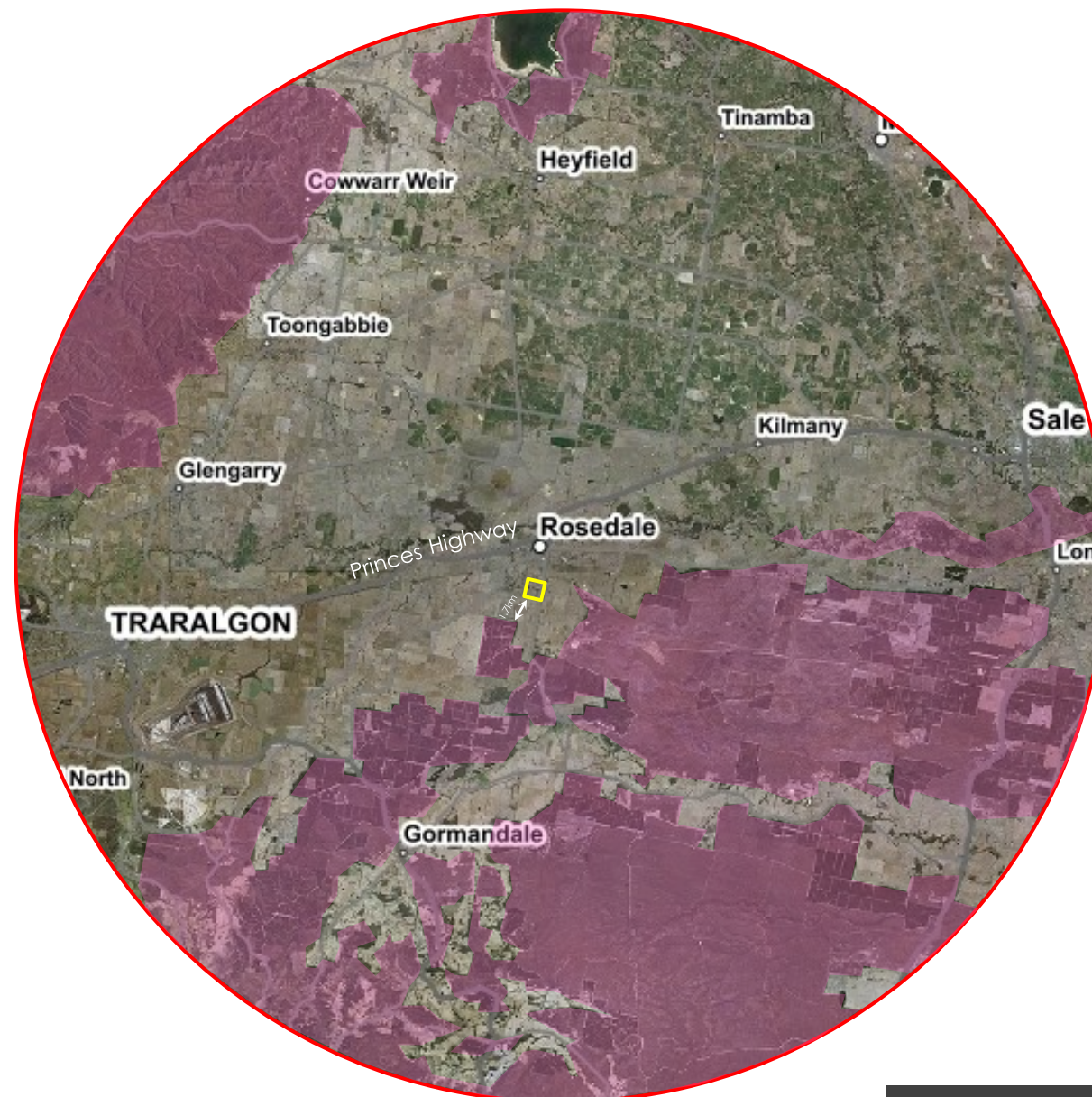
The most likely fire scenario would be a grass fire burning through farmland to the south on a southwesterly wind.

