



Department of Energy, Environment and Climate Action

Level 3
8-12 Seymour Street
Traralgon, Victoria 3844
Telephone: 03 5172 2111
deeca.vic.gov.au

Chairperson
Gunaikurnai Land and Waters Aboriginal
Corporation 27 Scriveners Road
Kalimna West Victoria 3909

By email: notifications@glawac.com.au

Date: 18 September 2026
Our Reference: P368641

Dear Chairperson

**RE: NOTICE CONCERNING WORKS ON NATIVE TITLE LANDS (RIGHT TO
COMMENTS/SUBMISSIONS)
PROPOSED TOILET AND CHANGE FACILITY AT ROSEDALE RECREATION RESERVE No.2 OVAL–
END OF DUKE STREET, ROSEDALE**

The Proposal

It is proposed by Rosedale-Kilmany Cricket Club, in partnership with Rosedale Recreation Reserve Inc, to install a public toilet and changeroom facility, and associated septic system, at the second oval of the Rosedale Recreation Reserve.

The proposed design is the same as was recently installed by the Bundalaguah Cricket Club – design drawings attached.

The proposed footprint of the building construction is 5.47 x 4.63 metres. Proposed works include a concrete slab, colourbond sheeting, and sump well.

The footprint and surrounding public open space is fully developed as a sports ground. The footprint is on a constructed embankment overlooking the oval and is used for carparking and spectating.

The site footprint contains lawn grasses. No native vegetation removal is proposed.

As the reserve's second oval, it is used predominantly for women's and children's organised sports on a weekly basis. There are currently no toilets or changerooms for the oval. The proposed works will help provide fair and equitable access to sporting facilities and remove barriers to participation for women and people with disabilities.

Privacy Statement

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to foi.unit@deeca.vic.gov.au or FOI Unit, Department of Energy, Environment and Climate Action, PO Box 500, East Melbourne, Victoria 8002.



OFFICIAL

The location of the area subject to proposal is shown by a red 'X' in the following attachments:

- Rosedale Township cadastral plan showing Crown allotment descriptions.
- Aerial Photo

Description of The Native Title Land and Waters Affected

The proposed site is unreserved Crown land, being Crown allotment 2A, Section 3A, Township of Rosedale, Parish of Rosedale (P368641).

The land is currently managed on an informal basis by Rosedale Recreation Reserve Committee of Management Inc (RRRCOM), with the support of DEECA and Wellington Shire Council.

DEECA is arranging for Crown allotment 2A, Section 3A, Township of Rosedale, Parish of Rosedale to be temporarily reserved for public recreation, pursuant to section 4 of the Crown Land (Reserves) Act 1978, and subsequently appointing RRRCOM as committee of management under section 14 of the CLR Act. RRRCOM has agreed to the proposed appointment.

Seeking Your Comments/submissions

The *Native Title Act 1993* (NTA) requires DEECA to consult and seek comments from the Traditional Owners of Native Title lands and incorporate appropriate conditions into consent to use and develop the land.

We understand that the proponent may also be obliged under Cultural Heritage legislation to contact the Gunaikurnai RAP body concerning this project and we will advise them of those responsibilities as a matter of standard process. However, if you would also like DEECA to raise some specific conditions on cultural heritage protection matters in the exercise of your native title right to protect cultural heritage as part of this formal commentary and approvals process, we will be happy to do so at your direction.

Further, your comments on how this proposal might affect your other native title rights and interests, and how that can be managed or addressed as part of this approvals process are also keenly sought.

These recognised rights and interests include the:

- right to have access to or enter and remain on the land and waters;
- right to use and enjoy the land and waters;
- right to take the resources of the land and waters for the purposes of satisfying personal, domestic or communal needs, but not for any commercial purposes;
- right to protect and maintain places and areas on the land and waters which are of importance according to Gunaikurnai traditional laws and customs;
- right to camp
- right to engage in cultural activities;
- right to engage in rituals and ceremonies;
- right to hold meetings and gatherings;

- right to teaching and learning about the physical, spiritual and cultural attributes of places and areas of importance.

Please note that the 'non-extinguishment' principle applies to these works and your native title rights will continue to exist over the site.

The Department intends to advise the proponent that the project can proceed after 40 days from the date of this notification have elapsed. We would appreciate the opportunity to discuss this proposal however in the meantime please contact Will Hoban at the following details.

Will Hoban
Program Officer
DEECA Regional Office
Level 3
8-12 Seymour Street
Traralgon, Victoria, 3844
Telephone: 0436 616 650
e-mail: william.hoban@deeca.vic.gov.au.

Legislative Basis for this Notice
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The proposed activities are valid under Section 24KA of the *Native Title Act 1993*.

