

DEVELOPMENT PLAN
BEOLITE VILLAGE
KIDSTON PARADE, MANSFIELD
NOVEMBER 2007

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1. THE LAND

This development plan applies to Crown Allotments 62 and 63 and Part of Crown Allotments 64 and 65, Parish of Mansfield, being proposed Lots 1 - 6, PS 610748P. This land is on the western side of Kidston Parade, southern side of Maroondah Highway and northern side of Malcolm Street, Mansfield, comprising a total of 19.142 hectares in area. A plan of the subject land and general locality is attached as **Appendix 1**.

2. SITE AND TOWNSHIP CONTEXT

The land is located on the southern side of the Maroondah Highway at the western edge of the Mansfield township, commencing approximately 1.4 kilometres from the Mansfield town centre.

Key features of the land are that it is:

- Mostly cleared, with only several remnant native trees in isolated locations and some landscaping trees in the eastern and southeastern sections;
- Former grazing land with highly modified pasture grasses and no known land contamination;
- Vacant other than farm buildings located in the southeastern corner;
- Drains gradually to the southwest into a small waterway adjoining the southwestern section of the land;
- Capable of being serviced with reticulated water and sewerage through extension of current services available in Kidston Parade.

Key features of adjoining and nearby land are:

- The site is almost linked to the central Mansfield township area by an existing footpath / bicycle track, which extends westwards from the town as far as Link Road;
- Land to the east, on the opposite side of Kidston Parade, is zoned Residential 1 with residential development opposite to the north and the existing Mansfield Golf Club opposite to the central and southern sections of the land;
- Residential development opposite Kidston Parade to the northeast does not have any distinct or defined neighbourhood character and has varying setbacks from Kidston Parade for existing dwellings;
- Adjoining land to the northwest has an existing electricity sub station located on it. This sub station creates the need for a buffer between the development and a retirement village and landscaping between the two uses;
- The Maroondah Highway borders to the north of the land. There is a need to provide adequate setbacks for development from the highway, avoid direct road / vehicle access onto the highway and protect the highway as a major gateway entrance into Mansfield;
- The northwestern section of the land lies within the recommended buffer for the Mansfield wastewater treatment plant further to the north. This buffer must remain free of residential development;
- Land to the north, on the opposite side of Maroondah Highway, is zoned Farming. This land is used for assembly of log homes (to the northeast) or is a vacant, former timber mill (to the northwest);
- Land to the west is cleared, former grazing land that is zoned Rural Living. This land has an approved (2007) development plan that facilitates four rural living lots, a plan that also included six lots on the land subject to this development plan;
- Land to the south, on the opposite side of Malcolm Street, is zoned Low Density Residential and is currently vacant and undeveloped;

- Major views from the land are attractive views to The Paps the west, views to the Strathbogie Ranges to the northwest, views to the Mt Samaria Range to the north / northeast (more visible from the northern section of the land), views across residential areas and the Mansfield Golf Course to the high county to the east (includes view to Mt Buller and Mt Stirling from much of the land, particularly the eastern section) and views to elevated slopes to the south.

Key features and opportunities of the general locality are:

- The land is within the defined Mansfield urban growth boundary and is a logical extension to the western section of the fully serviced, developed area of the town;
- There are opportunities for further physical and social connectivity between the land, nearby land and the Mansfield central township area;
- The integrity and landscape of the Maroondah Highway as a major gateway entrance into Mansfield requires protection.

A site context and design response plan for the land is attached as **Appendix 2**.

3. PROPOSED USE AND DEVELOPMENT OF THE LAND

This development plan defines an area and the form and conditions for the future use and development of a retirement village on the whole of the land. Any future application for a retirement village on the land must be generally in accordance with this development plan. The Beolite Village Development Plan is attached as **Appendix 3**.

This development plan does not include or approve the use and development of the land for residential subdivision or conventional residential development with single detached dwellings.

4. MANSFIELD PLANNING SCHEME

Under the Mansfield Planning Scheme, the land is zoned part Low Density Residential (the majority of the land) and part Residential 1 (the eastern section of the land fronting Kidston Parade). The Development Plan Overlay 2 (Low Density Residential Zone) applies to the section of the land that is zoned Low Density Residential. The Environmental Significance Overlay 1 (Lake Eildon Catchment) also applies to the land.

The Development Plan Overlay 2 that applied to the land requires that a development plan is prepared and approved before any application for planning permit, such as subdivision or other development, is approved. The development plan that has been prepared and approved for the site is attached as Appendix 2.

