

Development Plan

10 Marlo Road, Marlo

Reference – 16273

Version 10

10 November 2022



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Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

Sheet Number: 2 of 44

Report Register

This report register documents the development and issue of report entitled Development Plan – 10 Marlo Road, Marlo completed by Crowther & Sadler Pty Ltd in accordance with internal quality management systems.

Issue Date	File Ref	Version No	Description	Issued to
24/09/2015	16273	1	Development Plan	EGSC
03/08/2016	16273	2	Development Plan	EGSC
21/11/2016	16273	3	Development Plan	EGSC
18/09/2017	16273	4	Development Plan	EGSC
18/09/2017	16273	4	Development Plan	EGSC
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14/11/2019	16273	6	Development Plan	EGSC
21/02/2020	16273	7	Development Plan	EGSC
21/04/2022	16273	8	Development Plan	EGSC
15/04/2022	16273	9	Development Plan	EGSC
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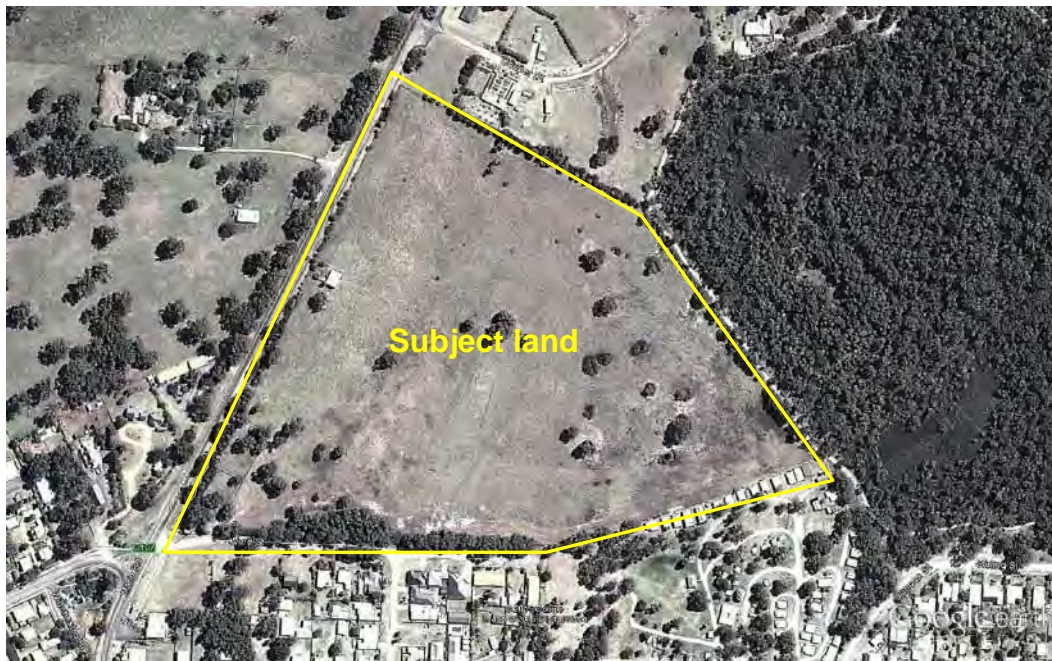
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1. Introduction

This Development Plan is prepared in accordance with Clause 3 under Schedule 7 of the Development Plan Overlay as contained within the *East Gippsland Planning Scheme*. In accordance with Schedule 7 this Development Plan applies to the whole of the land known as 10 Marlo Road, Marlo and formally described at Lot 2 on Plan of Subdivision 144829.



Aerial image of 10 Marlo Road and surrounds (Source: Google Earth)

2. Development Principles

The Development Plan has been prepared in accordance with the following development principles:

- A subdivision layout which responds to the features of the land, such as inundation and bushfire, as identified in the Site Analysis Plan.
- A subdivision layout which is sympathetic to remnant native vegetation, particularly mature indigenous trees and vegetation.
- The provision of useable open space.
- That new development incorporates water sensitive urban design principles for appropriate drainage solutions.
- That indigenous plant species should be used for landscaping of public open space reserves and for revegetation in accordance with the Department of Sustainability and Environment's Revegetation Planting Standards.
- That the subdivision layout is designed to facilitate the provision of efficient and effective pedestrian, bicycle and vehicle movements, and to ensure connectivity with the existing public transport network (if present).
- The subdivision layout provides appropriate linkages to adjoining land.

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A subdivision layout has been prepared and is included as part of this Development Plan. The subdivision layout is considered to respond appropriately to the features and constraints of the site as identified in the Site Analysis Plan (refer to Figure 1: Proposed Subdivision Plan)

The subdivision layout is considered to respond appropriately to remnant native vegetation. The land contains minimal remnant vegetation which is limited to the southern boundary and south-west corner of the property. There are also some scattered trees throughout the property, with some regrowth given grazing activities have ceased on the land in recent years.

Overall remnant vegetation is considered to offer limited aesthetic and environmental value. A single mature tree located in the centre of the property has been identified as a feature from the proposed entry from Marlo Road. This single tree will be retained within a Reserve No. 5 between the two cul-de-sacs

Remnant trees are proposed to be retained adjacent to Ward Street east of Perry Street with the creation of an additional width of road reserve. Understorey vegetation and selective pruning of lower limbs will occur to vegetation adjacent to Ward Street to provide vehicle access to proposed lots. Larger, paired crossings are proposed to minimise the impact to mature trees adjacent to Ward Street by rationalising the number of vehicle crossing points (Refer to Figure 3: Vegetation Management Plan).

Lot A at the south-west corner has been retained as a larger lot. This is in part due to the irregular shape of the subject land but also to provide the opportunity for some remnant trees to be retained. A concept layout plan was prepared and considered as part of Amendment C80 which identified the south-west corner of the land as possibly being developed with medium density housing. Lot A is also considered to be ideally situated near the township entry with potential for a variety of possible uses. The provisions of the General Residential Zone provide limited opportunities for non-residential development.

With a variety of development opportunities available to Lot A this Development Plan does not intend to specify any particular use or development. This Development Plan only deals with the creation of Lot A as part of the overall subdivision Scheme. A separate Development Plan for Lot A must be approved before any further development occurs following the completion of Stage 1 and creation of Lot A. The Development Plan must satisfy the requirements of Schedule 7 to the Development Plan Overlay.

Landscaping works within the proposed Reserves will be minimal. Reserve No.1 is primarily intended to provide a bushfire buffer between residential lots and adjoining Crown Land. In order for the bushfire buffer to be effective existing open grassland currently within Reserve No. 1 must be retained and further landscape planting avoided. A special rate levy will be applied to all allotments created within the subdivision for the ongoing maintenance of vegetation within the bushfire buffer in accordance with mitigation measures prescribed within the Bushfire Management Plan. Landscaping works will be limited to planting of street

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trees with species to be to the satisfaction of the Responsible Authority. Details of street tree species, planting locations and numbers can be included within the mandatory landscape plan condition as required by Schedule 7.

Reserves 2 and 4 are proposed for the purpose of retaining and enhancing existing landscape planting adjacent to Marlo Road. Further planting within these Reserves will offer a consistent and continuous landscape buffer for the full length of the Marlo Road frontage, other than at the proposed intersection. The landscape buffer will maintain the character of roadside vegetation which is considered to be an intrinsic feature when approaching the town centre.

Fencing of the boundary between Reserves 2 and 4 and the proposed lots is also considered to be an important element of the Marlo Road streetscape. Unless otherwise controlled there is the potential for the boundary adjacent to Marlo Road to have a variety of different fences constructed which has the potential to detract from the streetscape. It is proposed that fencing of the boundary between Reserves 2 and 4 and the adjoining allotments maintain consistent height, colour and materials. The fence will be constructed by the Developer and will be required to be maintained by future property owners in accordance with an agreement under Section 173 of the *Planning and Environment Act 1987*.

The overall subdivision layout includes two reserves that will offer some passive recreational benefits (public open space). Reserve 1 being at the eastern end of the property and Reserve 5 in the centre of the site. The south-west portion of Reserve No. 1, the large reserve, will primarily serve to provide a bushfire buffer. Reserve No 1 will provide some informal recreation facilities (i.e. children's playground or half basketball court) to serve the needs of future residents.

The proposed subdivision layout is considered to facilitate effective pedestrian, bicycle and vehicle movements. The provision of footpaths throughout the subdivision provides for the safe circulation of pedestrians throughout the site. The proposed footpath network will connect to the existing shared trail in Marlo Road adjoining the western boundary.

The establishment of a reserve at the eastern end of the subject land offers connection to the adjoining Marlo State Forest that contains a network of trails and pathways. As part of the development pedestrian and cycling connections will be provided at the northern and southern ends of Reserve No 1 giving access to gravel trail within the Marlo State Forest that is aligned parallel to the eastern boundary of the subject land.

The upgrade of Ward Street will also provide for connection to Marlo Road. It is also proposed a shared path be constructed on one side of Perry Street between Ward Street and Marine Parade.

Development Plan
10 Marlo Road Marlo

Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 7

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East Gippsland Shire
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MGA94, ZONE 55



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SCALE (SHEET SIZE A1)
1 : 1000

SCALE (SHEET SIZE A3)
1 : 2000

FIGURE 1

SURVEYORS REF.
16273
VERSION 16 - DRAWN 21/04/2022

NOTATIONS

AREAS ARE APPROXIMATE ONLY
DIMENSIONS ARE SUBJECT TO SURVEY

PROPOSED SUBDIVISION

FARISH OF ORBOST EAST
SECTION C
CROWN ALLOTMENT 96 (PART)
LOT 2 - LFI44829

3. Site Analysis

The subject land is an irregular shaped parcel of land formally described as Lot 2 on Plan of Subdivision 144829 with an approximate area of 13.64ha.

The property has a frontage of 428 metres to Marlo Road. Marlo Road is an arterial road included within the VicRoads Road Management Plan and is classified as a Road Zone Category 1. Any change to current access to the subject land from Marlo Road is subject to consent from Vic Roads.



View across the north-west corner of the subject land from Marlo Road

There are two existing locations for access to the property from Marlo Road. The northern access is located adjacent to the existing dwelling. A second informal access exists approximately 120 metres south of the primary driveway.



View of existing access to dwelling from Marlo Road

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View of southern access from Marlo Road

A modest single storey weatherboard dwelling is sited on the property adjacent to the western boundary. The land does not contain any other buildings or structures.



Existing dwelling

The land contains some scattered trees, but for the most part is otherwise open and clear of vegetation with minimal development constraints. The land is slightly undulating, with the highest point being in the north-west corner. From the north-west corner the land gently falls in a southerly direction across the front of the site and in a south-easterly direction to the head of a shallow ephemeral watercourse situated in the centre of the property. Runoff from much of the land is captured by the watercourse that discharges into Ward Street.

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View of runoff discharging into Ward Street

The southern boundary of the land adjoins Ward Street for a length of approximately 333 metres. Ward Street is a gravel road with a wide grassed verge on the south side. Properties on the south side of Ward Street comprise of typical residential allotments varying in size generally between 330m² and 1450m². Property frontages also vary in width from 14 metres to 30 metres. Overhead powerlines are also present in Ward Street



View east on Ward Street

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East Gippsland Shire
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The south-east corner of the subject land adjoins a caravan park. A recent survey of the property boundaries has determined a proportion of the subject land is in fact occupied by the caravan park and contains a number of caravans and associated structures.



View of caravans from the south-east corner of the subject land

The Marlo State Forest (the State Forest) adjoins the eastern boundary of the subject land and is heavily vegetated. A gravel trail for cyclists and pedestrians has been established and appears well maintained. Vegetation on the northern side of the trail appears to be regularly maintained, presumably as part of a bushfire manage program conducted by Parks Victoria (DELWP).



