

Requirements for Permits issued under the Rosedale Rural Living Zone Development Plan (Overlay Schedule 8):

Gippsland Water:

Any permit granted under this Development Plan must make the following provisions:

1. The existing easement traversing in an east/west direction is converted from a 20 metre wide easement into a 20 metre wide reserve, vested to Gippsland Water. This easement contains the Regional Outfall Sewer (ROS), which is a State Critical asset. Conversion of the easement to reserve provides the highest order of protection for the asset allows efficient asset renewal.
2. Road/pedestrian crossings of the ROS pipeline will need to be designed to the satisfaction of Gippsland Water such that no loading is placed on the ROS pipeline.
3. Private access from landholders adjoining the proposed ROS reserve is restricted.
4. To aid subdivision layout and pedestrian access, the proposed ROS reserve may be situated alongside future road reserve. Gippsland Water may consider the placement of paths within this linear reserve to promote pedestrian access from Friends Rd or Williams Rd.

West Gippsland Catchment Management Authority:

Any permit granted under this Development Plan must make the following provisions:

- A Building and effluent envelope plan that is based upon flood advice sourced from the West Gippsland Catchment Management Authority must be endorsed as part of the permit.
- A Notice of Restriction must be included as part of any Plan of Subdivision lodged for certification under a planning permit issued for a property in Stages 2 & 3 that is affected by the flood shading shown on this Development Plan. This Notice must indicate all areas within the plan of subdivision that are predicted to be affected by a 1% AEP, as shown on the Development Plan, and stipulate that all buildings and on-site wastewater management infrastructure services are prohibited from being constructed in those flood-affected areas.

Country Fire Authority:

Any permit granted under this Development Plan must make the following provisions:

Any Plan of subdivision presented as part of a permit and certification application must include building envelopes that include the required setbacks from grassland vegetation surrounding of the Development Plan area to ensure future development can accommodate adequate defendable space within each lot to limits exposure to radiant heat to 12.5kW/m² or less. These envelope setbacks must be as follows:

- 19 metres from grassland vegetation to the south and west.
- 22 metres from the grassland vegetation to the north and east.

Any permit granted must include the following conditions:

- A Requirement for vegetation to be managed in areas for the purposes of defendable space in accordance with the following:
 - Grass must be short cropped and maintained during the declared fire danger period.
 - All leaves and vegetation debris must be removed at regular intervals during the declared fire danger period.
 - Within 10 metres of a building, flammable objects must not be located close to the vulnerable parts of the building.
 - Plants greater than 10 centimetres in height must not be placed within 3m of a window or glass feature of the building.
 - Shrubs must not be located under the canopy of trees.
 - Individual and clumps of shrubs must not exceed 5 sq. metres in area and must be separated by at least 5 metres.
 - Trees must not overhang or touch any elements of the building.
 - The canopy of trees must be separated by at least 2 metres.
 - There must be a clearance of at least 2 metres between the lowest tree branches and ground level.
- The provision of water supply and access requirements as follows:

Water Supply

Each lot to include 20,000 litres of potable water storage for domestic and fire fighting purposes which meets the following requirements:

- Be stored in an above ground water tank constructed of concrete or metal.
- Have all fixed above ground water pipes and fittings required for firefighting purposes made of corrosive resistant metal.

- Include a separate outlet for occupant use.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the accessway and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling)

Access

Show the access for fire fighting purposes which meets the following requirements:

- All weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres
- Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10m.
- The average grade must be no more than 1 in 7 (14.4 per cent) (8.1 degrees) with a maximum of no more than 1 in 5 (20 per cent) (11.3 degrees) for no more than 50m.
- Dips must have no more than a 1 in 8 (12.5 per cent) (7.1 degrees) entry and exit angle.
- Incorporate a turning area for fire fighting vehicles close to the building by one of the following:
 - A turning circle with a minimum radius of eight metres.
 - A driveway encircling the dwelling
 - The provision of vehicle turning heads – such as a T or Y head – which meets the specification of Austroad Design for an 8.8 metre Service Vehicle.
 - Incorporate passing bays at least every 200m which must be at least 20 metres long and have a minimum trafficable width of 6 metres.