This development plan has been assessed and approved under the current zoning and Development Plan Overlay described above. The land is also subject to proposed Amendment C12 to the Mansfield Planning Scheme, which proposes the rezoning of all of the land to Residential 1, the application of the Development Plan Overlay 1 (Residential 1 Zone) to all of the land (removing the DPO 2 (Low Density Residential Zone) from the land) and for no other overlay to apply to the land.

A planning permit is required for the use and development of a retirement village (which comes under the definition of 'accommodation') under both the existing zones of Low Density Residential and Residential 1 (which is also proposed under Amendment C12).

The use and development of the land for a retirement village is consistent with and implements the State Planning Policy Framework (SPPF) and Local Planning Policy Framework (LPPF) of the Mansfield Planning Scheme. In particular, the development plan implements:

- Clause 14, Settlement:
 - Clause 14.01, Planning for urban settlement;

- Clause 16, Housing:

Clause 16.01, Residential development for single dwellings, which includes objectives:

To encourage:

- *Residential development that is cost-effective in infrastructure provision and use, energy efficient, incorporates water-sensitive design principles and encourages public transport use.*
- *Opportunities for increased residential densities to help consolidate urban areas.*

Clause 16.02, Medium density housing, has objectives:

To encourage the development of well-designed medium-density housing which:

- *Respects the neighbourhood character.*
- *Improves housing choice.*
- *Makes better use of existing infrastructure.*
- *Improves energy efficiency of housing.*

- Clause 21.05, Settlement:

Clause 21.05-2, Mansfield Township Urban Fringe Development, includes the following strategic discussion:

- *Various areas on the outskirts of central business and residential districts of Mansfield, and outside of the Township area covered by the Mansfield Urban Design Framework, are best suited to more passive commercial, residential and business uses which may evolve as the demographic profile within the Shire continues to evolve.*

- Clause 21.07, Settlement Strategy:

Clause 21.07-3, Mansfield Township, includes the following strategic discussion:

- *Mansfield has the capacity to house future high density population growth in terms of existing infrastructure and service provision. Given the current and anticipated demographic profile of the community, it is important that residential development caters for the variety in lot sizes and infrastructure necessary in this instance.*
- *The Mansfield Urban Design Framework is an adopted strategic study covering all urban issues within the Mansfield Township. The study identifies a wide range of urban design, land use and infrastructure issues for the ongoing strategic development of the Shire's major service centre.*

The *Mansfield Urban Design Framework 2005* outlines the strategic directions and actions for the Mansfield township. The proposed use and development of the land for a retirement village generally complies with the framework.

5. DEVELOPMENT PLAN OBJECTIVES

Objectives of this development plan are:

- Outline the form and conditions for the future use and development of a retirement village to the west of the Mansfield township;
- Provide secure, peaceful and socially functional retirement and aged facility needs for an aging and diversified community;
- Develop a retirement village that is site responsive, considering land capability, opportunities and resources;
- Provide quality, sustainable and energy efficient residential layout, building design and fully reticulated services;

- Ensure a high level of integration between the retirement village and the established Mansfield township;
- Ensure a high level of pedestrian and vehicular connectivity within the retirement village and to adjoining land and roads.

6. PERFORMANCE MEASURES

The following performance measures are outlined to measure the standards that have been considered and met for the proposed use and development of a retirement village in the development plan. These performance measures address the schedule requirements ('Requirement before a permit is granted' and 'Requirements for development plan') in the current Development Plan Overlay 2 that applies to the land and the proposed Development Plan Overlay 1 that will be applied to the land through Amendment C12.

General use and development of a retirement village:

- Outline the general layout, development and use of a retirement village;
- Provide a variety of retirement dwelling designs and types to provide a diversity of community retirement needs;
- Integrate retirement village functions and development with the existing urban fabric of Mansfield, maximising as far as possible shared community functions and physical linkages between the development and the central Mansfield area;
- Ensure compatibility between retirement village use and development and adjoining and nearby uses and developments;
- Provide sustainable residential design and general compatibility with ResCode objectives and standards;
- Recognise and retain any existing residential neighbourhood character applying in Kidston Parade and general area;
- Preparation and approval of a Cultural Heritage Management Plan under the *Aboriginal Heritage Act 2006* prior to the granting of a planning permit for any use or development of land for a retirement village on any part of Lots 3, 4, 5, and 6, PS 610748P that is defined as an area of cultural heritage sensitivity.