Views south-east and north-west (respectively) of adjoining Crown Land

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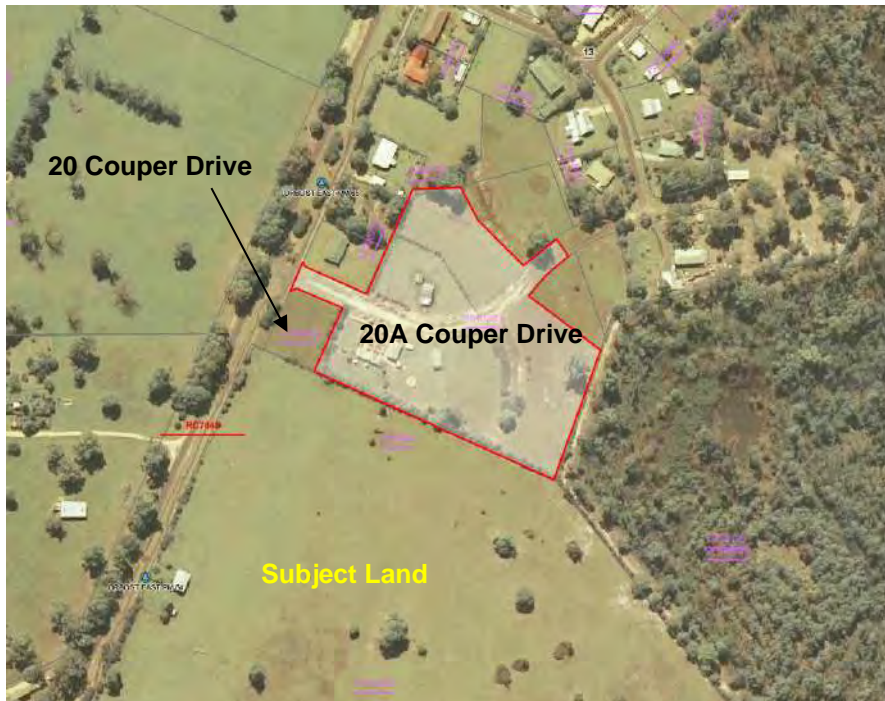
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The land to the north is contained within the General Residential Zone. Two properties known as 20 and 20A Couper Drive immediately adjoin the northern boundary of the subject land. The property at 20 Couper Drive is a regular shaped lot having an area of approximately 2000m² and is vacant. The land is flat and clear of vegetation other than grass which is well maintained.



View south of 20 Couper Drive, Marlo

The property at 20A Couper Drive is a large irregular shaped allotment with an area of approximately 2.5ha. The property contains an established dwelling and several outbuildings. The property is substantially clear of vegetation. On inspection of the neighbourhood this property appeared to be regularly maintained with short mown grass and scattered garden beds with predominantly non-native plant species.



Aerial view of 20A Couper Drive, Marlo north of the subject land

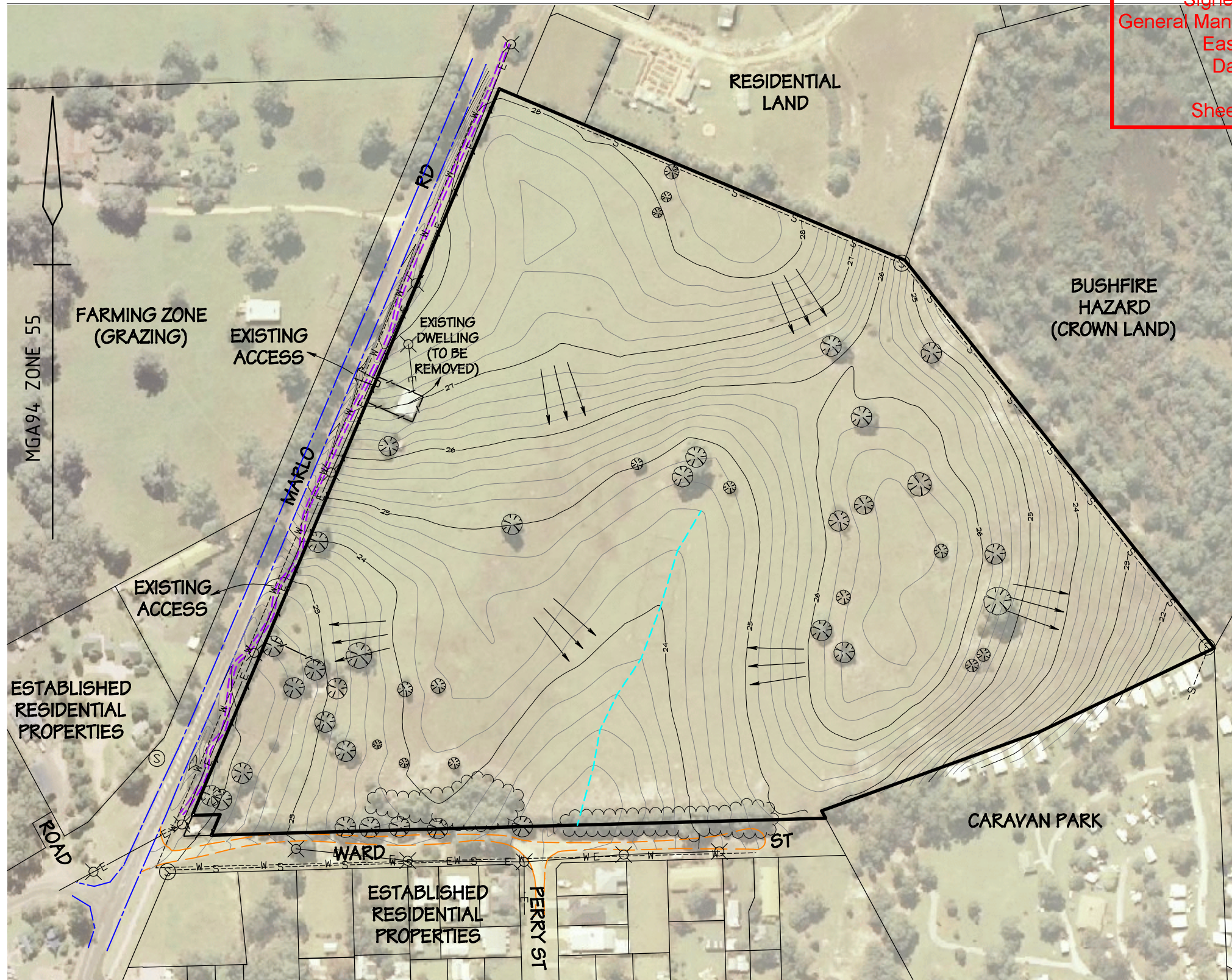
A comprehensive Site Analysis Plan is contained in Figure 2.

FIGURE 2

SITE ANALYSIS PLAN

Development Plan
10 Marlo Road Marlo
Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 7
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General Manager, Place and Community
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PARISH OF ORBOST EAST
SECTION C
CROWN ALLOTMENT 96 (PART)
LOT 2 - LPI44829



- - EXISTING MAIN ROAD (MARLO ROAD)
- - EXISTING LOCAL ROAD (WARD STREET)
- - EXISTING FOOTPATH
- EXISTING TREE
- SLOPE OF LAND
- W - - - - - EXISTING WATER
- S - - - - - EXISTING SEWER
- E - - - - - EXISTING OVERHEAD POWERLINE
- S - - - - - EXISTING SEWER
- - DRAINAGE LINE (WATER WAY)

NOTATIONS

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 2500	16273 VERSION 2 - 11/09/2015
<p>MICHAEL & KATHERINE GRECH 10 MARLO ROAD, MARLO</p>	
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FILENAME: N:\Jobs\16000-16999\16200-16299\16273 Grech\16273 Site Analysis V2.pro	

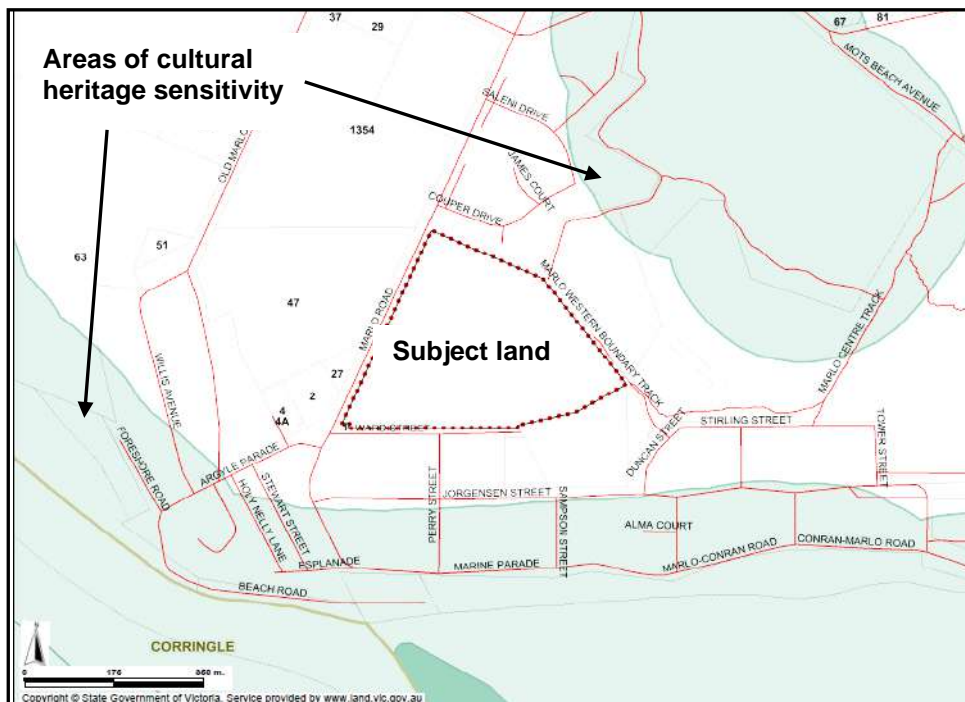
4. Cultural Heritage Management Plan

The requirement for the preparation of a Cultural Heritage Management Plan (CHMP) is prescribed under Regulation 6 of the *Aboriginal Heritage Regulations 2007* (the Regulations) and states:

A cultural heritage management plan is required for an activity if

- (a) *all or part of the activity area for the activity is an area of cultural heritage sensitivity; and*
- (b) *all or part of the activity is a high impact activity.*

The subdivision of the subject land in accordance with the Development Plan will constitute a high impact activity as prescribed by Regulation 46, however the subject land is not identified as being a site of cultural heritage sensitivity. A CHMP is therefore not required to be approved before a Planning Permit is able to be granted.



Cultural heritage sensitivity mapping (Source: Planning Maps Online)

5. Conservation and Archaeological Management Plan

The subject land is not contained within a Heritage Overlay under the *East Gippsland Planning Scheme* and is not included on the Victorian Heritage Register. There is no indication the property has in any way been previously used or developed whereby it would contain sites of conservation or archaeological significance. The property does not contain any buildings, structures or ruins that indicate the property has been used in any way other than for the grazing of livestock.

6. Environmental Management Plan

An Environmental Management Plan has been prepared by Grosco Consulting and is contained at Appendix 1. The Environmental Management Plan outlines the extent of anticipated earthworks associated with subdivision of the land and also outlines erosion control measures to be implemented during the construction of future dwellings.

A Vegetation Management Plan has also been prepared in addition to the Environmental Management Plan. The Vegetation Management Plan (Figure 3) details the extent of vegetation to be removed or presumed lost associated with the development of the land. The Vegetation Management Plan has been formulated in consultation with *Ethos NRM* and was informed by a Habitat Hectares and Offset Requirement for Proposed Subdivision which is included at Appendix 2.

Remnant vegetation is limited to a relatively narrow strip of vegetation along the southern boundary of the land and scattered trees through the site. A cluster of trees is also contained in the south-west corner of the property. Planted vegetation is prominent along the western boundary adjoining Marlo Road.

The random scattering of trees internally through the site provides limited opportunities to retain the trees. It is also considered these trees offer minimal aesthetic or environmental value. Consequently it is considered the vast majority of scattered trees be removed with development of the land.

