

**DEVELOPMENT PLAN  
26 HIGHTON LANE MANSFIELD**



# Locality Plan - 26 Highton Lane Mansfield



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## Introduction and context

- The development plan has been prepared on behalf of the owner under clause 43.04 Development Plan Overlay and schedule one (DPO1 – General Residential Zone and Mixed-Use Zone) of the Mansfield Planning Scheme.
- This development plan has adopted the layout as proposed by the Mansfield Highton Lane Development Plan (February 2013).
- As a result of the approval of this development plan all planning proposals for this area must be generally in accordance with the requirements of this plan.

## Executive Summary

- Given the vegetated state of the site, the starting point for the preparation of this development plan was vegetation assessment<sup>1</sup> (115 native canopy trees).
- The recommendations of this Biodiversity assessment have been adopted, which would result in the setting aside of large areas of open space (>23%);
- The removal of 41 scattered canopy trees would require a bush broker offset equivalent to \$17861- \$18678 (2018), which is required under clause 52.17 of the Mansfield Planning Scheme<sup>2</sup>.
- The development plan proposes sixty-four (64) lots;
- The development plan has adopted the recommendations of the stormwater drainage master plan<sup>3</sup>, which identified the need for a retardation basin to be located along the northern boundary of the site.
- The development plan addresses the requirements of DPO1 overlay.

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<sup>1</sup> This assessment was completed by BLA Consultants – Biodiversity Assessment October 2017.

<sup>2</sup> To provide an offset to compensate for the biodiversity impact if a permit is granted to remove, destroy or lop native vegetation.

<sup>3</sup> Highton Lane development – Stormwater Drainage Master Plans – November 2014 © Engeny Water Management Pty Ltd

## Background reports for Highton Lane

### 1. Mansfield Highton Lane Development Plan (Feb 2013)

1. The above development plan<sup>4</sup> was prepared for an extensive area (72ha) along the east side of Highton Lane. This area having been developed with residential lots along the Lane and a combination of low density (0.4-0.8ha) lots located to the south, with larger Rural Living lots (1-2ha) located behind.
2. The development plan identified how this precinct could be developed with a proposed road layout with open space and drainage corridors.
3. Overall development of this precinct would be approximately 400lots.

### 2. Mansfield Township Structure Plan 2014

4. This structure plan<sup>5</sup> forecast an additional 2,434 dwellings by 2031, which would represent 895 additional dwellings over the period until 2031.
5. A total of 578ha (1858 parcels) is currently zoned General Residential (GRZ) and many development sites were identified (x 6 sites or 720 lots).
6. In terms of infrastructure assessment these future areas were examined (A to F), with Highton Lane being Area C. The report identifying that:  
*Development Area C appears to be well serviced with existing sewer and water within Highton Lane and any new connections to these assets will require a feasibility study to be assessed by GVW.*
7. Other areas were identified as having various constraints relating to access to reticulated infrastructure (water & sewerage) or were flood prone (Areas E&F).
8. The “Mansfield Township Framework Plan” was identified in Section 13.0 of the report. This plan defining the urban growth boundary around the urban areas and those areas with “residential development” opportunities.

<sup>4</sup> Mansfield Highton Lane Development Plan – planisphere Pty Ltd – February 2013

<sup>5</sup> Mansfield Township Structure Plan – Background report TPG Pty Ltd – October 2014

### 3. Stormwater Drainage Master Plan

9. This master plan<sup>6</sup> was completed for the Shire of Mansfield in response to the February 2013 Development Plan.
10. This drainage plan identified the three (3) catchments of "A", "B" & "C" of which the subject site is in catchment "A" (20.2ha).
11. The subject site representing approximately 50% of Catchment A, with the larger lots of #34, #50 (part) and #64 Highton Lane, being part of this catchment. The smaller lots of #36 to #62 also part of catchment A.
12. The master plan illustrated the siting of a drainage basin of approximately 4500m<sup>2</sup> with a capacity of 1400m<sup>3</sup> (depth of 500mm) to be located abutting the northern boundary to Mount Buller Road.
13. The underground drainage layout plan illustrates that a drain would be located along the rear of #36 south to #20 Highton Lane and would then cross the subject site (east) to reach the retarding basin.
14. Catchment B would also drain into a separate retarding basin on #52 (north-east corner). This basin would drain via an underground drainage pipe along the eastern boundaries of #34, #50 and #26 (subject site) to drain underneath Mount Buller Road.
15. The formulation of a development plan would then require the following:
  - Location of easements along the rear of #20, #22 & # 24 Highton Lane to align with any future easement that would be located along the rear of #36 Highton Lane;
  - An easement to be located along the eastern boundary of the subject site to allow for waters from retarding basin "B" to be drained to the north;
  - A site of 4500m<sup>2</sup> to be set aside for a retarding basin abutting the northern boundary;
  - Drainage easement or road reserve to be located from #20 Highton Lane to the retarding basin.