Access and roads:

- Avoid direct road frontage or vehicular access from the land onto the Maroondah Highway in the northern section of the land;
- Provide a street network that affords a high level of accessibility, connectivity and safety for vehicles and pedestrians, including:
 - At least two vehicular entry / exit points onto Kidston Parade to provide access and road safety, to the satisfaction of Mansfield Shire Council;
 - Internal two way main streets (with access streets running off them) that are capable of access for solid waste vehicles and emergency vehicles, and can accommodate car parking on one side of the street;
 - Future road and pedestrian provision and linkages throughout the land to serve both current and future stages of development and link with the adjoining road network, with footpaths capable of providing for pedestrians, scooter facilities and cycles;
 - Readily available internal road access for emergency services vehicles, such as fire vehicles and ambulances;
- Provide internal roads that meet the following standards:
 - Road design, materials, surfacing and drainage to meet relevant Mansfield Shire Council standards;
 - Capability for use by solid waste collection vehicles up to fifteen (15) tonnes in weight;

- Provision of crossovers for all dwellings;
- An ability for removalist vehicles to access all dwellings;
- Construction of a footpath connection from the development to Links Road via the Maroondah Highway.

Site and building design:

- Provide buildings and works setbacks, location, form, height and materials to protect the amenity of the Maroondah Highway as a major gateway entrance into Mansfield, including only single storey buildings being located at the northern extent of the land;
- Provide a minimum setback of 50 metres from the Maroondah Highway road reserve for any building or structure, other than roads, footpaths and underground services, associated with the use or development of Lot 1, PS 610748P for a retirement village;
- Provide buildings and works setbacks, location, form, height and materials to protect the amenity of Kidston Parade;
- Maximise site opportunities for solar orientation of retirement village units;
- Maintain natural view lines to significant landscape features in the siting and design of buildings and works.

Environment, open space, native vegetation and landscaping:

- Assess and consider general land capability, natural landscape features and views, environmental resources and land constraints in the assessment and approval of proposals for future use and development;
- Retain and enhance biodiversity and existing native vegetation to implement the objectives and 'net gain' principles of the *Victoria Native Vegetation Management – A Framework for Action*;
- Provide an open space network throughout the development that includes:
 - Recreation and open space throughout the land;
 - Linked, lineal pedestrian / wheelchair / scooter trails throughout the whole of the land that link current and future stages of development and provide access onto the adjoining road network;
 - Links to major features such as the lake / retention basin;
- Provide landscaping treatment to protect views to and from the proposed development to other adjoining features, including:
 - Protection of the amenity of the Maroondah Highway as a major gateway entrance into Mansfield by providing landscape screening on the northern and northwestern boundaries of the land;
 - Screening adjacent to the western and southern boundaries of the electricity sub station to the northeast of the land.
- Preparation and approval of a detailed landscaping plan prior to any use or development of this land for a retirement village to include:
 - Landscaping (location and species) for the section of the land adjoining Maroondah Highway on Lot 1, PS 610748P to blend in with the natural environment and soften the appearance of buildings and works from Maroondah Highway;
 - Screening of the western boundary of on Lot 1 and 2, PS 610748P with fencing (in natural materials and tones and design to reflect land form) and landscaping (location and species) to blend in with the natural environment and soften the appearance of buildings and works on Lot 1 and 2, PS 610748P from Maroondah Highway;

- Proposed landscaping, fencing and paving within the retirement village with materials and planting having uniformity of theme, design approach, articulation and construction.

Site facilities and services:

- Provide infrastructure to meet service authority and Mansfield Shire Council standards, including:
 - Roads and footpaths in accordance with the 'Access and roads' section of this development plan and Table 1 of this section;
 - Drainage and stormwater infrastructure;
 - Reticulated water and sewerage, including a sewerage disposal pumping station;
 - Underground electricity, telecommunications and street lighting, including lighting in Kidston Parade at the entrance of the retirement village;
 - Postal services to each dwelling;
 - Landscaping materials and plantings in accordance with the 'Environment, open space, native vegetation and landscaping' section of this development plan;
- Preparation and approval of a detailed water use, irrigation and drainage plan prior to any use or development of this land for a retirement village to include:
 - Protection of water quality;
 - Use of water sensitive urban design principles for water conservation, stormwater management, wastewater management and drainage design and treatment;
 - Details of onsite stormwater retention;
 - Use of onsite stormwater retention and storage facilities for the treatment and recycling of stormwater, including a basin (wetland) in the northwestern section of the land;
 - Stormwater disposal from the Links Road and Kidston Parade areas flowing into the land;
- Develop a community facility to cater for the retirement village to be designed and constructed prior to the issue of a Certificate of Occupancy for the twenty ninth (29th) dwelling to be constructed on the land.

This community facility will include vehicle and disabled (scooter and wheelchair) access and parking.

7. USE, BUILDINGS AND WORKS PROVISIONS

Any application for use, buildings and works must:

- Consider the objectives and performance measures outlined in this development plan;
- Generally in accordance with this development plan;
- Be accompanied by a detailed Risk Management Plan and Project Management Plan.