Subdivision K

The activities taking place on the balance of the lands not subject to a valid reservation are valid under Subdivision K of the *Native Title Act 1993* (NTA) which allows for acts to be carried out that constitute the establishment of a facility for service to the public as listed in Section 24KA(2) of the NTA.

In this case the work, being the construction of a sewerage facility, other than a treatment facility, or similar activity is listed in Section 24KA(2).

The *Native Title Act 1993* (NTA) requires DEECA to consult and seek submissions from the native title holders and incorporate appropriate conditions into consent to use and develop the land and if required, facilitate a six-month period of 'good faith' negotiations between the parties to reach a mutual agreement. Further detail on the Submissions process is attached to this notice.

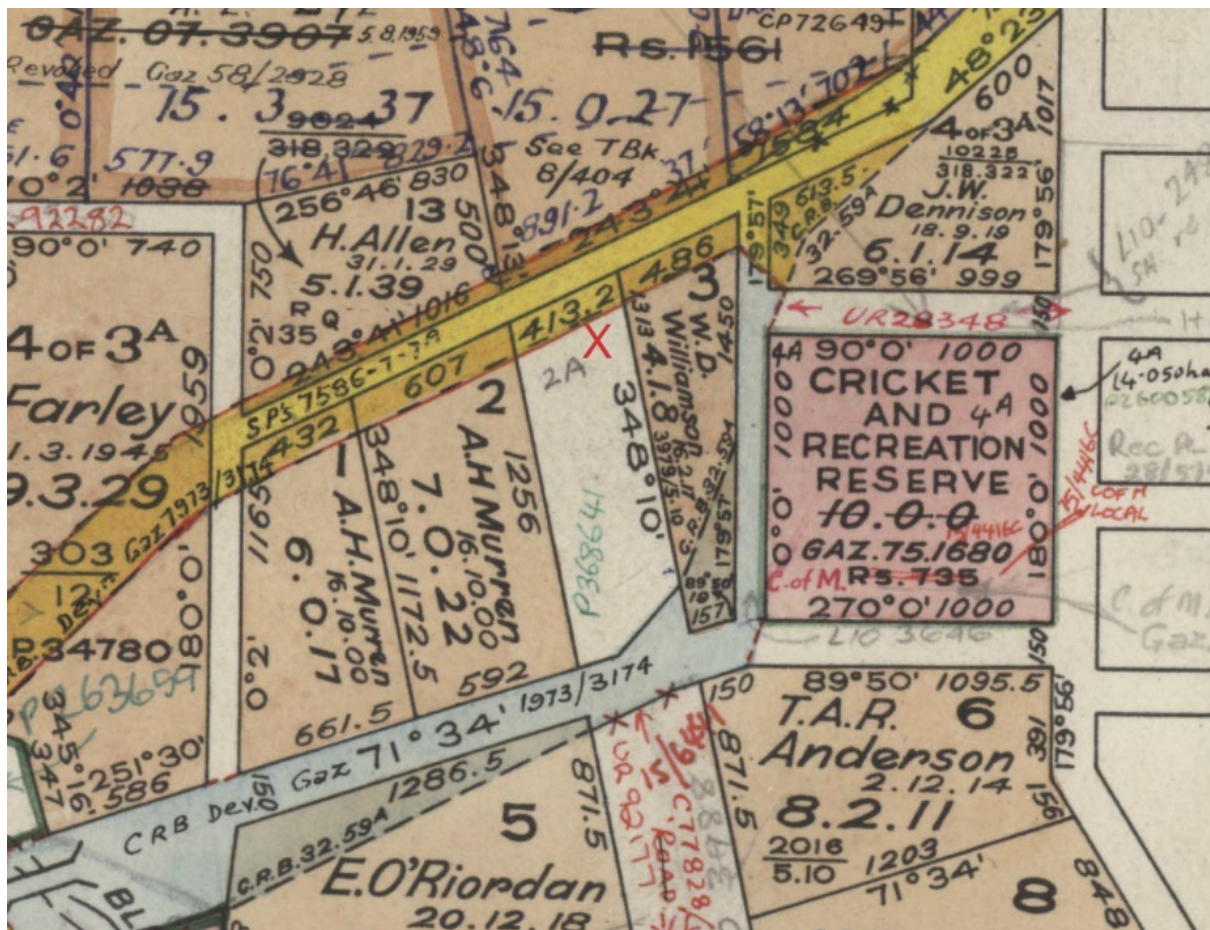
The non-extinguishment principle applies.



