

# Millar Merrigan

Land Development Consultants

In reply quote: 32495/ME  
Document Id: RFI response

11 September 2025

Mansfield Shire

**Attention: Nicole Embling**

Dear Nicole,

**Re: 57 Stock Route Road & Part 104 dead Horse Lane, Mansfield  
Application No: P052-25  
Use and development of land for a staged Residential Village and Childcare Centre, Two  
Lot Subdivision, and removal of native vegetation [one tree]**

Further to your correspondence dated 27 August and our subsequent discussions, please find attached an amended Master Plan (32495P1\_V4).

The following changes have been made:

1. Trees 16 and 28 are now shown for retention –  
The value of mature trees is acknowledged, and the design has appropriately considered vegetation, particularly since all trees on the Stock Route land have already been granted approval for removal under a former permit and offsets completed. The design now retains four of these trees, which aids in protection of habitat and landscape value, and will ensure that the development maintains a key character feature of the surrounding area.

Retention of T14 was explored, however due to its location and large protection area, its retention would result in loss of two unit sites, which is not considered reasonable when this tree has already been offset.

The row of trees within the Dead Horse Lane part of the site (T26-38) are planted specimens in a row and are within 2m of a fence, therefore no permit controls apply to these trees and they could be removed at any time. In any case, the protection zones for these trees were plotted to ascertain any scope for retention without impacting unit yield. It was determined that one of these trees (28) could be retained between units and the accessway pavement. Retention of further trees would impact unit yield and this is not considered reasonable given that no planning approval is required to remove these trees.

The applicant is accepting of a condition that requires trees to be removed on a stage by stage basis, and for the timber from felled trees to be made available to Mansfield Shire for repurposing in public spaces.

2. Stormwater detention removed –  
The need for on site detention is uncertain due to external factors, including the status of an adjacent dam and ongoing flood modelling being undertaken on behalf of Mansfield Shire. As such, this detention area has been removed and unit sites extended into this area to show the maximum potential yield. Water treatment will occur on site and suitable permit conditions can be applied to ensure that detention matters are resolved at detailed design phase.

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Other matters discussed were connection of footpaths within the development, which is accepted, and the solution for on street parking on access ways to ensure that it occurs on one side only. This can easily be achieved via installation of no parking signs and ensuring that this requirement forms part of the resident's information packs/conditions of residence.

It is noted that other plans and reports that support the application show the former stormwater detention area. These will be updated post planning approval in accordance with permit conditions.

We trust that the submitted information is acceptable and look forward to the application progressing to advertising stage. Please don't hesitate to contact me if you have any queries or there are any outstanding matters to discuss.

Yours faithfully,  
**Millar Merrigan**

**Mandy Edwards**  
Sector Manager | Built Environment

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