8. STAGING PROVISIONS

This development plan includes and approves all stages of the use and development of a retirement village on all of the land. The plan identifies the first stage of the retirement village and future, subsequent stages of the village.

Staging provisions for the use and development of a retirement village on the land are:

- Land identified as Stage 1 (on proposed Lots 2 and 3, PS 610748P on the development plan) must be fully developed prior to any use or development of other sections of the

land (identified as 'Future retirement village' on the development plan) as a retirement village;

- The community / village centre identified in the Stage 1 area on the development plan must be fully developed prior to the commencement of any future stage of the retirement village;
- Future stages of the retirement village (identified as 'Future retirement village' on proposed Lots 1, 4, 5 and 6, PS 610748P the development plan) may be developed and used in any order, this future staging depending on servicing, site conditions and market demand.

9. LIFE OF THE DEVELOPMENT PLAN AND PLAN REVIEW

This plan will expire twenty (20) years after the date that it is approved by Mansfield Shire Council.

After the expiry of this development plan, the responsible authority may review and approve a new development plan.

An approved development plan may be reviewed. Mansfield Shire Council intends that notification of any proposed amendment to this approved development plan will be given to potentially affected landowners, relevant service and government agencies and the general community.

In considering whether to amend this existing development plan, the responsible authority should consider the following:

- Whether the amendment meets the objectives, performance measures and provisions of the original development plan;
- Current Mansfield Planning Scheme strategies, policies and controls for the use and development of the land;
- Relevant council directions, strategies and guidelines;
- The integrated and efficient use and development of the land as a retirement village.

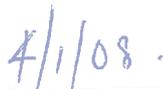
**DEVELOPMENT PLAN APPROVED BY MANSFIELD SHIRE COUNCIL
ON 4 January 2008**

SIGNED:



DAVID ROFF, CHIEF EXECUTIVE OFFICER

DATE:



Schedule B

Council Directions

Mansfield Shire Council has made certain directions in relation to matters which form part of this Development Plan. These Directions are included in the Development Plan and are attached herewith at Schedule B.

1. The requirement under the heading 'Site and building design' at Clause 6 – Performance Measures – of Schedule A to the approved Development Plan is amended as follows:
 - a) Provide a minimum setback of 20 metres from the Maroondah Highway road reserve for any building or structure, other than roads, footpaths and underground services, associated with the use or development of Lot 1, PS610748P for a retirement village.
2. The requirements of the following referral authorities must be reflected in future planning permit applications:

Goulburn Valley Water

- a) Development as proposed within the subject land will require the provision of both reticulated water supply and sewerage services. An initial review of the existing servicing infrastructure in the surrounding area indicates that these services are available to the subject land and there does not appear to be any technical constraints to its connection to these services.
- b) The northern portion of the subject land is fronted by a water main in Kidston Parade and it has access at its south east corner to a second water main in Malcolm Street. In view of the scale of the proposed development, it would be advantageous to provide water supply from two directions to enhance the security of supply. The eventual connection of the developments internal servicing infrastructure to both of these water mains would achieve this objective.
- c) Existing sewerage infrastructure is located in Maroondah Highway and within the Links Road estate to the east of the subject land. It is anticipated however, that the depth of this infrastructure is not sufficient to provide a gravity service to the subject land, so it would be necessary for an internal pumping station and rising main to be installed.
- d) The provision of all internal water supply and sewerage servicing infrastructure and external connections to the Corporation's servicing infrastructure would be at the developer' expense.
- e) The Development Plan indicates that the proposed development is not a land subdivision, so it is expected that all internal servicing infrastructure will be privately owned. If this is the case, then the construction of the infrastructure must be undertaken in accordance with the Plumbing Code of Australia, AS3500, and to the satisfaction of the Corporation's Property Services Section.
- f) The development would attract the Corporation's normal water supply and sewerage headworks charges applicable at the time of development.
- g) A portion of the proposed development is within the recommended buffer distance for the Mansfield Wastewater Management Facility as provided in

Table 5 of the Environment Protection Authority's (EPA) publication "Recommended Buffer Distances for Industrial Residual Air Emissions", Number EPA 1518 dated March 2013 ("EPA Guidelines")

The recommended buffer distance in this instance is 200m from the extent of the area used for spray irrigation at the Mansfield Wastewater Management Facility.