Will Hoban
Public Land Services Program Officer, Gippsland,
Department of Energy, Environment and Climate Action

Date of Notice: 18 September 2026

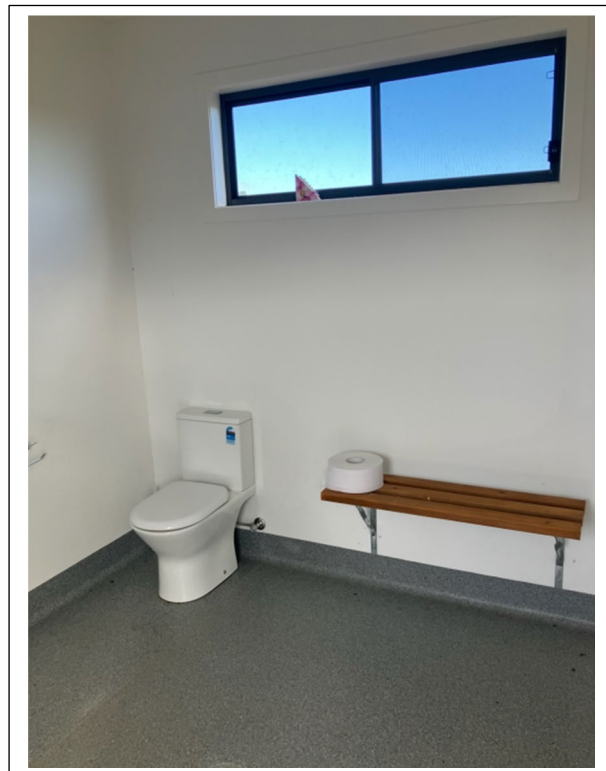
Rosedale Township Plan



Aerial photo



Proposed construction of toilets- changerooms at
Rosedale Recreation Reserve No 2 oval





SPORTING LEGENDS

PROPOSED TOILET & CHANGE ROOM

GENERAL NOTES (NCC 2015 BCA Vol 2)

•All materials and work practices shall comply with, but not limited to the Building Regulations 2006, the National Construction Code Series 2015 Building Code of Australia Vol 2 and all relevant current Australian Standards (as amended) referred to therein.

•Unless otherwise specified, the term BCA shall refer to National Construction Code Series 2015 Building Code of Australia Volume 2.

•All materials and construction practice shall meet the Performance Requirements of the BCA. Where an alternative solution is proposed then prior to implementation or installation it first must be assessed and approved by the Relevant Building Surveyor as meeting the Performance Requirements of the BCA.

•Glazing including safety glazing shall be installed to a size, type and thickness so as to comply with:
-BCA Part 3.6 for Class 1 and 10 buildings within a design wind speed of not more than N3, and -NCC 2012 BCA Vol 1 Part B1.4 for Class 2 to 9 buildings

•Waterproofing of wet areas, being bathrooms, showers, shower rooms, laundries, sanitary compartments and the like shall be provided in accordance with AS 3740-2010: Waterproofing of Wet Areas in Residential Buildings.

•These Drawings shall be read in conjunction with any House Energy Rating (HERS) report and shall be constructed in accordance with the stamped plans endorsed by the Thermal Performance Assessor without alteration

•Step sizes (other than for spiral stairs) to be:
- Risers (R) 190mm maximum and 115mm minimum
- Going (G) 355mm maximum and 240mm minimum
- 2R + 1G = 700mm maximum and 550mm minimum
- with less than 125mm gap between open treads
•All treads, landings and the like to have non slip finish or suitable non-skid strip near edge of nosing.

•Provide balustrades where change in level exceeds 1000mm above the surface beneath landings, ramps and/or treads. Balustrades (other than tensioned wire balustrades) to be:
- 1000mm min. above finished surface level of balconies, landings or the like, and
- 865mm min. above finished surface level of stair nosing or ramp, and - vertical with less than 125mm gap between, and
- any horizontal element within the balustrade between 150mm and 760mm above the floor must not facilitate climbing where changes in level exceeds 4000mm above the surface beneath landings, ramps and/or treads.
Wire balustrade construction to comply with BCA Part 3.9.2.3 for Class 1 and 10 Buildings and NCC 2015 BCA Volume 1 Part D2.16 for other Classes of Buildings.

•Top of handrails to be minimum 865mm above stair nosing and floor surface of ramps.

•Window sizes nominated are nominal only. Actual size may vary according to manufacturer. Windows to be flashed all around.

•Where the building (excludes a detached Class 10) is located in a termite prone area the area to underside of building and perimeter is to be treated against termite attack.

Concrete stumps:
up to 1400mm long to be 100mm x 100mm (1 No. H.D. Wire) 1401mm to 1800mm long to be 100mm x 100mm (2 No. H.D. Wires) 1801mm to 3000mm long to be 125mm x 125mm (2 No. H.D. Wires)
100mm x 100mm stumps exceeding 1200mm above ground level to be braced where no perimeter base brickwork provided.