It is also possible that a fire burning on a southerly wind in the timber plantation 1.7km to the south could lead to an ember attack.

Given there is mostly maintained landscaping within residential properties around the site on its north, east and west sides and grazed farmland to the south, the likelihood of a significant fire impacting the development plan area is minimal.

Access between the Development Plan area and the Rosedale, which is located 1.2km to the north, is available via Willung Road or Friends Road. Both of these roads are in good condition.

Rosedale and the larger centres of Traralgon and Sale to the west and east respectively accommodate a significant number of emergency evacuation facilities. These larger centres are accessible via the Princes Highway 1.5km to the north. It runs through grazed farmland to both centres.



Map showing the site (outlined yellow) with respect to the nearest threat vegetation, i.e. grassland and a plantation with a 3.2km fire run to the south



Legend:

Subject Site:



25km radius:



Threat Vegetation:



Assessment of Local Conditions:

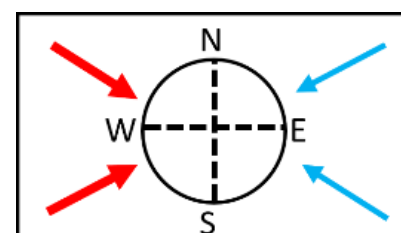
Surrounding land use and development

The development plan area is surrounded by:

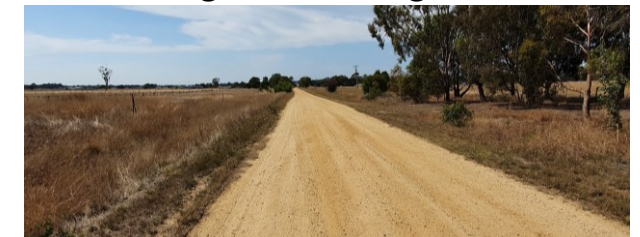
- Williams Road along its north boundary. This road reserve has a width of 60 metres and is developed with a two-way gravel road. Rural-style grassed drainage runs along each side. Land on the opposite (north) side of Williams Road is zoned Low Density Residential, but is presently used for cattle grazing;
- Willung Road along its east boundary. This road reserve has a width of 60 metres and is developed with a two-way, bitumen-sealed road. Rural-style grassed drainage runs along each side. Land on the opposite (east) side of Willung Road is zoned Farming and is presently used for cattle grazing;
- Hoopers Road along its south boundary. This road reserve has a width of 20 metres and is developed with a two-way, gravel road. Rural-style grassed drainage runs along each side. Land on the opposite (south) side of Williams Road is zoned Farming and is presently used for cattle grazing;
- Friends Road along its west boundary. This road reserve has a width of 20 metres and is developed with a two-way, bitumen-sealed road. Rural-style grassed drainage runs along each side. Land on the opposite (north) side of Williams Road is zoned Rural Living and is presently used for rural residential development with typically well maintained landscaping.

Road upgrades associated with the Development Plan, which will improve evacuation capacity:

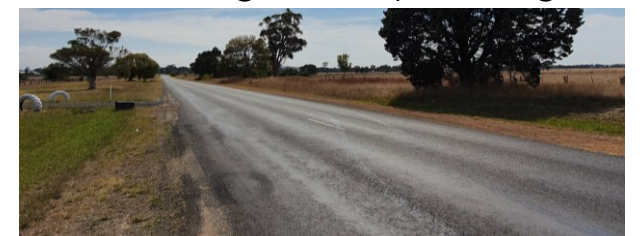
The Development Plan includes the upgrading of Hoopers and Williams Roads to a bitumen standard and will also facilitate construction of two new north-south running bitumen roads through the site. These additions will provide additional access options for residents seeking to access Rosedale township either via Friends or Willung Road during an evacuation. This, along with the access to reticulated town water, will provide the residents of the proposed development excellent access to assistance from emergency services in the event of a fire.