RETIREMENT VILLAGE BEOLITE VILLAGE LIMITED



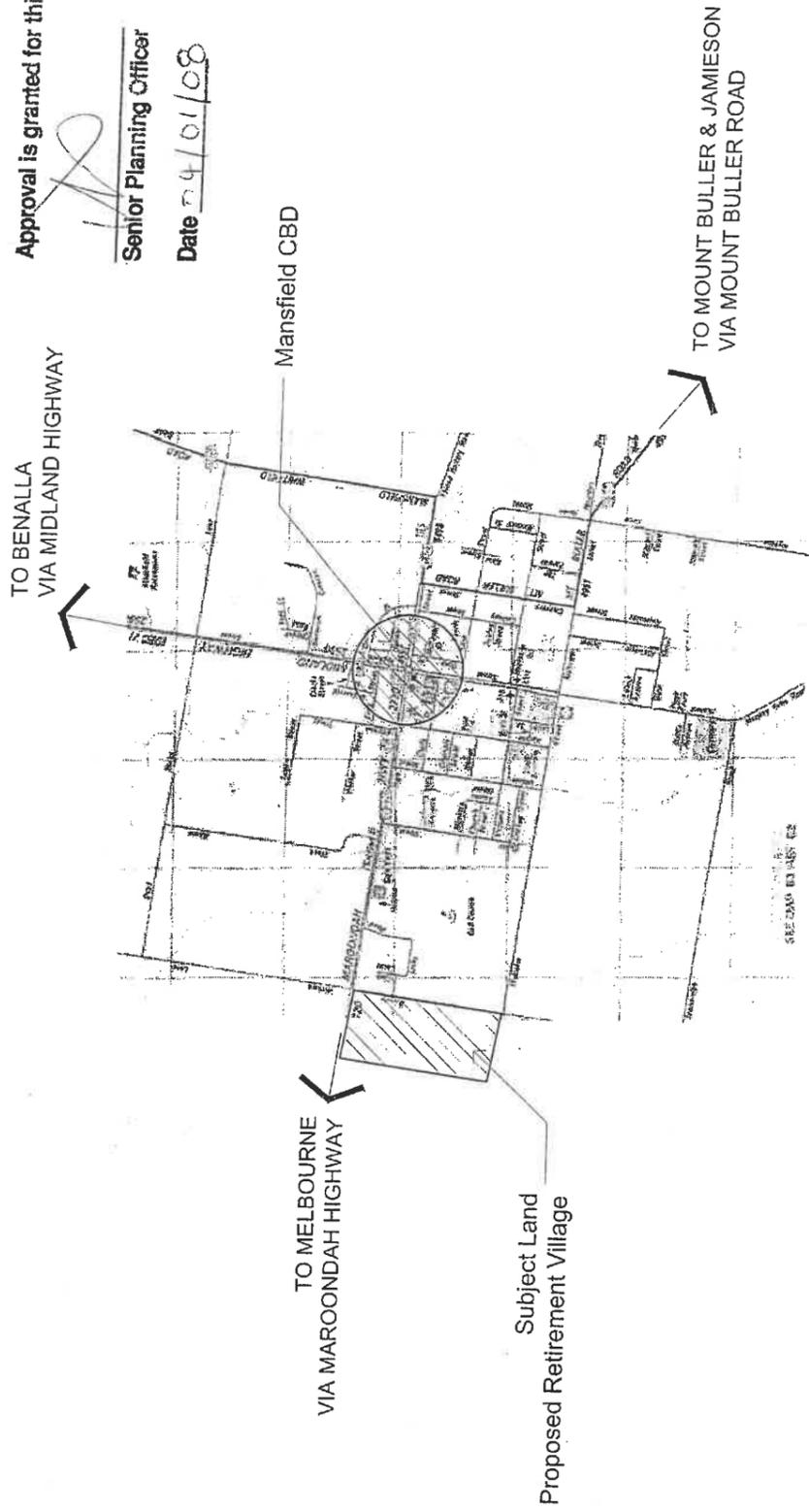
MANSFIELD SHIRE PLANNING SCHEME

Approval is granted for this Development Plan

Senior Planning Officer

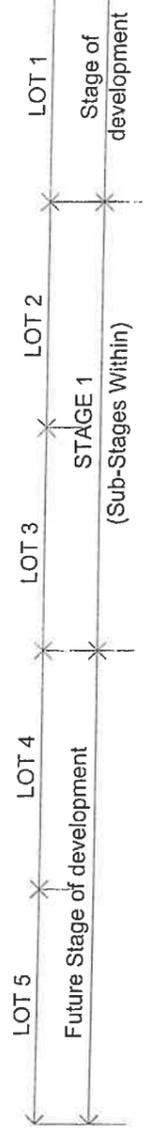
For and on behalf of
the Responsible Authority