It is considered that vegetation should be retained and enhanced on those areas of the site where it can have the greatest benefit. Established screen planting adjacent to the western boundary is proposed to be retained and extended north of the proposed access road in Marlo Road. Retention and enhancement of the screen planting will maintain the vegetation corridor along this principal accessway to the Marlo township. Reserves 2 and 4 are proposed for the purpose of retaining the roadside screen planting in single ownership and management. Reserves 2 and 4 will be vested with East Gippsland Shire Council.

Lot A at the south-west corner is proposed as a larger allotment for the purpose of optimising the retention of mature remnant trees. This allotment will provide opportunity for a future alternative use or development that can respect the remaining trees and be compatible with adjoining residential land, but also compliment nearby shops and tourist accommodation.

Vegetation adjoining the southern boundary consists of some mature trees and unkempt understorey. Understorey vegetation will be removed, however the mature trees are intended to be retained for aesthetic purposes.

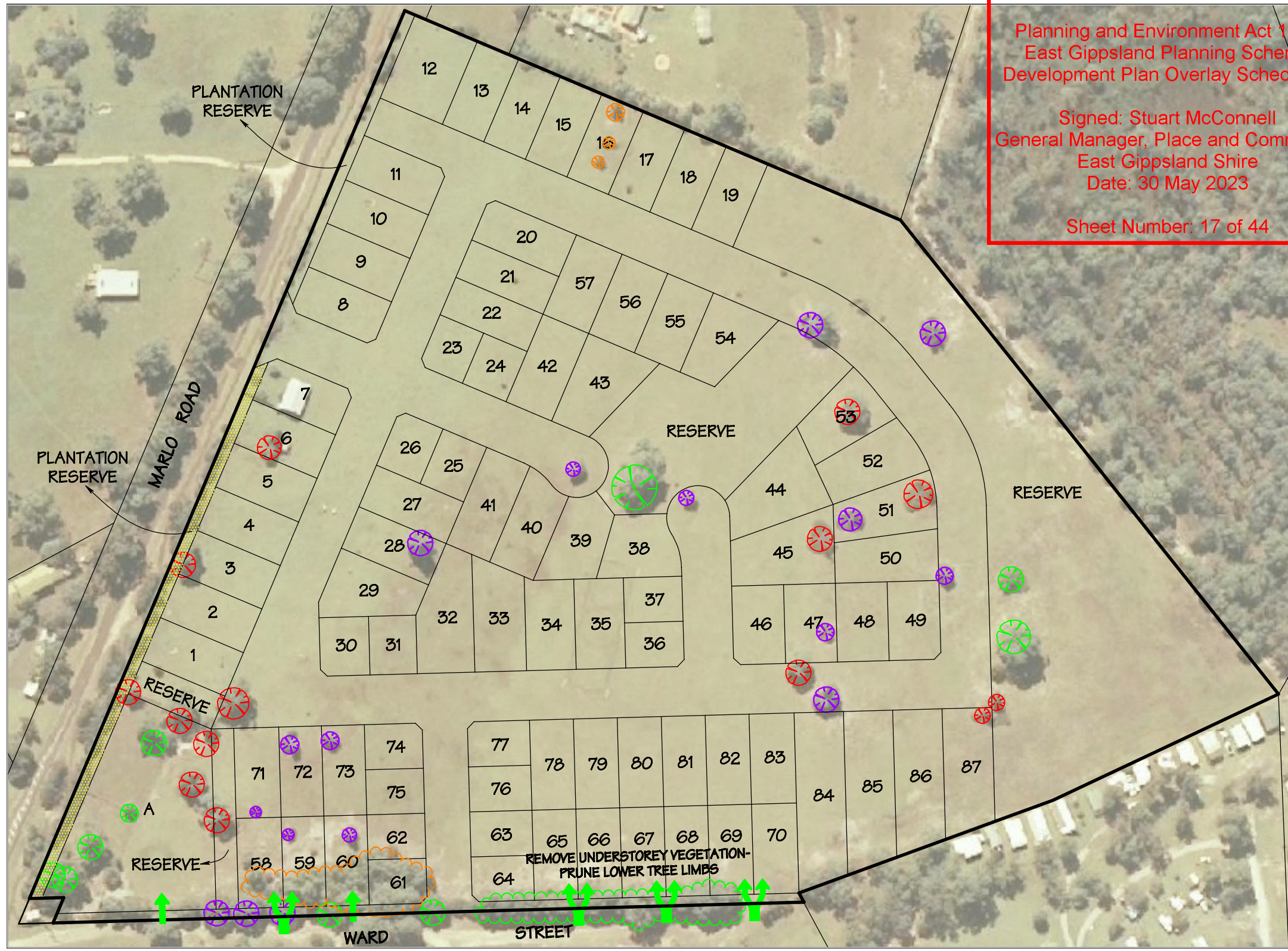
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General Manager, Place and Community
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The location of vehicle access points to proposed lots adjacent to Ward Street will be selected with the intention of avoiding impact to mature trees. It is expected vehicle crossings will be combined to minimise the number of access points required between trees.

An additional width of road reserve is proposed to effectively increase the width of Ward Street in order for vegetation adjoining the southern and western boundaries of the land to remain under one entity rather than multiple land owners.

MGA94 ZONE 55



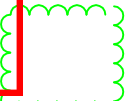



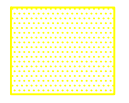


Development Plan
10 Marlo Road Marlo

Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 7

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-  - EXISTING TREE TO BE RETAINED
-  - EXISTING TREE TO BE REMOVED
-  - VEGETATION TO BE RETAINED WHERE POSSIBLE
-  - REGROWTH <10 YEARS OLD RECENTLY REMOVED
-  - REGROWTH <10 YEARS OLD TO BE REMOVED
-  - VEGETATION RECENTLY REMOVED
-  - EXISTING PLANTED VEGETATION TO BE RETAINED

THE CONSTRUCTION OF VEHICLE CROSSINGS TO LOTS FRONTING WARD STREET MUST SEEK TO AVOID THE REMOVAL OF VEGETATION. THE REMOVAL OF ANY VEGETATION FOR VEHICLE CROSSINGS MUST BE MINIMISED AND OFFSETS PROVIDED.

FIGURE 3

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FILENAME: 16273 Veg Management V7.pro

NOTATIONS	
SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 2000	16273
	VERSION 7 - DRAWN 02/02/2022

VEGETATION MANAGEMENT PLAN

PARISH OF ORBOST EAST
SECTION C
CROWN ALLOTMENT 96 (PART)

LOT 1 - PS80272TD

7. Public Open Space Plan

The subdivision layout includes six Reserves throughout the site that will offer opportunities for landscape planting adjacent to Marlo Road, protection from bushfire hazards and passive recreation for future residents.

Reserve No. 1 is proposed at the east side of the subject land having an area of approximately 1.89ha. The site for this reserve is substantially cleared of trees and consists of exotic grasses. A mature native tree is currently located at the south-west corner of the proposed reserve and will be retained if possible. It is noted that for the purpose of native vegetation controls this tree is presumed to be removed due to the close proximity of the internal road network.



View south from northern corner of proposed Reserve #1

Minimal improvement is proposed for the land contained within Reserve No. 1. Some minor earthworks may be required for the establishment of a minor recreation facility and for footpaths to provide connection to the existing trail within the adjoining Marlo State Forest (the State Forest). Footpath connections to the State Forest are proposed at the north east corner and south east corner of Reserve No. 1.

Reserve No. 1 provides a buffer for the protection of future dwellings from the risk of bushfire associated with adjoining heavily vegetated State Forest. It is considered that minimal enhancement planting should occur within Reserve No.1 in order to avoid any increased risk from bushfire.

Management and maintenance of vegetation within Reserve No. 1 will be necessary particularly during the declared Fire Danger Period which typically applies annually between October and April. During the declared Fire Danger Period periodic maintenance (mowing) will be necessary to comply with the Bushfire Management Plan (refer to Part 10.1) Regular mowing of the Reserve is not considered to impose an unreasonable burden on Council in the future given road reserves and other reserves within the town are regularly maintained by the Council as part of a maintenance programme.

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A children's playground to comprise of swings and climbing frame is proposed to be established in Reserve No. 1.

Figure 4: Proposed Reserves



Proposed pedestrian connections to existing train in Crown Land

Reserves 2 and 4 will provide for landscape planting adjacent to Marlo Road. Reserves 2 and 4 are separate to the Marlo Road road reserve and therefore will prevent any direct vehicle access from the adjoining lots to Marlo Road.

The two Reserves are 5m wide to serve for the retention of established vegetation at the southern end of the land and provide for new landscape planting adjacent to Marlo Road in front of the existing dwelling to the north-west corner.

It is proposed that fencing of the boundary between Reserves 2 and 4 and the adjoining allotments have a consistent height, colour and materials. It is proposed a horizontal timber paling style fence to a height of 1.8m be constructed as part of Stage 3 and Stage 4 at full cost to the Developer. The fence will be constructed from durable native timber with a natural finish.

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Image of horizontal paling timber style fence

The fence will be an intrinsic element to the Marlo Road streetscape. To ensure the fence remains contiguous after the development is complete it will be necessary to ensure future owners are informed of their obligation to maintain the same consistent style of fence adjacent to the Reserves. It will therefore be necessary to include a condition on a subsequent Planning Permit requiring the Developer to enter into an agreement under Section 173 of the *Planning and Environment Act 1987* providing for the fence to be maintained by future adjoining property owners in accordance with the approved landscape plan.

Specific details of landscaping within Reserves 2 and 4 and fencing of the boundary fence can be confirmed with the approval of landscape plans. A Planning Permit issued for the subdivision of the land must include a condition requiring a detailed landscape plan prepared by the Developer and approved by Council before a Statement of Compliance is issued for Stage 1 of the subdivision. Landscaping works must be completed and the fence constructed before a Statement of Compliance for Stage 3 and Stage 4 respectively.

Public Open Space contribution

The provisions of Clause 52.01 of the *East Gippsland Planning Scheme* require a public open space contribution in an amount specified in the schedule to Clause 52.01, or if no amount is specified, in accordance with Section 18 of the *Subdivision Act 1988*. The schedule to Clause 52.01 of the *East Gippsland Planning Scheme* does not specify an amount for a public open space contribution.

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Section 18 of the *Subdivision Act 1988* states the responsible authority may require that either land be set aside or require a payment to Council being a percentage of the site value of the land, or a combination of both, not exceeding 5 percent.

Reserves 2 and 4 will not offer any public open space opportunities and therefore must be excluded from the calculation of the public open space contribution as prescribed by Section 18 of the *Subdivision Act 1988*. Only Reserve 1 and Reserve 5 will offer some passive public open space benefits.

Reserve No. 1 is significantly encumbered by serving as a buffer to the bushfire hazard. Any part of Reserve 1 within 57m of the eastern boundary serves as defensible space from the adjoining bushfire hazard and therefore is excluded from the public open space contribution. By serving to provide a bushfire buffer the proportion of the public open space contribution that can be derived from Reserve 1 is reduced.

Reserve 1 has a total area of 1.89ha of which 4750m² at the south-west corner of the reserve is outside the area of defensible space and not encumbered by stormwater drainage infrastructure. The south-west corner retains sufficient area for an informal recreation facilities and therefore provides an area of unencumbered public open space equivalent to 3.48 percent of the area of the subject land.

Reserve 5 has been included to serve as passive public open space and will be partially encumbered by proposed stormwater treatment facility (raingarden) with an area of 50m². Reserve 5 has an area of 5152m² being with an unencumbered area of 5102m² being equivalent to 3.74 percent of the area of the subject land.

The combined contribution of Reserve 1 and Reserve 5 for public open space is 7.22 percent of the subject land. The combined area of unencumbered public open space will exceed the standard requirement of 5 percent prescribed by Section 18 of the *Subdivision Act 1988*.

A Planning Permit will include a condition for a public open space contribution.