For buildings in marine or other exposure environments shall have masonry units, mortar and all built in components and the like complying with the durability requirements of Table 4.1 of AS4773.1-2010 ‘Masonry in small buildings’ Part 1: Design

All stormwater to be taken to the legal point of discharge to the Relevant Authorities approval.

These drawings shall be read in conjunction with all relevant structural and all other consultants drawings/details and with any other written instructions issued in the course of the contract.

Site plan measurements in metres - all other measurements in millimetres u.n.o.
Figured dimensions take precedence over scaled dimensions.

The Builder shall take all steps necessary to ensure the stability and general water tightness of all new and/or existing structures during all works.

The Builder and Subcontractors shall check and verify all dimensions, setbacks, levels and specifications and all other relevant documentation prior to the commencement of any works. Report all discrepancies to this office for clarification.

Installation of all services shall comply with the respective supply authority requirements.

The Builder and Subcontractor shall ensure that all stormwater drains, sewer pipes and the like are located at a sufficient distance from any buildings footing and/or slab edge beams so as to prevent general moisture penetration, dampness, weakening and undermining of any building and its footing system.

These plans have been prepared for the exclusive use by the Client of SPORTING LEGENDS (‘The Designer’) for the purpose expressly notified to the Designer. Any other person who uses or relies on these plans without the Designer’s written consent does so at their own risk and no responsibility is accepted by the Designer for such use and/or reliance.

The approval by this office of a substitute material, work practice, variation or the like is not an authorisation for its use or a contract variation. Any said variations must be accepted by all parties to the agreement and where applicable the Relevant Building Surveyor prior to implementing the said variation.

STORMWATER

90 mm DIA. Class 6 UPVC stormwater line laid to a minimum grade of 1:100 and connected to the legal point of stormwater discharge. Provide inspection openings at 9000mm C/C and at each change of direction. The cover to underground stormwater drains shall be not less than

SITE ENVIRONMENT DESIGN INFORMATION

Site Bushfire Attack Assessment (simplified method)
Reference document 'AS 3959-2009 construction of buildings in bush fire prone areas' Relevant Fire Danger Index (FDI)- 100
Predominate vegetation:-
Classification- N/A
Type- N/A
Distance of site from predominate vegetation- N/A Effective slope of land- 0.0°
Determination of Bushfire Attack Level (BAL)- "LOW"

Site Classification
Site classification as Class: TBA
Refer to soil report No: TBA By: TBA

Design gust wind speed / wind classification
Building tie-downs to be provided in accordance with AS1684-2010 for an assumed design gust wind speed / wind classification of N2 (subject to confirmation on site by Relevant Building Surveyor at first inspection) refer to AS1684 for construction requirements.

Climate Zone
Climate zone for thermal design / thermal performance assessment : Zone 6.

Corrosion protection of built-in structural members
Provide corrosion protection of built-in structural steel members such as steel lintels, shelf angles, connectors, accessories (other than wall ties) in accordance with Table 4.1 of AS4773.1-2010 Masonry in Small Buildings Part 1: Design suitable for an Environment Classification of N/A.

Corrosion protection for sheet roofing
Provide corrosion protection for sheet roofing in accordance with BCA Table 3.5.1.1a suitable for an Environment Classification of N/A.
100mm under soil
50mm under paved or concrete areas
100mm under unreinforced concrete or paved driveways
75mm under reinforced concrete driveways

AUTHORITIES / CONSULTANTS

Municipality Name: WELLINGTON SHIRE Ph. 1300 366 244
Sewerage Authority Name: GIPPSLAND WATER Ph. 1800 066 401