Date 24/01/08



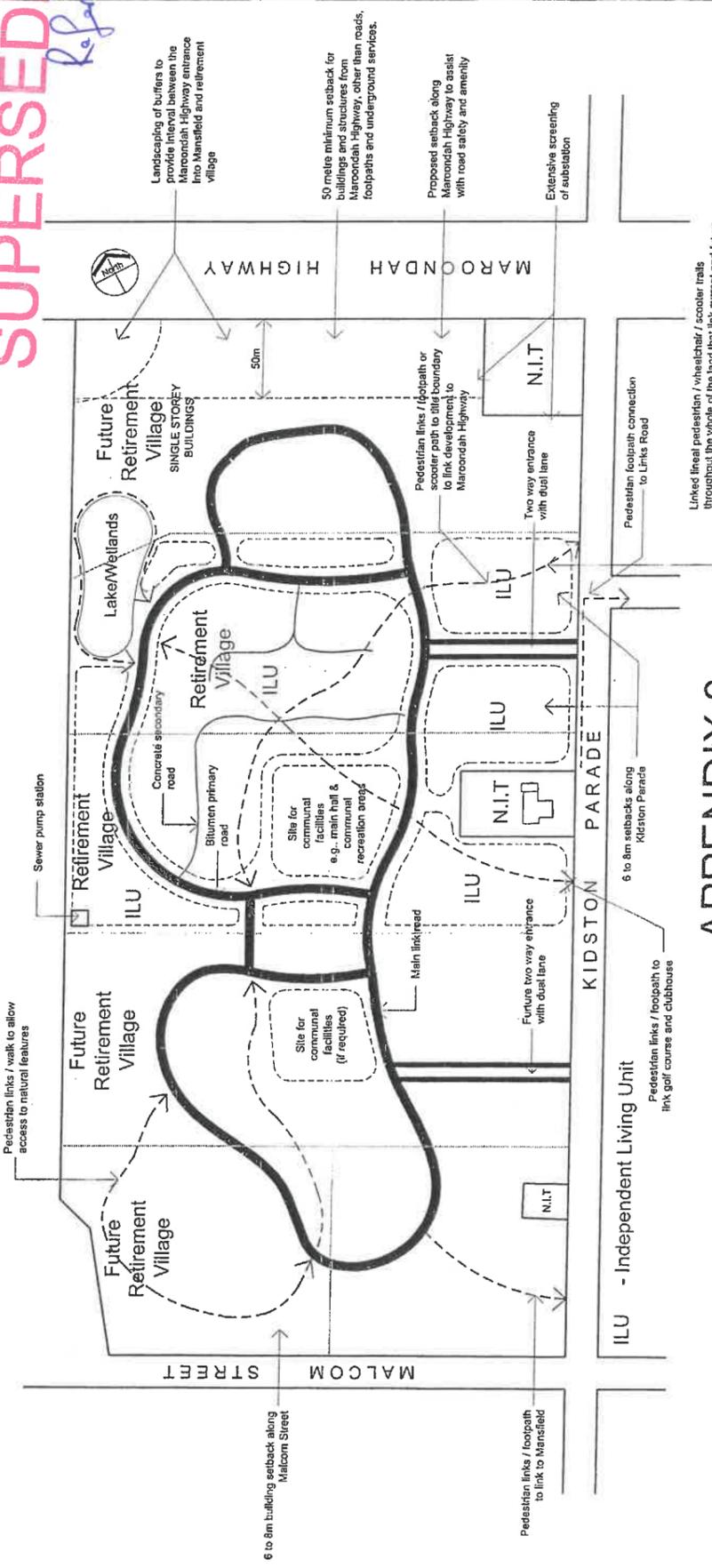
APPENDIX 1 - LOCALITY PLAN

Approval is granted for this development plan
Senior Planning Officer
For and on behalf of the Responsible Authority
Date 05/02/08



SUPERSEDED

Refer approval 15/1/16



APPENDIX 3 BEOLITE VILLAGE DEVELOPMENT PLAN (Retirement Village)

NOTE:
Roads shown outside stage 1 are indicative only and may be subject to minor variations with final design.



LOT 5
Future Stage of development

LOT 4
Future Stage of development

LOT 3
STAGE 1
(Sub-Stages Within)