In circumstances where a permit is sought to develop land that will directly abut a parcel of land upon which there is vegetation that can be classified as 'Threat Vegetation' under Australian Standard 3959 (or its successor), building setbacks must be imposed in accordance with the relevant sections of the Australian Standard 3959 to allow the creation and management of defendable space in accordance with the permit conditions listed above. The mechanism via which these setback requirements is imposed can include a stipulation that the setback restriction will be relaxed upon the development of the adjoining land in such a manner that there is no longer 'Threat Vegetation' growing thereon.

Wellington Shire Council:

Staging of Development:

Permits issued for subdivision of land within the Development Plan area must accord with the following staging regime:

- A parcel of land or portion of a parcel of land within Stage 1 can be developed at any time;
- A parcel of land or portion of a parcel of land within Stage 2 can be developed at any time provided all necessary road and service infrastructure required to complete the development is available. This will typically include agreements to create road reserves through adjoining land to allow construction of road and drainage infrastructure through the reserve to service the lots created;
- A parcel of land or portion of a parcel of land within Stage 3 cannot be developed until any subdivisional road that it relies upon for access and drainage has already been constructed within Stage 2 up to Williams Road;
- A parcel of land or portion of a parcel of land within Stage 3 cannot be developed until any drainage infrastructure, e.g. a swale drain, it relies upon to satisfy the Stormwater Management Plan has already been constructed within Stages 2 or 3 up to Williams Road.

Infrastructure Provision and contribution requirements by stage:

Stage 1:

- Connection of reticulated electricity, water and telecommunications; and,
- Construction of crossovers to each lot to Council standards.

Stage 2:

- Connection of reticulated electricity, water and telecommunications to each lot in the subdivision;

- Construction of the applicable section of subdivisional road, including Street Tree planting at a rate of 1 tree (of Council's choice) ever 10 meters;
- Construction of crossovers to each lot to Council standards; and,
- Construction of Williams Road to a bitumen standard up to and along the frontage of the property(ies) between the subject site and the nearest intersection, i.e. Willung or Friends Road. This road must include a roadside swale drain designed in accordance with a civil design approved by Council.

Stage 3:

- Connection of reticulated electricity, water and telecommunications to each lot in the subdivision;
- Construction of the applicable section of subdivisional road, including Street Tree planting at a rate of 1 tree (of Council's choice) ever 10 meters;
- Construction of crossovers to each lot to Council standards; and,
- Construction of Hoopers Road to a bitumen standard up to and along the frontage of the property(ies) between the subject site and the nearest intersection, i.e. Willung or Friends Road. This road must include a roadside swale drain designed in accordance with a civil design approved by Council.

In the event that Council sees fit to share the construction costs for Williams or Hoopers Roads amongst owners in Stages 2 or 3, it will be within its power to impose a levy system upon developers in order to reimburse the original constructor of the bitumen sealing and general road upgrade.

The first planning permit that allows the subdivision of a property in Stage 2 or 3 that would create additional housing that relied primarily upon the construction of Williams Road must include the following conditions:

- Prior to certification of the plan of subdivision, a Traffic Report must be prepared by a suitably qualified traffic engineer. This report must provide sufficiently detailed analysis to establish the appropriate road pavement design and width for an upgrade to Williams Road and the design of the necessary upgrades to the intersections of Friends and Willung Roads to Councils minimum requirements.
- Prior to issue of a Statement of Compliance for the subdivision:
 - (a) a set of fully detailed pavement and intersection designs that include the upgrade of Williams Road and the intersections with Friends and Willung Road must be prepared by a suitably qualified civil design engineer. These plans must be to the satisfaction of the responsible authority and will form part of the permit once approved;
 - (b) all road and intersection works shown on the approved civil road design must be carried out to the satisfaction of the responsible authority; and,
 - (c) a Developer Contribution Plan (DCP) must be prepared to the satisfaction of the responsible authority. This DCP must:
 - i. Be based upon the budgeted costs for the road and intersection upgrades as required under this permit. These costs must be calculated by a suitably qualified civil engineer and approved by Council;
 - ii. Apportion the cost of upgrading Williams Road and constructing new intersections with Willung and Friends Roads equally between all properties within Stages 2 & 3, based upon the lot yield anticipated in the approved Development Plan; and,
 - iii. Establish a mechanism for reimbursing the developer under this permit for the cost of upgrading Williams Road and constructing new intersections at Friends and Willung Roads, excluding their own required pro-rata contribution. This mechanism must be approved by Council and should include a facility whereby it can be adjusted to match the actual, final construction cost, once known, and a CPI increase.