8. Stormwater Management Plan

The topography of the land effectively establishes two catchments, with outfall to the east (Marlo Caravan Park) and to the south-west (Marlo Road/Ward Street). The subject land is capable of accommodating underground stormwater drainage for residential development.

A stormwater drainage scoping study for the whole of the land has been completed in order to determine the location for the discharge of stormwater from the development site together with the size and location of stormwater detention and WSUD facilities required throughout the site to achieve best practice standards.

The Stormwater Management Plan has identified existing underground drainage in Marlo Road adjacent to the Ward Street intersection which can command the south-west catchment of the development site. Stormwater drainage is also located within the Marlo Caravan Park which is capable of servicing the eastern catchment of the development site. Outfall of stormwater from the subject land will need to be controlled so as to not exceed the capacity of the existing drainage infrastructure. Underground detention tanks are proposed to be constructed throughout the development as part of the drainage network within the subject land.

The Stormwater Management Plan has also determined the location and size of WSUD treatment facilities. Water treatment measures include two raingardens at selected locations and a grassed swale in Reserve No. 6 (see Figure 5 for stormwater drainage layout).

The detailed stormwater drainage design for the entire development will be required to be prepared and approved by the responsible authority as a condition of a Planning Permit. The detailed stormwater drainage design must be approved before any works commence for Stage 1.

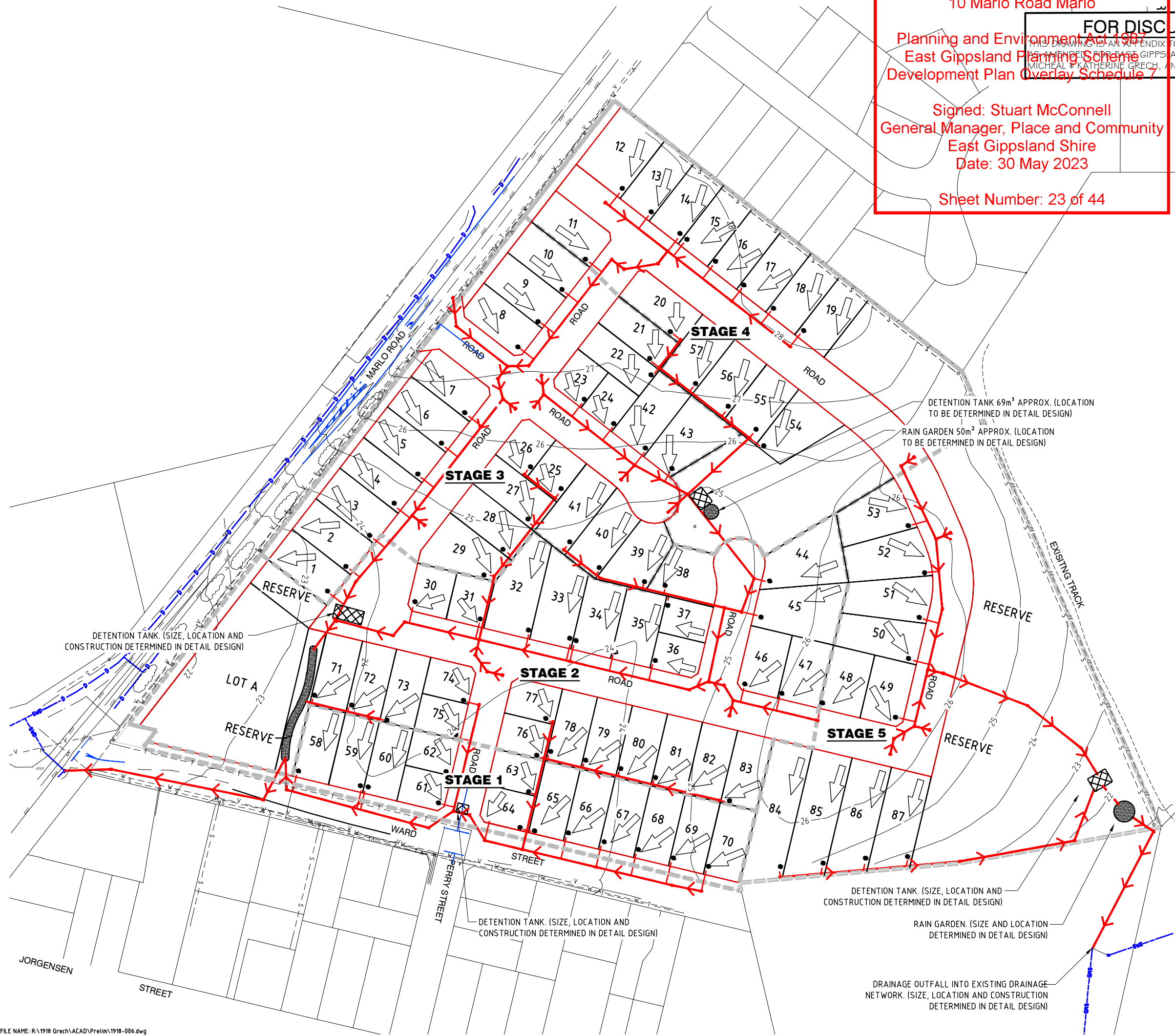
9. Traffic Management Plan

A Traffic Management Plan has been prepared by *Crossco Consulting* and is contained at Appendix 4. The Traffic Management Plan includes estimated traffic volumes, pedestrian and cycle pathways, and describes the internal road network and linkages with adjoining land. The Traffic Management Plan also includes concept designs for the upgrade of intersections at Ward Street and Perry Street, Ward Street and Marlo Road and the construction of a new intersection in Marlo Road for access to the subject land.

The upgrade to the intersections of Ward Street/Marlo Road and Ward Street/Perry Street will be constructed with Stage 1 of the subdivision. The new intersection in Marlo Road will be constructed with Stage 3.

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
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LEGEND:

- INDICATIVE STORMWATER & FLOW DIRECTION
- INDICATIVE STORMWATER PIT
- INDICATIVE TANK DETENTION (UNDERGROUND)
- INDICATIVE RAIN GARDEN
- INDICATIVE DETENTION TANK (3.0KL MINIMUM DETENTION)
- INDICATIVE HOUSE DRAIN
- INDICATIVE PROPERTY FLOW DIRECTION
- EXISTING CONTOURS (1.0m INTERVAL)
- EXISTING EDGE OF SEAL
- EXISTING STORMWATER
- EXISTING SWALES



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M & K GRECH
10 MARLO ROAD,
MARLO.
DRAINAGE STRATEGY PLAN

DRAWING No.
1918/006-H



1: 1000 AT A1
1: 2000 AT A3
DATE: 16 MARCH 2022

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire

Date: 30 May 2022

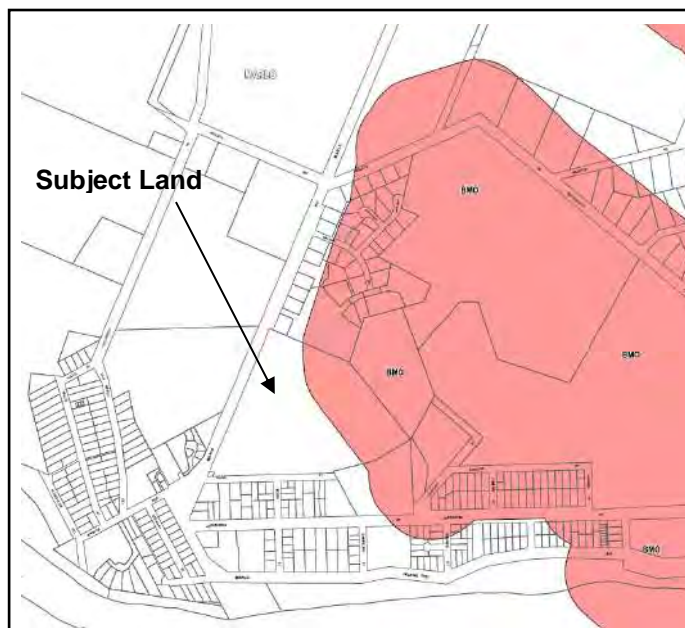
Sheet Number: 21 of 44

10. Infrastructure Plan

10.1 Bushfire Management

The eastern portion of the subject land is contained within the Bushfire Management Overlay (BMO), due to the land being within 150m of the Marlo State Forest. The balance of the subject land is within a designated Bushfire Prone Area. All future dwellings will be required to be constructed in accordance with the BAL Rating nominated within the Bushfire Management Plan.

With much of the subject land included within the BMO, it is considered appropriate to prepare a Bushfire Management Plan for the whole site consistent with the requirements of Clause 53.02 of the *East Gippsland Planning Scheme*.



Proposed Bushfire Management Overlay map Source: DTPLI

The provisions of Clause 53.02 prescribe that a Bushfire Hazard Landscape Assessment (BHLA) and Bushfire Hazard Site Assessment (BHSA) be prepared for the subdivision of land within the BMO. The information derived from the BHLA and BHSA will influence the Bushfire Management Plan (BMP).

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

10.1.1 Bushfire Hazard Landscape Assessment

The township of Marlo is located on the Snowy River south of Orbost.

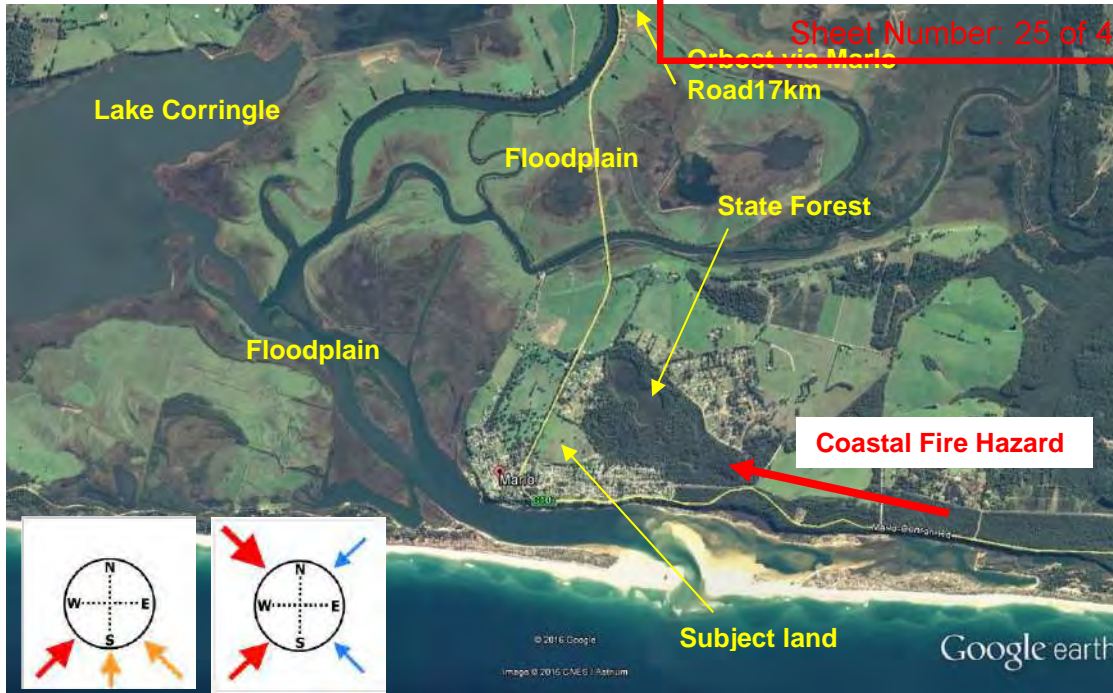


Figure 6: Bushfire Hazard Landscape Assessment

The Snowy River floodplain together with the Brodribb River surrounds the western and northern aspects of the township, comprising of low lying marshland and swamps together with large areas of fertile high quality agricultural land.

The settlement is situated on an elevated terrace providing the town with views south of the coastline as well as views to the west and north of the floodplain. Much of the land within the settlement boundaries consists of developed residential land with sparse vegetation.