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<sup>6</sup> Mansfield Shire Council – Highton Lane Stormwater Drainage Master Plan, November 2014 – Engeny Pty Ltd

#### 4. Amendment C37

16. Amendment C37 was exhibited and sought to implement the “Mansfield Township Structure Plan 2015”,
17. Given the areas of land already zoned for residential development, the strategies for settlement were to discourage any proposed General Residential, Low Density and Rural Living rezoning over the next 5-10 years.
18. The residential areas along Highton Lane are already zoned General Residential, with the urban growth boundary being defined along the eastern side of this zone which separates this residential precinct from the Rural Living Zone.
19. Amendment C37 also introduced Development Plan Overlay (DPO1 – General Residential Zone and Mixed-Use Zone), which was applied to the “undeveloped” General Residential areas along Highton Lane. This overlay requiring the formulation of a development plan, before the granting of any planning permit.
20. Examination of the cadastral plan reveals that the subdivision of residential land along this Lane reveals a combination of residential, low density residential and rural living type lots. This precinct having an area of approximately 72 ha.
21. The DPO1 (59ha) was generally applied as follows:
  - The smaller lots (1000m<sup>2</sup>) along the Highton Road frontage from #20 to #62 and the larger lots located at the rear being #26,34,50 64, 66 and 52 were included;
  - South of lots #52 to #110 being the larger 8000m<sup>2</sup> lots, were not included into the boundary of the DPO1 as defined by the eastern (rear) boundaries of these lots;
  - The DPO1 boundary then returns to the rear boundaries of #114 to #130.
22. The amendment was subsequently approved and the Mansfield Township Structure Plan was inserted into the Mansfield Planning Scheme.

## 5. Vegetation

23. The starting point for any development plan is a feature survey to identify the opportunities and constraints to the subdivision and development of the site.
24. The feature survey was completed which has identified the location of all trees on site, contours and the location of abutting development.
25. The assessment of the trees on site, in terms of both biodiversity assessment (BLA) and arboricultural (Tree logic) was been completed.
26. The biodiversity assessment identified that:
- 115 remnant native canopy trees were recorded on site;
  - 56 trees formed eight (8) remnant patches of Plains Grassy Woodland;
  - 59 trees were classified as scattered trees of which 33 were considered Large Old trees (LOTs) or Very Large Trees (VLOT's);
  - No threatened flora species or ecological communities were recorded on the site, due to the highly altered and predominantly introduced nature of the understorey vegetation throughout the site;
  - No threatened flora species or ecological communities were considered likely to occur.
27. The assessment recommending that the retention of native vegetation in the southern half of the site be completed, to address the strategies outlined in the Biodiversity Assessment Guidelines.
28. The arboriculture assessment<sup>7</sup> was completed and identified:
- 103 scattered indigenous trees (25 very large, 45 large, 25 medium and 8 small);
  - Removal of 27 scattered trees would require protection of 56 very large and 14 large and four medium trees of medium conservation significant and the recruitment of 420 new indigenous plants; OR,
  - Under the recruitment only option, the recruitment of 3750 new indigenous trees.

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<sup>7</sup> Arboricultural Assessment & Report – 13 September 2017 – TreeLogic Pty Ltd



29. The arboricultural assessment on the health and structure of these trees identified that:

- Only two (2) trees are rated of high significance;
- The balance of the vegetation (102 trees) was divided into three (3) classes of “moderate”;
  - 21 trees as Moderate “A”;
  - 61 trees Moderate “B”;
  - 20 trees Moderate “C”;
  - Seven (7) trees had no arboriculture rating.