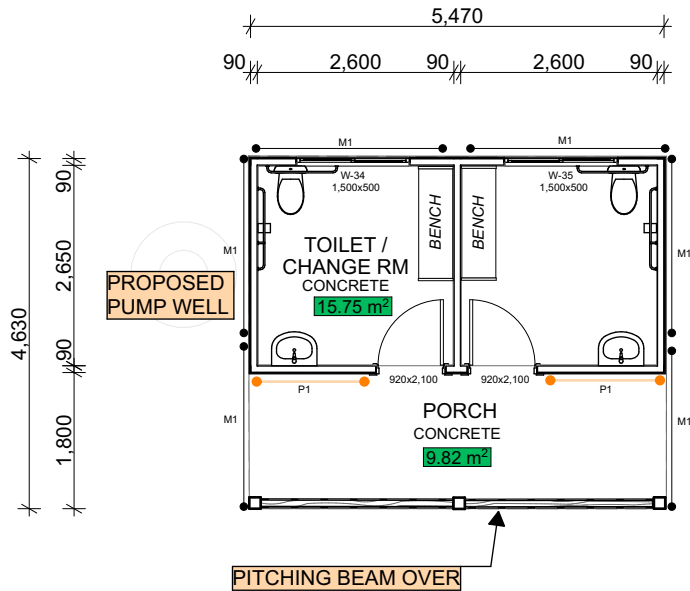


DRAWING TITLE: Q09NFT1J5L-stamp	ALL RIGHTS RESERVED- THIS PLAN IS THE PROPERTY OF SPORTING LEGENDS THESE DRAWINGS ARE SUBJECT TO COPYRIGHT © ANY UNAUTHORISED COPYING OR REPRODUCTION, WITH OR WITHOUT MODIFICATIONS IS CONSIDERED AN INFRINGEMENT OF COPYRIGHT LAWS.	PROJECT: Bundy Cricket Club New Toilet Block CLIENT: Sporting Legends Club 316 Montgomery Road Bundalaguah Vic 3851 0457714408 tgwrigg@bigpond.com	BUILDERS SIGNATURE	CLIENT SIGNATURE	RAL Constructions Pty Ltd Reg: CCB-U53369 P.O. BOX 1503 Sale VIC 3850 Phone: 51 447977 Email: andrew@ralconstructions.com.au
DRAWN BY: CASEY DIMARCO					
DATE: Monday, 18 May 2020					

BUSHFIRE PRONE AREA - BAL LOW

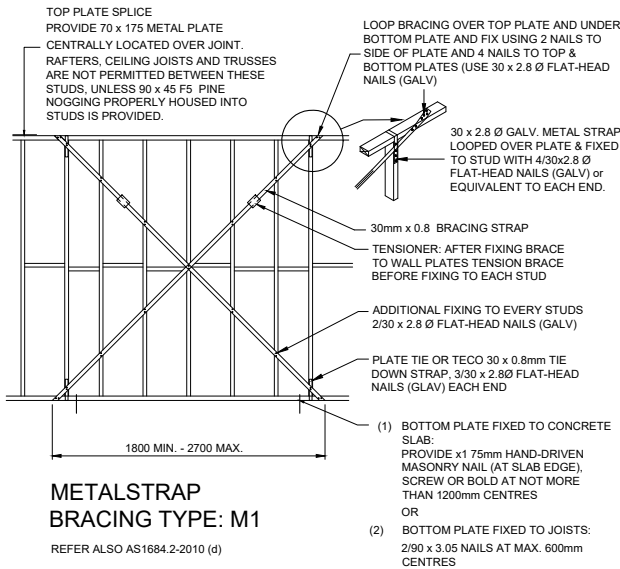
THIS SITE IS NOT IN A DESIGNATED BUSHFIRE PRONE ZONE THEREFORE NO MANDATORY CONSTRUCTION REQUIREMENTS APPLY IN RELATION TO BUSHFIRE PROTECTION.