The Marlo State Forest, situated on the east side of the subject land, poses a bushfire hazard to the subject land. The bushfire hazard extends in a south-easterly direction due to the presence of coastal vegetation. Marlo Road offers protection from bushfire providing safe egress in the event of a bushfire.

The surrounding land conditions are considered to represent a *Broader Landscape Type 2*.

10.1.2 Bushfire Hazard Site Assessment

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

The land contains some scattered trees, but for the most part, otherwise comprises open *Grassland* vegetation. The topography of the land is slightly undulating, with the highest point being in the north-west corner. Overall the land is characterised by downslopes of $>0-5^{\circ}$.

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View north at eastern end of the subject land



View west across subject land

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

Land to the north and south of the subject land has been developed for residential purposes. Residential properties appear regularly maintained with minimal landscaping. Adjoining land to the north is considered to contain Modified vegetation.

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Aerial image northern aspect (Saleni Drive neighbourhood)



Photo 1

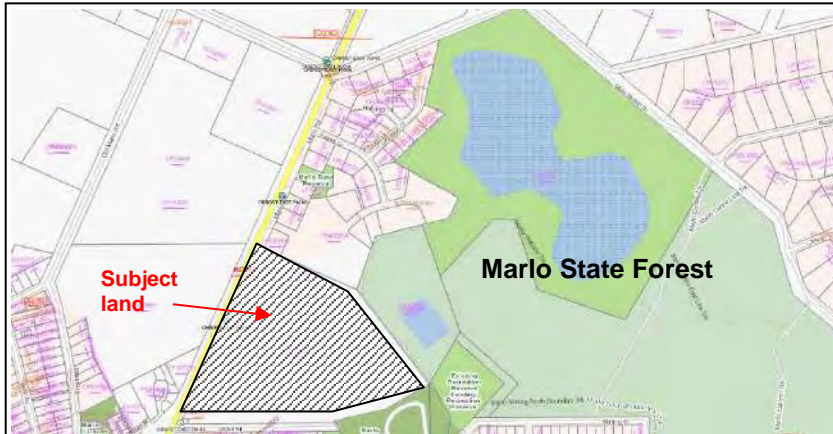


Photo 2

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2020

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The Marlo State Forest (the State Forest) is located on the eastern boundary of the subject land which includes a network of trails and also contains a wetland in the north. Vegetation within the State Forest is comprised of Banksia Woodland EVC14 with extensive vegetation cover including canopy trees and understorey species. Vegetation within the State Forest is consequently considered to constitute *Forest* for the purpose of a BHSA.



The State Forest is managed by Parks Victoria (DELWP). A gravel trail has been established adjacent to the south-west and western boundary of the State Forest. On inspection of properties surrounding the subject land it appears the gravel trail was in good condition and regularly maintained. It was also found that understorey adjacent to the trail was also maintained. The width of the trail together with the area of managed vegetation provides a 15m wide buffer between the boundary with the subject land and classifiable *Forest* vegetation.

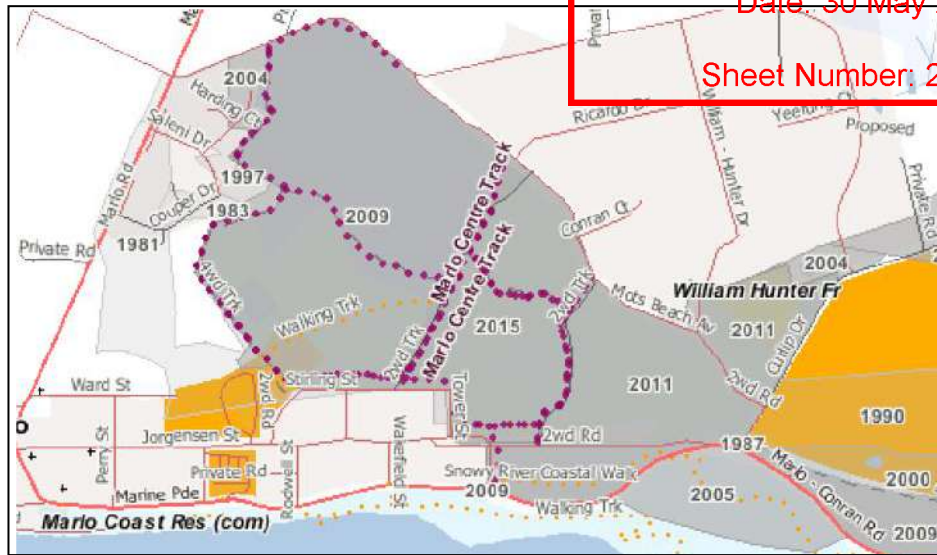


View north and south of gravel trail within the Marlo State Forest adjacent to the subject land

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

Sheet Number: 29 of 44

The management of the State Forest has also included a program of planned burns for the management of fuel loads. Planned burns have been conducted throughout the State Forest between 2005- 2015.



Map of Planned Burns within Marlo State Forest (DELWP)

10.1.3 Response to Bushfire Risk

The subdivision layout has been designed having regard to the highest bushfire risk arising from the State Forest. Reserve 1 at the eastern end of the subject land has been included to provide a buffer between the State Forest and future dwellings. Reserve No. 1 together with the internal road network will offer the opportunity for all future dwellings to be setback at least 57 metres from the bushfire hazard and therefore achieve a BAL-12.5 consistent with the requirements of Clause 53.02-4.2, AM5.2 under the *East Gippsland Planning Scheme*.

The retention and enhancement of landscaping adjacent to Marlo Road with the creation of Reserves 2 and 4 will not result in any substantive change in conditions from the current situation. The roadside verge in Marlo Road adjoining the subject land includes a pedestrian path. Grass within the verge is regularly maintained in a low fuel condition. The width of the sealed carriageway together with the maintained verge on the east side of the road will offer protection from the bushfire hazard (Grassland) located within the property on the west side of Marlo Road.

The enhancement of vegetation along the roadside is expected to pose a relatively low hazard. To minimise the risk to future dwellings (and outbuildings) some method of protection from bushfire is considered appropriate. The Bushfire Management Plan also proposes a restriction preventing the construction of any building within 6 metres of the western boundary to Lot A and Lots 1-12 (inclusive) consistent with the provisions of Clause 3.2.3 *Adjacent structures* under Australian Standard AS3959-2018 *Construction of buildings in bushfire-prone areas*.

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

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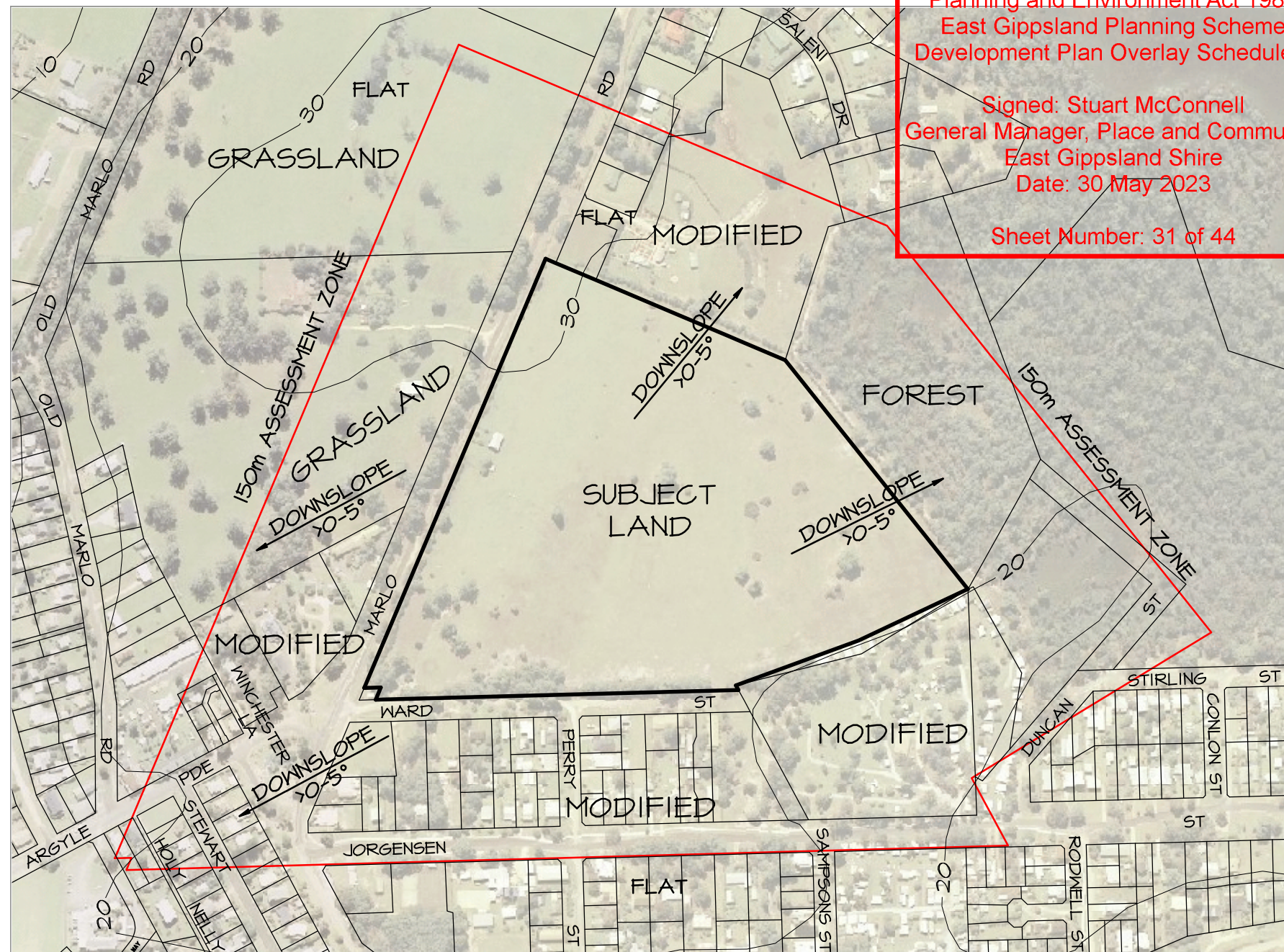
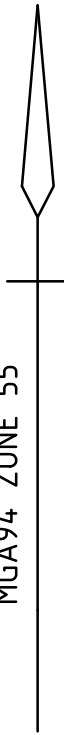
The bushfire hazard from *Grassland* vegetation within the site will be reduced over time as the development progresses. However development of the land will be undertaken in stages and therefore is likely to take several years to complete. Bushfire mitigation measures must therefore be undertaken during development in order to adequately protect dwellings developed within the early stages of the subdivision.

The Bushfire Management Plan at Figure 8 requires vegetation within the subject land to be maintained by the Developer during the declared Bushfire Danger Period typically between October to April until all stages of the development have been completed.

On completion of the development Reserve 1 will be vested with East Gippsland Shire Council. The Council will therefore become responsible for the management of vegetation within Reserve 1 in accordance with the Bushfire Management Plan to ensure the risk from the bushfire hazard remains at an acceptable level. A special rate levy will be applied to all allotments created within the subdivision for the ongoing maintenance of vegetation within the bushfire buffer in accordance with mitigation measures prescribed within the Bushfire Management Plan.

The provisions of Clause 44.06-3 under the Bushfire Management Overlay impose mandatory conditions for a permit to subdivide land for residential purposes on land within the General Residential Zone. The mandatory conditions will require the Developer to enter into an agreement under Section 173 of the *Planning and Environment Act 1987* requiring the Developer and future property owners (including Council) to comply with the requirements of the Bushfire Management Plan.