Any other planning permit issued to allow a subdivision in Stage 2 or 3 that creates additional housing that relied primarily upon Williams Road for access must include a condition requiring that they pay their allocated contribution, as set out in the DCP with any change in light of the final construction costs and/or CPI increases, prior to issue of a Statement of compliance.

The first planning permit that allows the subdivision of a property in Stage 2 or 3 that would create additional housing that relied primarily upon Hoopers Road for access must include the following conditions:

- Prior to certification of the plan of subdivision, a Traffic Report must be prepared by a suitably qualified traffic engineer. This report must provide sufficiently detailed analysis to establish the appropriate road pavement design and width for an upgrade to Hoopers Road and the design of the necessary upgrade to the intersections of Friends and Willung Roads to Councils minimum requirements..
- Prior to issue of a Statement of Compliance for the subdivision:
 - (a) a set of fully detailed pavement and intersection upgrade designs that include the upgrade of Hoopers Road and the intersections with Friends and Willung Road must be prepared by a suitably qualified civil design engineer. These plans must be to the satisfaction of the responsible authority and will form part of the permit once approved;
 - (b) all road and intersection works shown on the approved civil road design must be carried out to the satisfaction of the responsible authority; and,
 - (c) a Developer Contribution Plan (DCP) must be prepared to the satisfaction of the responsible authority. This DCP must:
 - i. Be based upon the budgeted costs for the road and intersection upgrades as required under this permit. These costs must be calculated by a suitably qualified civil engineer and approved by Council;
 - ii. Apportion the cost of upgrading Hoopers Road and constructing new intersections with Willung and Friends Roads equally between all properties within Stages 2 & 3, based upon the lot yield anticipated in the approved Development Plan;

- iii. Establish a mechanism for reimbursing the developer under this permit for the cost of upgrading Hoopers Road and constructing new intersections at Friends and Willung Roads, excluding their own required pro-rata contribution. This mechanism must be approved by Council.

Any other planning permit issued to allow a subdivision in Stage 2 or 3 that creates additional housing that relied primarily upon Hoopers Road for access must include a condition requiring that they pay their allocated contribution, as set out in the DCP with any change in light of the final construction costs and/or CPI increases, prior to issue of a Statement of compliance.

Stormwater management:

Any permit granted under the provisions of this Development Plan must:

- (a) Be based upon the findings of a stormwater management strategy specific to the subdivision. This Strategy should use the strategy prepared as part of this Development Plan as a guide; and,
- (b) Include a condition requiring that a Section 173 agreement be registered on each lot created through the subdivision of the land. This agreement must stipulate that:
 - Each lot created by the subdivision must include, as a minimum, a water tank for stormwater detention and an on-site stormwater treatment asset;
 - Any building constructed on a lot in the subdivision must be plumbed to direct stormwater to a water tank(s) that complies with the recommendations of the stormwater management plan prepared as part of the planning permit issued to allow the subdivision. Overflow from this tank(s) must be directed to the stormwater treatment asset;
 - The stormwater treatment asset must be capable of treating all stormwater runoff from any buildings, tanks, or hard surfaces on the land prior to outfall into Council's reticulated stormwater management system in adjoining roads;
 - The quality of stormwater treatment provided by each treatment asset must meet the applicable Best Practice Standards as set out in the stormwater management strategy; and,
 - The stormwater treatment asset and the water tank(s) must be maintained by the landowner to the satisfaction of the drainage authority at all times.

Street Trees:

Any permit granted under the provisions of this Development Plan must stipulate that all street trees planted under the direction of a planning permit must:

- Be planted 10 metres apart, unless otherwise agreed by the response authority;
- Be a canopy tree; and,
- Comply generally with the locations shown on the approved landscape plan, unless otherwise agreed by the response authority.