AREA SUMMARY	M2	Sqr
WC/CHANGE RM	15.75	1.70
PORCH	9.82	1.05
TOTAL AREA	25.57	2.75



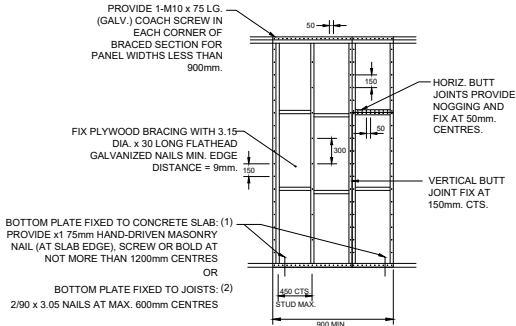
FLOOR PLAN

1:100



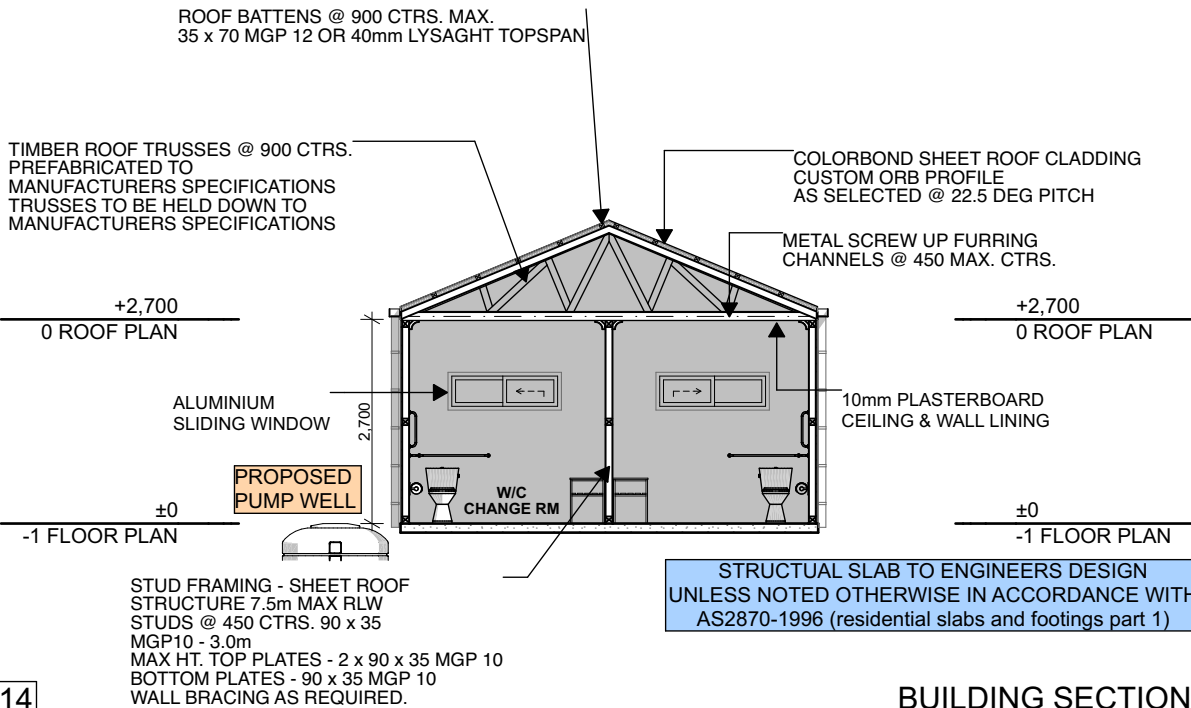
METALSTRAP BRACING TYPE: M1

REFER ALSO AS1684.2-2010 (d)



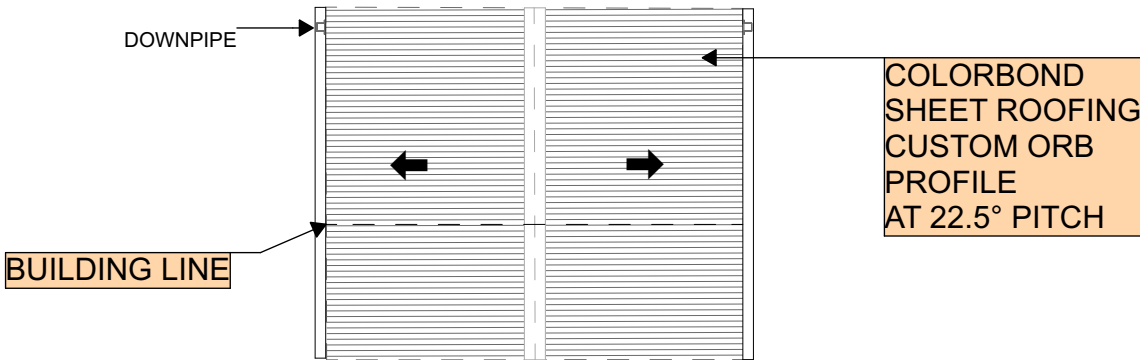
TYP. PLYWOOD BRACING TYPE: P1

7mm THICK F8 PLYWOOD OR EQUIVALENT REFER ALSO TO AS1684.2-2010 (b)-METHOD B



BUILDING SECTION

1:100



ROOF PLAN

1:100

BUILDING NOTES

The builder / contractor shall verify the position of any existing services prior to the commencement of works.
The builder shall take all the necessary steps to ensure the stability of the new structures during all works.

MARC
MADE

DRAWING TITLE: FLOOR PLAN
DRAWN BY: CASEY DIMARCO
MOBILE: 0400914677
EMAIL: marcmade@bigpond.com
DATE: Monday, 18 May 2020
SCALE: 1:100, 1:2.01, 1:1.75 @A3

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PROJECT: Bundy Cricket Club
New Toilet Block
CLIENT: Sporting Legends Club
316 Montgomery Road
Bundalaguah Vic 3851
0457714408
tgwrigg@bigpond.com