MGA94 ZONE 55



Development Plan
10 Marlo Road Marlo

Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 7

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

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FIGURE 7

MICHAEL & KATHERINE GRECH
10 MARLO ROAD, MARLO

Crowther & Sadler Pty. Ltd.
LICENSED SURVEYORS & TOWN PLANNERS
152 MACLEOD STREET, BAIRNSDALE, VIC., 3875
P. (03) 5152 5011 E. contact@crowthersadler.com.au

FILENAME: 16273 BHSa V4.pro

	NORTH	EAST	SOUTH	WEST
SLOPE	FLAT	DOWNSLOPE >0-5°	DOWNSLOPE >0-5°	DOWNSLOPE >0-5°
VEG TYPE	MODIFIED	FOREST	MODIFIED	GRASSLAND
SETBACK TO VEGETATION	N/A	57	N/A	22

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 5000	16273 VERSION 4 - DRAWN 14/11/2019

BUSHFIRE HAZARD SITE ASSESSMENT PLAN

PARISH OF ORBOST EAST
SECTION C
CROWN ALLOTMENT 96 (PART)

LOT 1 - PS80272TD

Development Plan
 10 Marlo Road Marlo
FIGURE 8
 Planning and Environment Act 1987
 East Gippsland Planning Scheme
 Development Plan Overlay Schedule 7
 Signed: Stuart McConnell
 General Manager, Place and Community
 East Gippsland Shire
 Date: 30 May 2023
 Sheet Number: 32 of 44

**BUSHFIRE
 MANAGEMENT PLAN**
 SHEET 1 OF 2

PARISH OF ORBOST EAST
 SECTION C
 CROWN ALLOTMENT 96 (PART)
 LOT 1 - P8802727D



LEGEND

- 6m WIDE BUILDING EXCLUSION ZONE
- DEFENDABLE SPACE BOUNDARY (57m)
- RESERVE No.4 (PART) - PROPOSED LANDSCAPE PLANTING TO 2m AT MATURITY
- RESERVE No.2 - EXISTING SCREEN PLANTING TO BE RETAINED
- TREES/VEGETATION TO BE RETAINED
- EXISTING CANOPY TREES ADJACENT TO WARD ST TO BE RETAINED WITH UNDERSTOREY REMOVED
- TREES/VEGETATION TO BE REMOVED
- TREES/VEGETATION TO BE REMOVED

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 2000	16273
	VERSION 7 - 02/02/2022

MICHAEL & KATHERINE GRECH
 10 MARLO ROAD, MARLO

Crowther & Sadler Pty. Ltd.
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FIGURE 8

Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 7

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

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BUSHFIRE MANAGEMENT PLAN

SHEET 2 OF 2

PARISH OF ORBOST EAST
SECTION C
CROWN ALLOTMENT 96 (PART)

LOT 1 - P580272TD

DEVELOPMENT STAGES 1-5 'BY DEVELOPER'

RESERVE No. 1 'POST DEVELOPMENT'

MANAGEMENT OF VEGETATION

VEGETATION (AND OTHER FLAMMABLE MATERIALS) WILL BE MODIFIED AND MANAGED IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS;

- GRASS THROUGHOUT THE DEVELOPED SITE MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- FOR TREES TO BE RETAINED THERE MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.
- STREET TREES TO BE PLANTED WITH THE INTERNAL ROAD NETWORK MUST NOT EXCEED A DENSITY OF 1 TREE PER LOT.

MANAGEMENT OF VEGETATION

ON COMPLETION OF THE DEVELOPMENT (INCLUDING ANY PRESCRIBED RESERVE MAINTAINACE PERIOD)RESERVE No. 1 MUST BE MAINTAINED BY EAST GIPPSLAND SHIRE COUNCIL IN ACCORDANCE WITH THE FOLLOWING REQUIREMENTS;

- GRASS MUST BE SHORT CROPPED AND MAINTAINED DURING THE DECLARED FIRE DANGER PERIOD.
- THERE MUST BE A CLEARANCE OF AT LEAST 2m BETWEEN THE LOWEST TREE BRANCHES AND GROUND LEVEL.
- TREES RETAINED WITHIN A RESERVE MUST NOT OVERHANG OR TOUCH ANY ELEMENTS OF A BUILDING.
- ANY FUTURE LANDSCAPE PLANTING WITHIN RESERVE No.1 MUST BE UNDERTAKEN IN A MANNER SO AS TO COMPLY WITH THE CATEGORY OF 'LOW THREAT VEGETATION' IN ACCORDANCE WITH AUSTRALIAN STANDARD AS 3959.2009 - CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS.

BUILDING EXCLUSION ZONE



6m WIDE BUILDING EXCLUSION ZONE
- NO BUILDING OR PART OF A BUILDING,
IS TO BE CONSTRUCTED WITHIN THE
BUILDING EXCLUSION ZONE WITHOUT
PRIOR WRITTEN APPROVAL OF COUNCIL

DWELLING CONSTRUCTION

ALL DWELLINGS MUST BE DESIGNED & CONSTRUCTED TO A MINIMUM BUSHFIRE ATTACK LEVEL BAL-12.5 IN ACCORDANCE WITH AS 3959-2009

SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 2000	16273 VERSION 7 - 02/02/2022
MICHAEL & KATHERINE GRECH 10 MARLO ROAD, MARLO	

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FILENAME: 16273 BMP V7.pro

10.2 Physical Infrastructure

Essential services including reticulated water, reticulated sewerage, and electricity are all currently available within Marlo. Subdivision of the land will require that these essential services are connected to all lots at each respective stage of subdivision. Reticulated gas is not available to Marlo.

Reticulated sewerage is established in Ward Street and a sewerage main is also contained within the land adjacent to the northern and eastern boundaries.

The subject land is not presently connected to Council's drainage system. The nearest underground drain is located at the corner of Ward Street and Marlo Road. Stormwater drainage is not presently available in either Ward Street or Perry Street. The Stormwater Management Plan outlines the provision of stormwater drainage associated with subdivision of the land.

10.2.1 Ending of Section 173 Agreement AJ819739B

The upgrade to Ward Street (west of Perry Street) was identified during discussions involved with Amendment C80 to the *East Gippsland Planning Scheme* which facilitated the rezoning of the subject land for residential purposes. The owner of the subject land at the time was required to enter into an Agreement under Section 173 of the *Planning and Environment Act 1987* which included the upgrading of Ward Street between Perry Street and Marlo Road, including the intersections, to an agreed cost.

Circumstances have changed since the execution of this Agreement; these include a change in ownership, Council's public art policy is understood to have lapsed, the Infrastructure Design Manual has been adopted and the proposed subdivision layout has been refined. It is also considered many of the owners obligations under the Section 173 Agreement are considered to duplicate the requirements of the Development Plan.

The Development Plan is considered the most effective means of achieving the upgrade to Ward Street and provision of other new infrastructure associated with the development of the subject land. A request to end Agreement AJ819739B will be submitted to Council and considered in conjunction with the Development Plan.

10.2.2 Physical Infrastructure to be provided

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023
Sheet Number: 35 of 44

- Infrastructure to be provided with subdivision of the subject land will include:
- Underground electricity to the satisfaction of Ausnet Services.
 - Reticulated water and sewerage to the satisfaction of East Gippsland Water.
 - Underground stormwater drainage including WSUD and detention facilities to the satisfaction of *East Gippsland Shire Council*.
 - Internal roads, including pedestrian and cycling pathways will be constructed to the satisfaction of *East Gippsland Shire Council*.
 - Construction of a new intersection from Marlo Road to the satisfaction of the Department of Transport.
 - Full upgrade of Ward Street, including the intersection of Ward Street and Perry Street, as proposed under the Traffic Management Plan to the satisfaction of *East Gippsland Shire Council*.
 - Upgrade of the intersection at Ward Street and Marlo Road (Stage 1).
 - Development of Reserve 5 with a playground (Stage 2).
 - Development of an informal recreation facility within Reserve 1 (Stage 5).
 - Construction of a 2.5 metre wide shared path on one side of Perry Street, between Ward Street and Marine Parade (the Esplanade). The pathway is to be constructed as part of Stage 1, or as otherwise agreed by Council.
 - Vehicle access to the existing dwelling (Lot 7) from Marlo Road must be removed immediately upon construction of the new access road from Marlo Road (Stage 3).

An Infrastructure Plan has been prepared and is contained at Figure 9. The Infrastructure Plan sets out the extent of roadworks, development of proposed Reserves within the subject land as well as the upgrade to Ward Street, the intersection at Ward Street and Marlo Road, the intersection of Ward Street and Perry Street, the proposed access from the subject land to Marlo Road and a new shared path in Perry Street between Ward Street and Marine Parade.

All infrastructure works referred to in the Infrastructure Plan are to be undertaken at full cost to the Developer other than for the upgrade of Ward Street which will be a shared cost between the Developer of the subject land and East Gippsland Shire Council. It is considered the full upgrade of Ward Street can be achieved more cost effectively if undertaken as one project. East Gippsland Shire Council will contribute 30 percent of the cost to the upgrade of Ward Street with the Developer of the subject land to fund 70 percent of the cost.

The construction of internal roads, footpaths and stormwater drainage must be undertaken in accordance with detailed plans approved by *East Gippsland Shire Council* as prescribed by conditions within a Planning Permit.

Infrastructure to be constructed within the subject land will be funded by the Developer relevant to each stage of as shown on the Staging Plan (refer to Figure 10) as required by the relevant authority.

10.2.3 Ward Street Intersection Upgrade

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023
Sheet Number: 36 of 44

The type or extent of the upgrade of the intersection of Ward Street and Marlo Road was not specified within the Section 173 Agreement but is considered an important aspect to the development of the subject land and therefore must be recognised within the Development Plan.

The current *Marlo Urban Design Framework Master Plan* identifies the development of a roundabout at the intersection of Marlo Road, Argyle Parade and Ward Street. The roundabout is considered important to announcing arriving at Marlo and for improved pedestrian access across a multiple road intersection.

An assessment of current traffic volumes and forecast traffic volumes arising from the development of the subject land do not warrant construction of the roundabout at the present time. Construction of the proposed roundabout has not been scheduled and it may be sometime before it occurs.

With the timeframe for construction of the roundabout presently unknown the upgrade of Ward Street will need to formalise a two-way intersection based on the existing intersection layout.

The upgraded intersection of Ward Street and Marlo Road must be designed and constructed to cater for traffic volumes anticipated by the development of the subject land. If possible, the intersection should be capable of being incorporated into the functional layout for the future roundabout however if this is not possible, the intersection must be designed and constructed in a cost effective manner in anticipation the intersection may be altered when the roundabout is constructed.



Extract from Conceptual Ward St & Marlo Road Intersection Layout
(Source: Crossco Consulting Drawing No 1918/014-A)

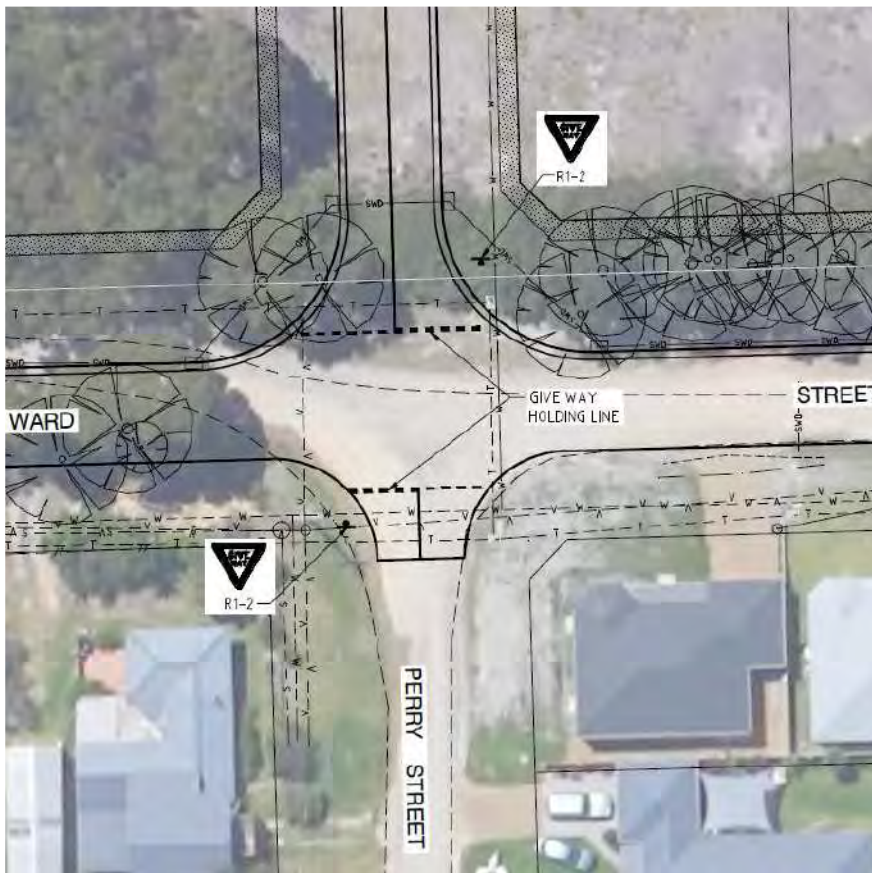
Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2025

The upgrade to the intersection of Ward Street and Marlo road must also include a pedestrian connection (pram crossing) as part of the footpath network on the east side of Marlo Road opposite the existing pram crossing situated on the west side of Marlo Road immediately opposite the south-west corner of Ward Street.