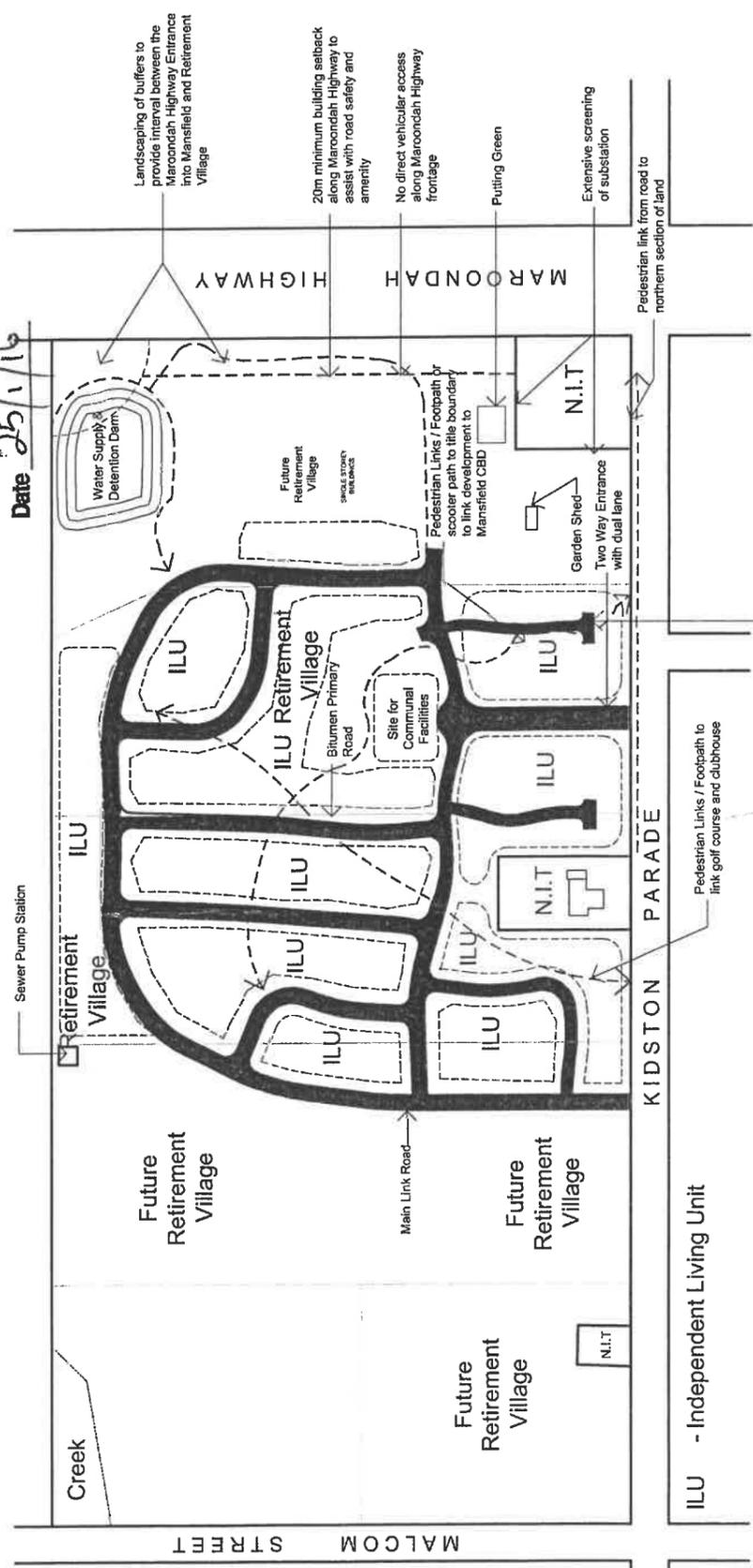
LOT 2

LOT 1
MANSFIELD SHIRE PLANNING SCHEME
Stage of development
Approval is granted for this Development Plan

For and on behalf of
the Responsible Authority

Senior Planning Officer

Date 25/1/16



APPENDIX 3 BEOLITE VILLAGE DEVELOPMENT PLAN (Retirement Village)

SCALE: 1:2500

NOTE:
Roads shown outside stage 1 are indicative only and may be subject to minor variations with final design.

Issue Date
25/01/2016

Landscaping of buffers to provide interval between the MaroonDAH Highway Entrance into Mansfield and Retirement Village

20m minimum building setback along MaroonDAH Highway to assist with road safety and amenity