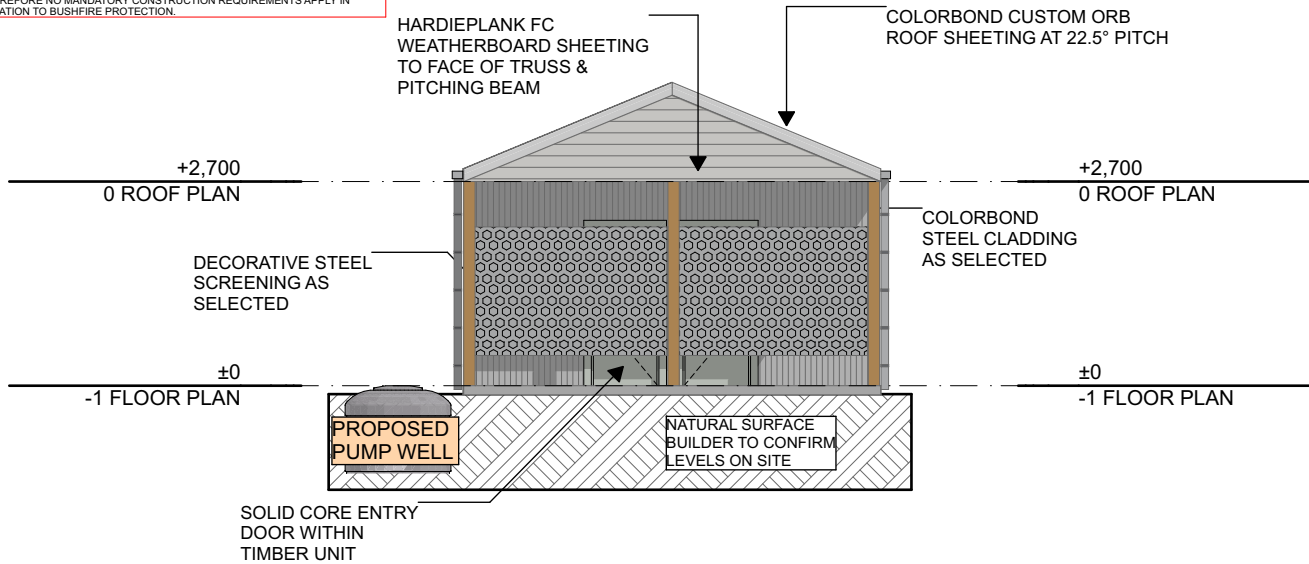
BUILDERS SIGNATURE

CLIENT SIGNATURE

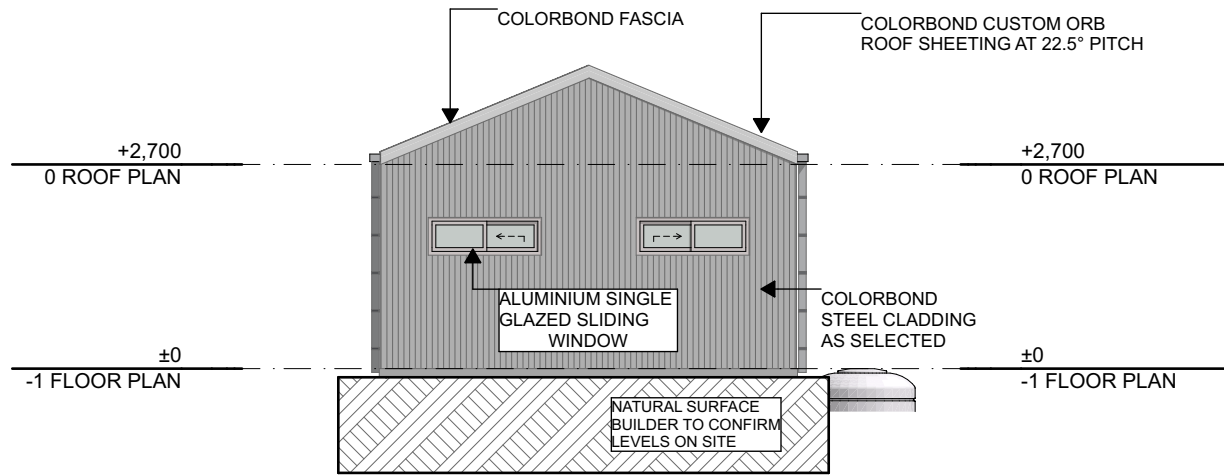
RAL Constructions Pty Ltd

Reg: CCB-U53369
P.O. BOX 1503
Sale VIC 3850
Phone: 51 447977
Email: andrew@ralconstructions.com.au