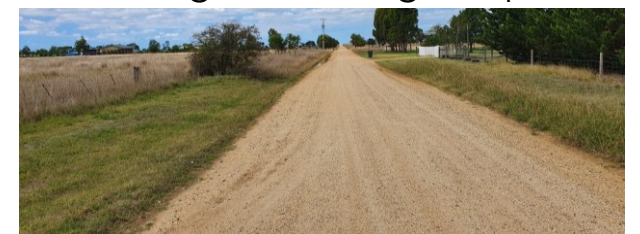
View looking west along Williams Rd



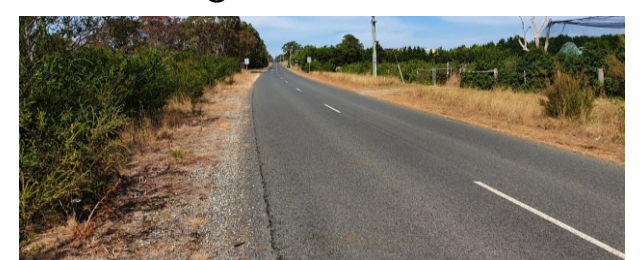
View looking north up Willung Rd



View looking west along Hoopers Rd

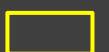


View looking south down Friends Rd



Legend:

Subject Site:



1km radius:



Threat Vegetation (none):



Assessment of Neighbourhood Conditions:

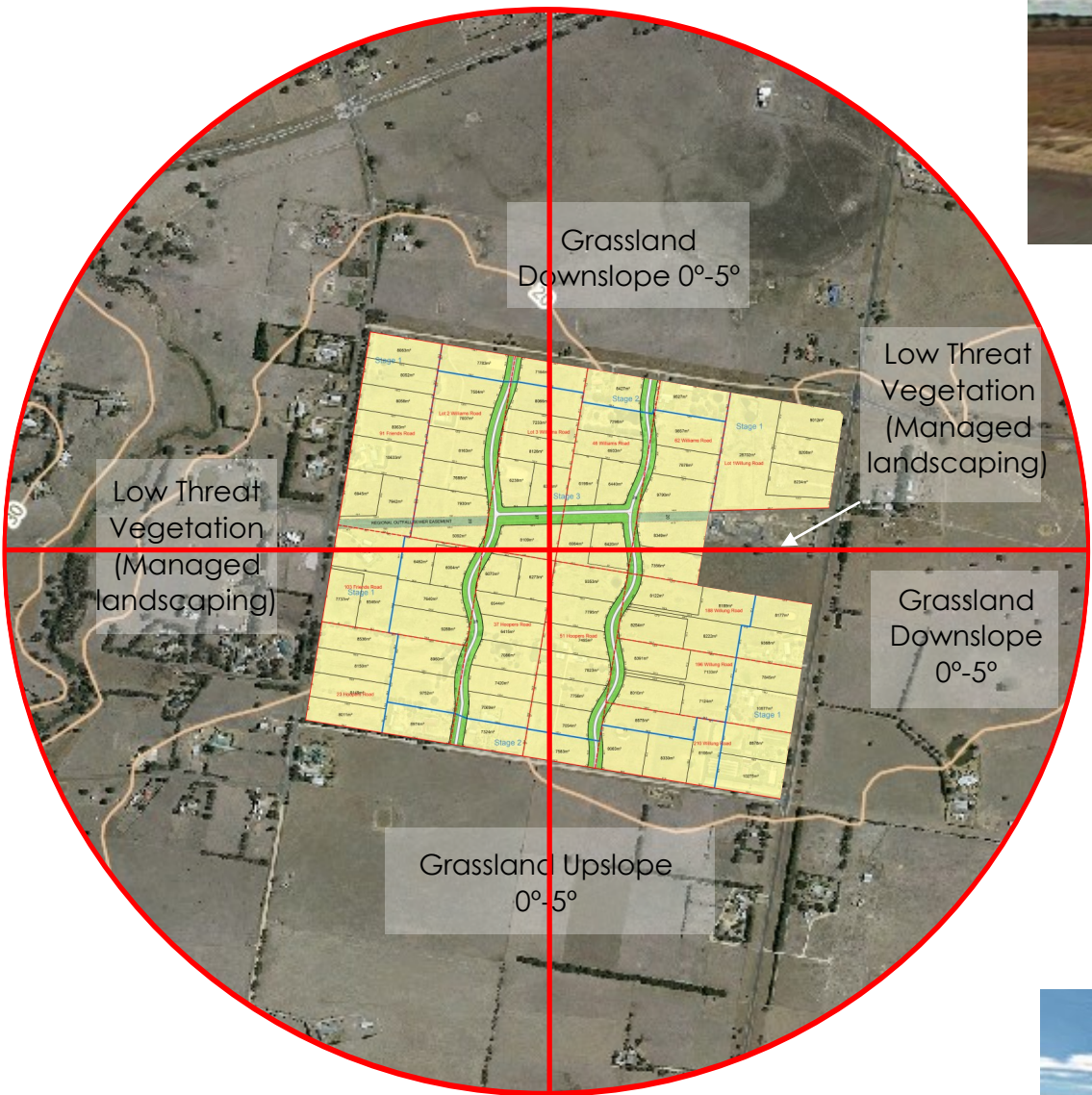
The subject site is surrounded by:

- Grassland vegetation that is 0-5° downslope on the opposite (north) side of Williams Road. This grassland/pasture is grazed by livestock, as can be seen in the photograph below;
- Grassland vegetation that is 0-5° downslope on the opposite (east) side of Willung Road. This grassland/pasture is grazed by livestock, as can be seen in the photograph opposite;
- Grassland vegetation that is upslope on the opposite (south) side of Hoopers Road. This grassland/pasture is grazed by livestock, as can be seen in the photograph opposite;
- Low threat vegetation on the opposite (west) side of Friends Road. This vegetation sits within landscaping around rural residential properties, as can be seen in the photograph opposite. It is maintained by private land owners and can be irrigated using the reticulated water supply. It is noted that much of this vegetation would fit the definition of 'grassland'.

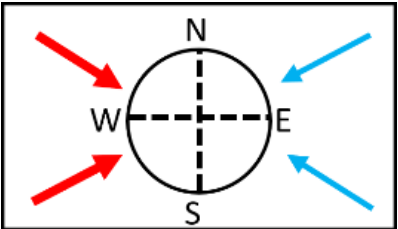
View across the grazed pasture on the north side of Williams Road from the Development Plan area



Photo looking southwest across the grazed pasture, on the opposite (south) side of Hoopers Road from the Development Plan area



View looking north across the grazed, irrigated pasture on the Development Plan's south side



View looking northeast across the grazed pasture on the opposite (east) side of Willung Road from the Development Plan area



Assessment of the site for development:

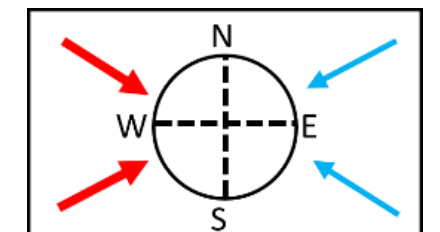
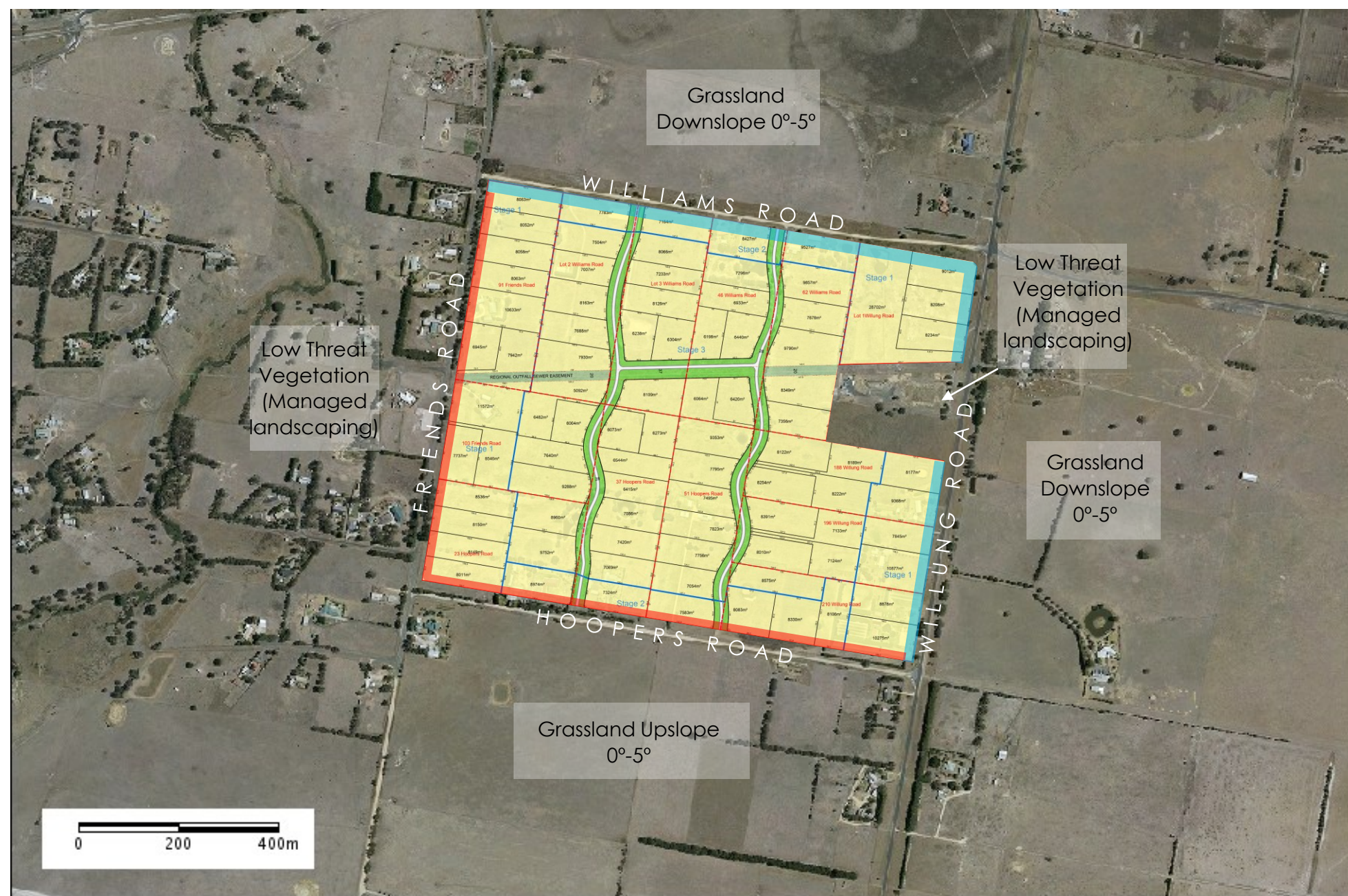
As shown below and on page 5, the subject site is surrounded by low threat vegetation to its west and grassland on a downslope of 0°-5° to its north & east and upslope to its south.

Lots in the proposed development plan are separated from the surrounding grassland by either Friends, Willung, Williams or Hoopers Roads, which have widths of at least 20 metres. They are also over 7,000m² in area, with the entire Development Plan area also covered in grassland vegetation, which will become managed landscaping as the various estates develop.

These factors will allow the proposed lots to be developed in a manner that supports construction of dwellings to a BAL12.5 standard.

To assist in mitigating the potential impacts of grassfires approaching the site, a 19m building setback has been imposed from the west and south perimeters of the Development Plan area and a 22m building setback has been imposed from the north and east perimeters of the Development Plan area. This is shown on the map below and can be seen in the Development Plan on page 1.

Image of the fringes of the Development Plan showing how far a 19-22 metre setback from grassland vegetation encroaches into the site or roadways



Legend:	
Land within 19m setback of grassland:	■
Land within 22m setback of grassland:	■