No direct vehicular access along MaroonDAH Highway frontage

Putting Green

Extensive screening of substation

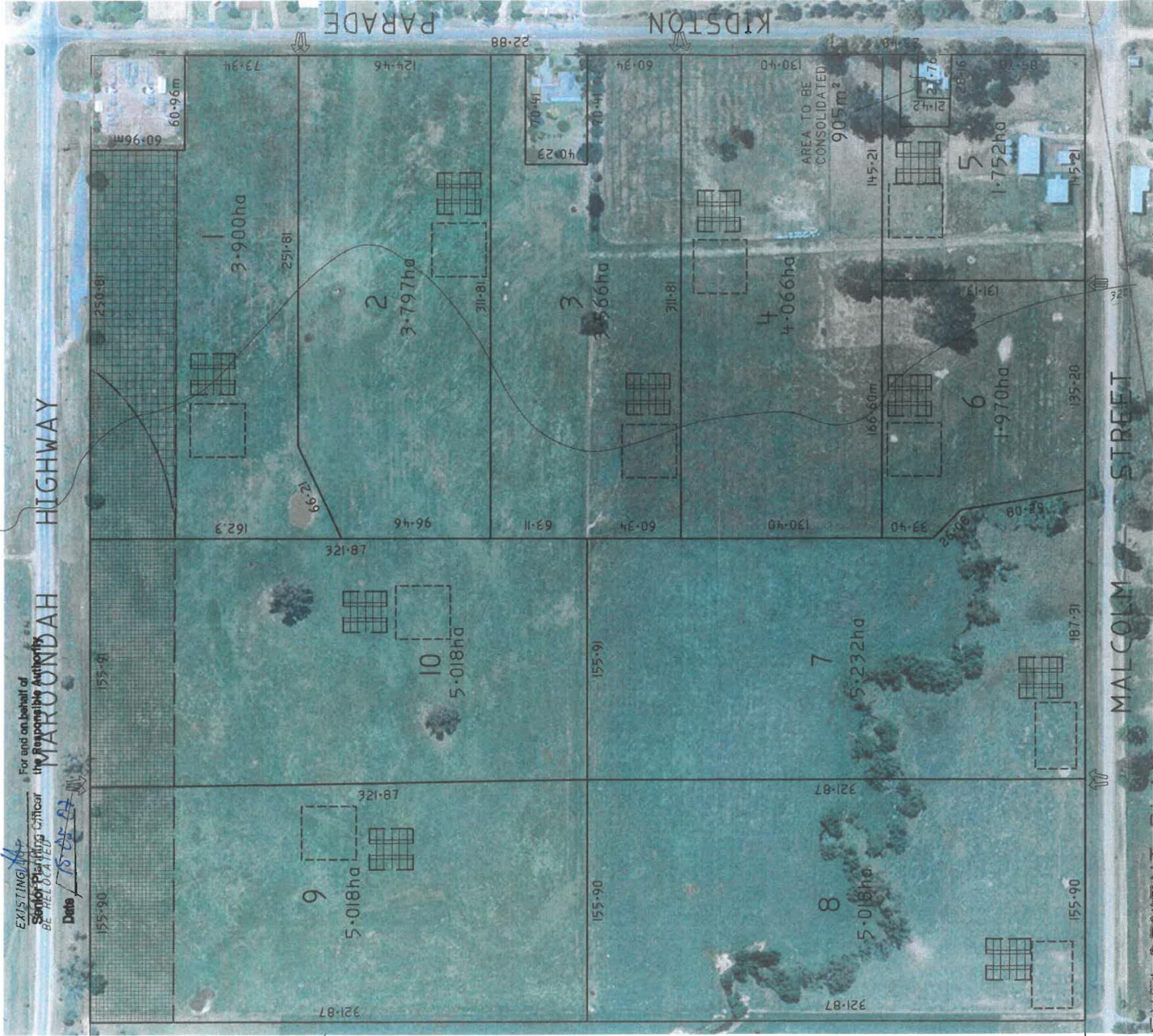
Pedestrian link from road to northern section of land

Linked linear pedestrian / wheelchair / scooter trails throughout the whole of the land that link current and future stages of the development and provide access onto the adjoining road network

Approval is granted for this Development Plan

EXISTING
For and on behalf of
the Responsible Authority
Senior Planning Officer
BE RELOCATED

Date 15.05.07



**DEVELOPMENT PLAN
PROPOSED SUBDIVISION
CROWN ALLOTMENTS 62 & 63
PART OF CROWN ALLOTMENTS 64 & 65
PARISH OF MANSFIELD
COUNTY OF DELATITE**

PREFERRED BUILDING SITES SHOWN THUS [grid symbol]
TREATED EFFLUENT IRRIGATION ENVELOPE SHOWN THUS [dashed line symbol]
EXACT LOCATION TO BE DETERMINED AT TIME OF APPLICATION FOR CONSTRUCTION OF TREATMENT SYSTEM SEE LCA
NEW LOT ACCESS SHOWN THUS [arrow symbol]

MANSFIELD SEWERAGE TREATMENT WORKS BUFFER SHOWN THUS [grid symbol]
MANSFIELD SHIRE BUFFER SHOWN THUS [grid symbol]

H.J.MACEY
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SCALE 1:2500
 25 0 25 50 75 100
 LENGTHS ARE IN METRES

DIMENSIONS SUBJECT TO SURVEY EASEMENTS WHERE NECESSARY
 LEVEL DATUM: A.H.D.
 CONTOUR INTERVAL 10m

REF 2721/PROP4
 SHEET 2 OF 2 SHEETS
 DATE 15/6/2006