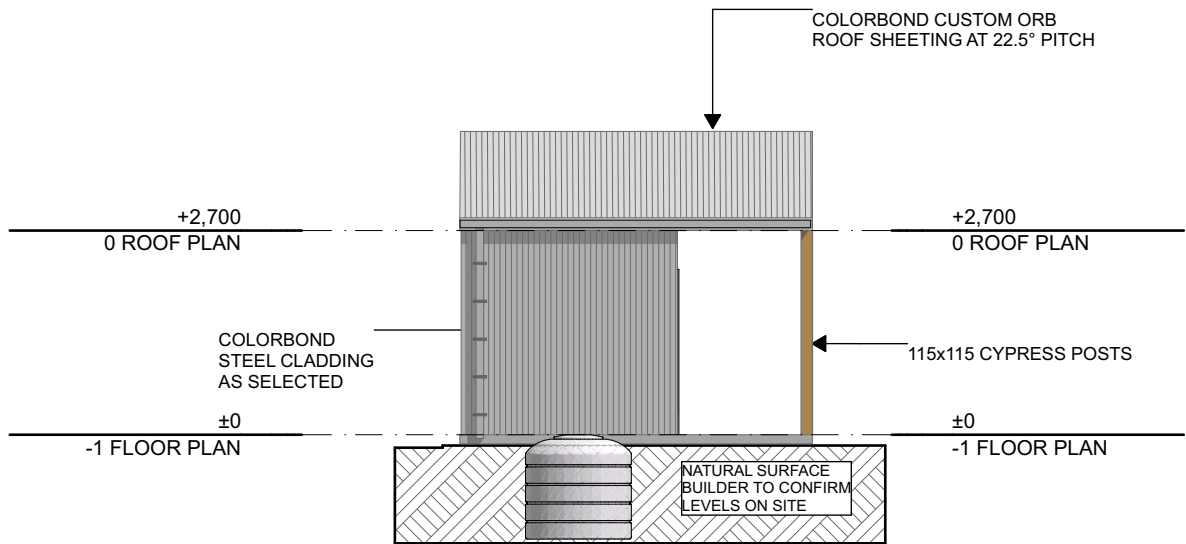
BUSHFIRE PRONE AREA - BAL LOW
THIS SITE IS NOT IN A DESIGNATED BUSHFIRE PRONE ZONE
THEREFORE NO MANDATORY CONSTRUCTION REQUIREMENTS APPLY IN
RELATION TO BUSHFIRE PROTECTION.



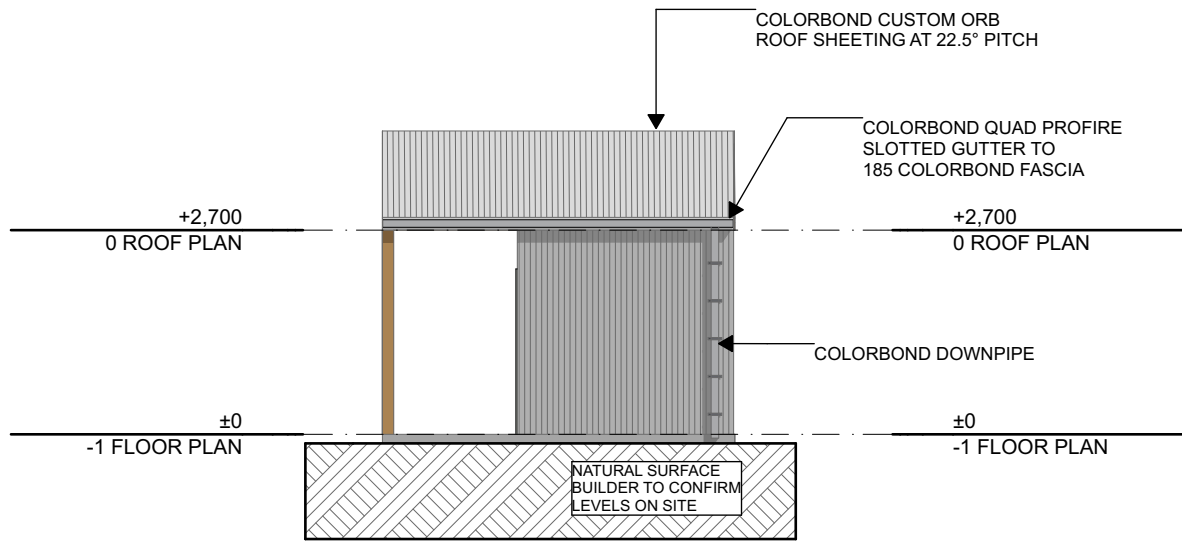
E-17
-
Elevation
1:100



E-20
-
Elevation
1:100



E-18
-
Elevation
1:100



E-19
-
Elevation
1:100

BUILDING NOTES

The builder / contractor shall verify the position of any existing services prior to the commencement of works.
The builder shall take all the necessary steps to ensure the stability of the new structures during all works.



DRAWING TITLE: ELEVATIONS
DRAWN BY: CASEY DIMARCO
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DATE: Monday, 18 May 2020
SCALE: 1:100 @A3

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PROJECT:Bundy Cricket Club
New Toilet Block
CLIENT: Sporting Legends Club
316 Montgomery Road
Bundalaguah Vic 3851
0457714408
tgwrigg@bigpond.com

BUILDERS SIGNATURE

CLIENT SIGNATURE

RAL Constructions Pty Ltd

Reg: CCB-U53369
P.O. BOX 1503
Sale VIC 3850
Phone: 51 447977
Email: andrew@ralconstructions.com.au