Plans for the detailed design of the intersection will be required as a condition within the Planning Permit. The design must also include provision for pedestrian crossing point on Marlo Road. The upgrade to the intersection of Marlo Road and Ward Street must be completed as part of Stage 1 of the development.

The full upgrade to Ward Street will also necessitate construction of the intersection at Ward Street and Perry Street.

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Extract from Conceptual Ward St & Marlo Road Intersection Layout
(Source: Crossco Consulting Drawing No 1918/014-A)

10.3 Planning Permit Conditions – Infrastructure

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

A Planning Permit issued for the subdivision of the Planning Permit must include the following conditions.

Item	Requirement	Response
1	<i>Upgrade of the intersection at Marlo Road, Ward Street</i>	Include conditions within a Planning Permit requiring detailed construction plans for the upgrade of the intersection of Ward Street and Marlo Road.
2	<i>Pedestrian access at Marlo Road</i>	Include a condition within a Planning Permit for provision of pedestrian connection (pram crossing) to the existing footpath network on the west side of Marlo Road as part of the upgraded to the Ward Street intersection as part of Stage 1 of the subdivision
3	<i>Proposed shared path on one side of Perry Street to provide connection from the subject land to the Esplanade.</i>	Include a condition within a Planning Permit for the construction of a 2.5m wide shared path on one side of Perry Street, between Ward Street and Marine Parade (the Esplanade). Construction of the pathway may be staged with the approval of Council.
4	<i>Detailed stormwater drainage design.</i>	Include conditions within a Planning Permit requiring a detailed stormwater drainage design for the whole of the subject land to be submitted to and approved by the Responsible Authority that includes all stages of the development. The plans must be approved before any works commence for Stage 1

Item	Requirement	Response	All
5	<i>Public open space contribution</i>	<p>Include a condition within a Planning Permit requiring a public open space contribution of 5 percent to be made to Council in accordance with Section 18 of the Subdivision Act 1988.</p> <p>The public open space will comprise unencumbered land as Reserves vested in favour of East Gippsland Shire Council on the plan of subdivision for each stage.</p>	<p>General Manager, Place and Community East Gippsland Shire Date: 30 May 2020 Spec Number: 99/0144</p>
6	<i>Construction of a fence consistent fence type and landscaping, adjacent to Marlo Road,</i>	<p>Include a condition within a Planning Permit requiring construction of a horizontal timber paling style fence and landscape planning adjacent to Marlo Road as part of Stages 1 and 2 of the subdivision.</p>	
7	<i>Ensure boundary fences adjacent to Marlo Road are maintained by future owners and prevent direct vehicle access from any lot adjoining Marlo Road. Pedestrian access to the walking network may be permitted.</i>	<p>The owner to enter into a Section 173 Agreement to ensure the fence is maintained by future lot owners and prohibiting vehicle access to Marlo Road from any adjoining lot.</p>	
8	<i>Implementation of Bushfire Management Plan</i>	<p>Include a condition within the Planning Permit requiring the land owner to be responsible for bushfire mitigation measures as prescribed by the approved Bushfire Management Plan for the duration of the development</p> <p>The land owner to enter into a Section 173 Agreement to ensure all future land owners, including the Responsible Authority, are responsible for complying with the requirements of the Bushfire Management Plan,</p>	

Item	Requirement	Response
9	Reserve No. 1 Bushfire Buffer	<p>The owner to enter into a Section 173 Agreement to inform future owners a Council will impose a special rate levy to cover the cost of ongoing vegetation management within Reserve No.1 in accordance with the Bushfire Management Plan.</p>
10	Community Infrastructure Levy	<p>The owner to enter into a Section 173 Agreement to inform future owners a Community Infrastructure Levy must be paid to the Responsible Authority prior to the occupancy of a dwelling on the owner's lot.</p> <p>The Community Development Contribution will not be greater than prescribed by Section 46L of the Planning and Environment Act 1987.</p>
11	Design and materials of new buildings to Council's satisfaction.	<p>Include a permit condition that the owner enters into a section 173 agreement requiring that before any development occurs on Lots 1-12 inclusive and A, plans are submitted and approved by Council showing the design and materials of all proposed buildings and any development on these lots must comply with the approved plans to the satisfaction of Council.</p>

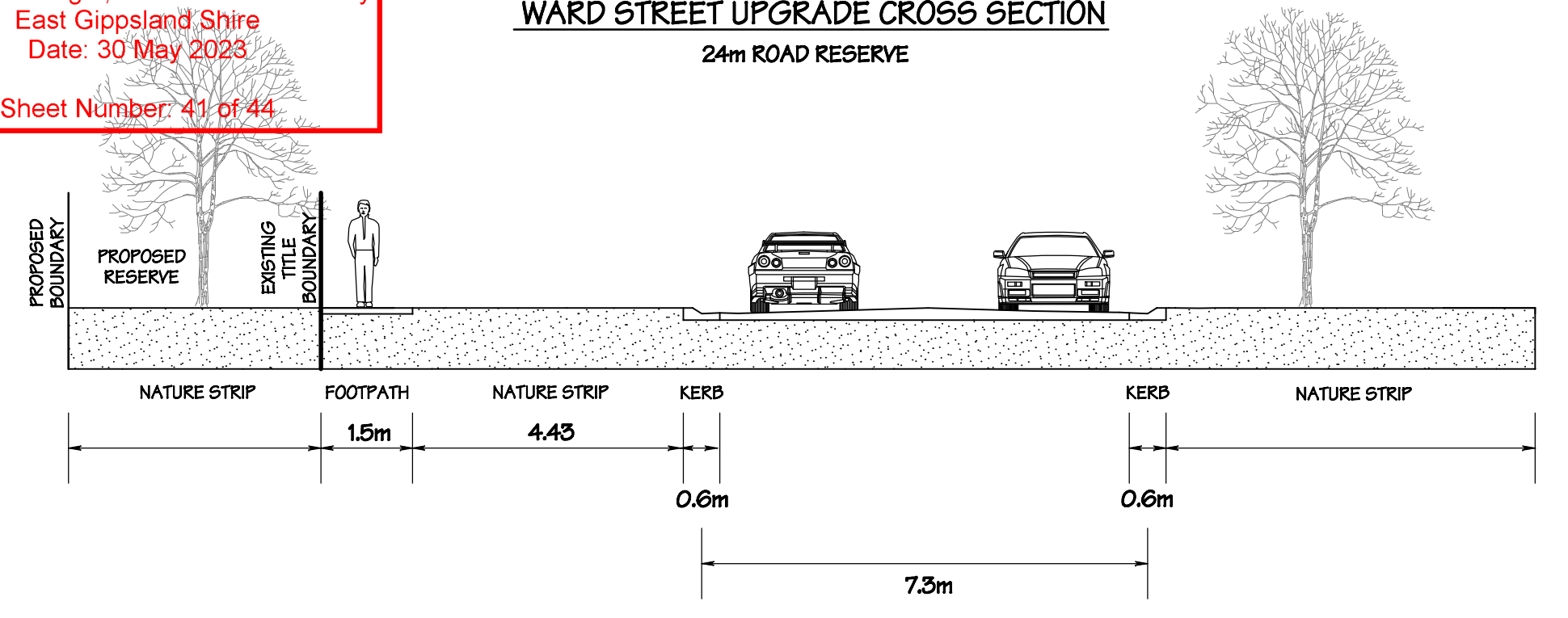
Development Plan
10 Marlo Road Marlo

Planning and Environment Act 1987
East Gippsland Planning Scheme
Development Plan Overlay Schedule 7

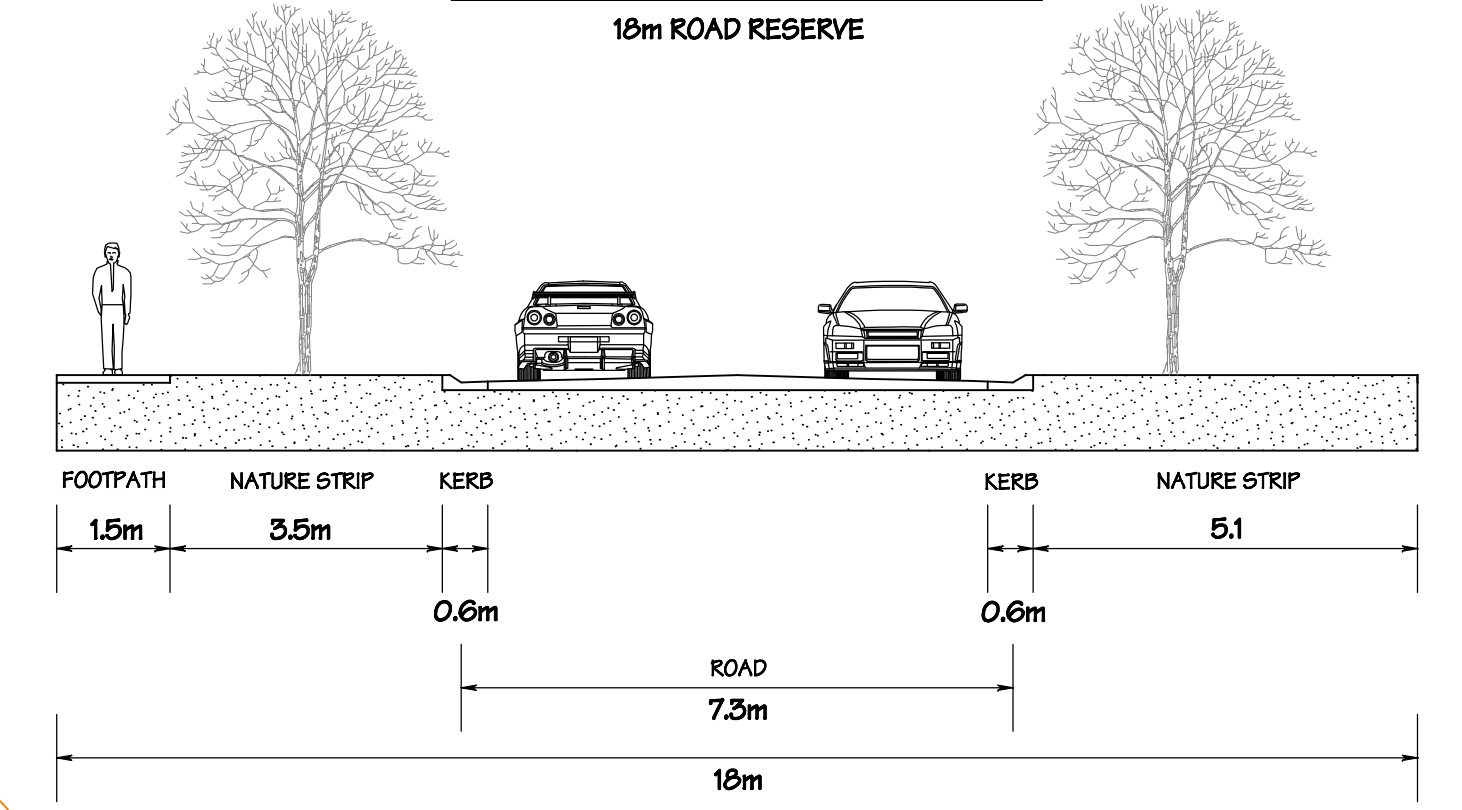
Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

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WARD STREET UPGRADE CROSS SECTION
24m ROAD RESERVE



TYPICAL STREET CROSS SECTION
18m ROAD RESERVE



- FUTURE ROUNDABOUT (BY OTHERS)
- PROPOSED INTERSECTION FROM MARLO ROAD
- EXISTING INTERSECTION TO BE UPGRADED (TWO WAY)
- VEHICLE CROSSING TO MINIMISE IMPACT TO EXISTING TREES
- FOOTPATH (CONCRETE)
- SHARED PATH
- GRAVEL FOOTPATH
- INFORMAL RECREATION FACILITY

MGA94, ZONE 55



FIGURE 8

MICHAEL & CATHERINE GRECH
10 MARLO ROAD, MARLO

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FILENAME: 16273 Infrastructure Plan V6.prc

NOTATIONS		LEGEND
SCALE (SHEET SIZE A1)	SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 1000	1 : 2000	16273
		VERSION 6 - 02/02/2022

INFRASTRUCTURE PLAN

PARISH OF ORBOST EAST
SECTION C
CROWN ALLOTMENT 96 (PART)
LOT 1 - PS80212TD

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

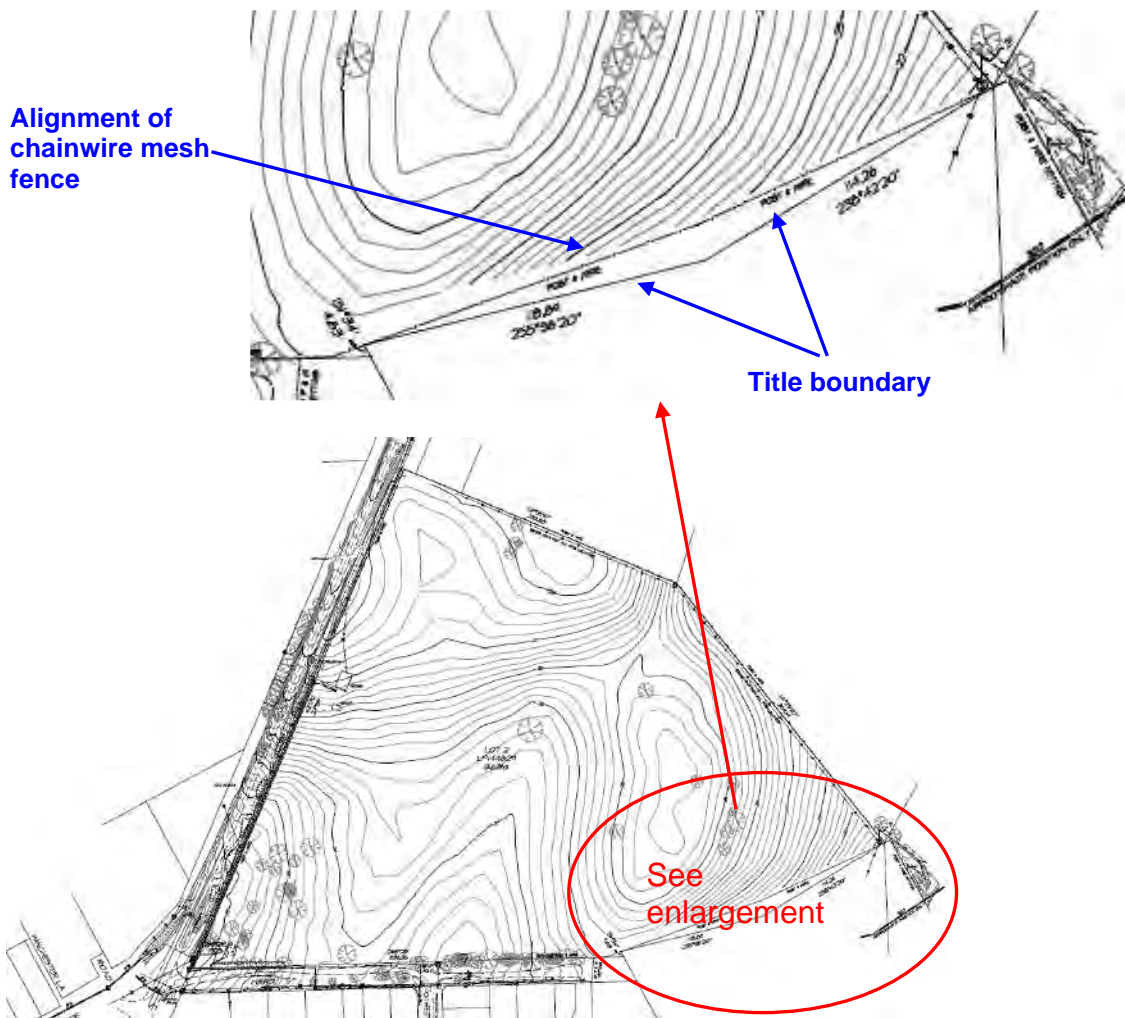
Sheet Number 42 of 44

11. Staging Plan

A Staging Plan (Figure 9) has been prepared to demonstrate the orderly and progressive delivery of the proposed residential development.

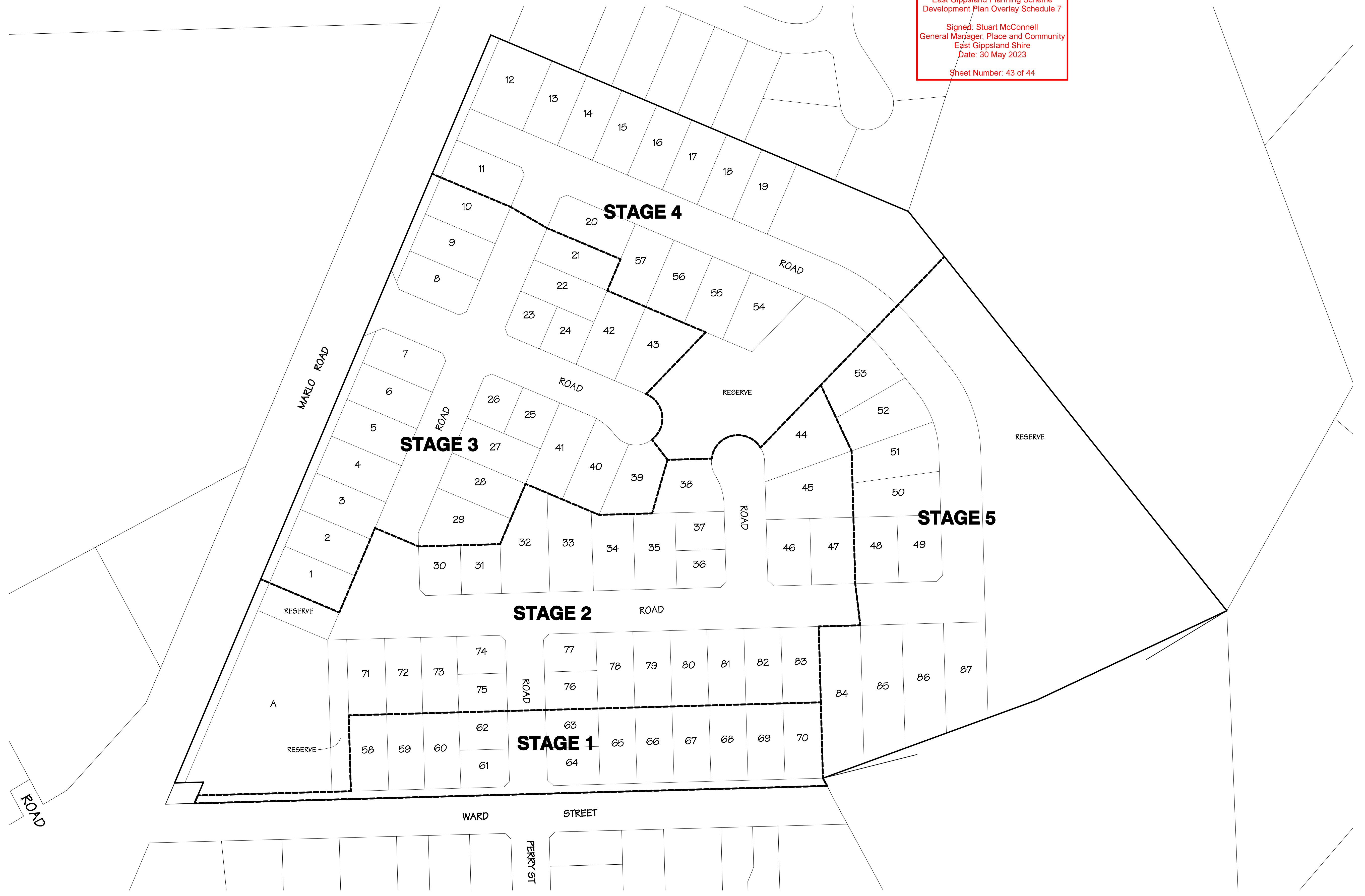
Subdivision will occur in a logical sequence beginning at the southern end of the property due to the availability of services and access from Ward Street. Stages will progress sequentially south to north (Stages 1 and 2) and then west to east (Stages 3, 4 and 5) across the property.

In addition to the subdivision of residential lots, the land will require a subdivision to facilitate the acquisition of land in the south-east of the property that is currently occupied by the adjoining caravan park. This strip of land currently contains a number of on-site caravans and annexes and associated infrastructure. It is considered appropriate that the ownership of land be consistent with the current and proposed uses. The subdivision of this lot can be undertaken at any time independent of Stages 1-4 but must be completed at the latest as part of Stage 5.



Development Plan
 10 Marlo Road Marlo
 Planning and Environment Act 1987
 East Gippsland Planning Scheme
 Development Plan Overlay Schedule 7
 Signed: Stuart McConnell
 General Manager, Place and Community
 East Gippsland Shire
 Date: 30 May 2023
 Sheet Number: 43 of 44

MG94, ZONE 55



MICHAEL & CATHERINE GRECH
 10 MARLO ROAD, MARLO

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FILENAME: Y:\16000-16999\16200-16299\16273 Grech\16273 Staging V9.pro

SCALE (SHEET SIZE A1)	FIGURE 9
1 : 1000	
SCALE (SHEET SIZE A3)	SURVEYORS REF.
1 : 2000	16273 VERSION 9 - DRAWN 2/12/2021

NOTATIONS

AREAS ARE APPROXIMATE ONLY
 DIMENSIONS ARE SUBJECT TO SURVEY

STAGING PLAN

FARISH OF ORBOST EAST
 SECTION C
 CROWN ALLOTMENT 96 (PART)
 LOT 2 - LPI44829

Signed: Stuart McConnell
General Manager, Place and Community
East Gippsland Shire
Date: 30 May 2023

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12. Table of Appendices

Appendix 1:	Environmental Management Plan Crossco Consulting Pty. Ltd.
Appendix 2:	Habitat Hectares & Offset Requirement for proposed subdivision Ethos NRM Pty. Ltd.
Appendix 3:	Traffic Management Plan Crossco Consulting Pty. Ltd.
Appendix 4:	Stormwater Management Plan Crossco Consulting Pty. Ltd.
Appendix 5:	Plan of Re-establishment and Features Crowther & Sadler Pty. Ltd.