30. Most of the trees on site were indigenous being River Red Gum (x 56) or Yellow Box (x46), with 32 exotic deciduous.

31. Of the 102 trees:

- Sixteen (16) were assessed as having good health with above typical or excellent canopy density and negligible dieback;
- Ninety-two (92) and four (4) tree groups were assessed as having “fair health” displaying characteristics considered typical for the species growing in this environment under current conditions;
- Thirteen (13) and two (2) groups of trees were assessed as “fair to poor” health displaying die back and canopy thinning;
- Five trees were assessed as being in poor health;
- Seven (7) trees were dead.

32. Many of the trees displayed past branch and limb failures and some crown asymmetry and limb over extension.

33. Thirty (30%) of the trees having limbs over 15 metres in length and in at least of 29 cases, limbs that extended beyond the recommended tree protection zone (TPZ).

34. Given the prevalence of limb failures the arborist recommended that no “new targets” be introduced beneath the canopy spread of any retained trees i.e. no buildings, park furniture etc.

35. Pruning was also recommended for 58 trees including dead wood removal for 36 trees and weight reduction for 38 trees, with 11 trees recommended for

future removal (low priority) and four trees recommend for removal (1 high & 3 moderate).

36. The Biodiversity assessment identified that the recommendations of this report have been addressed at page:

*A development plan has since been prepared for the site that largely adhered to the above design recommendations and allows for the retention of a large proportion of the native canopy trees onsite. The resultant subdivision plan will result in the removal of 41 scattered canopy trees... All areas of native vegetation within remnant patches will be retained based on the development plan... Some of the trees deemed to be removed are located close to proposed lot boundaries and so may be able to be retained within the development.*

37. The offsets<sup>8</sup> required to compensate to the proposed removal of native vegetation would be “0.126 general biodiversity equivalence units” with a minimum strategic biodiversity score of 0.116 within the Goulburn’s Broken Catchment Management Authority area or Mansfield Shire.

38. The vegetation offset obtained through Bush Broker “vegetationlink<sup>9</sup>” would be between \$17,861 and \$18,678 (2018).

## The Development Plan

### 6. Design of the development plan

39. From the reports and plans prepared the following was considered:

- Planisphere Development Plan; Given that there is only a single point of entry onto Highton Lane, results in all access being through the Lane which would be serviced by an internal crescent;
- The development plan would also accommodate dual access to service land to the south;

<sup>8</sup> Page 17 26 Highton Lane Mansfield, Biodiversity Assessment, BLA October 2017

<sup>9</sup> Vegetationlink correspondence of the 17 October 2017.

- Drainage infrastructure and retarding basin as recommended by the 2014 Drainage Master Plan;
- Retention of vegetation, particularly in the southern half of the site, as per biodiversity assessment & Planisphere Development Plan.

40. The development plan prepared reveals:

- Lot and road layout with connections to the southern properties and retention of vegetation along the southern part of the site and drainage basin in the north;
- Emergency access to Mt Buller Road;
- The existing vegetation would be contained in a larger POS reserve of 2.1ha in area (representing 23% of the site area) containing 51 trees;
- Another POS area (Reserve No 5) with an area of 2463m<sup>2</sup> preserving vegetation on this site;
- Trees retained and to be removed identified (sheet 2 of 3);
- Retarding basin would be located on a reserve of 8336m<sup>2</sup> with six (6) trees retained;
- Lot size would vary from 504m<sup>2</sup> to 1271m<sup>2</sup> in area with 64 lots being created;
- Larger lots being created along Mount Buller Road (lots 18 to 26) to provide for adequate separation/setback from this major road;
- Smaller lots being created closer to the public open space;
- Larger lots created abutting the open space which would be suitable to medium density housing;
- This lot size would allow for a range of housing types including medium density development on the larger lots, if required;
- Tree Reserve would be located along Mount Buller Road. This reserve would augment the existing vegetation that is currently planted within the road reserve to screen the site from this road reserve and commercial development opposite;

## 7. Mansfield Planning Scheme requirements under DPO1

41. The specific requirements have been addressed within the development plan for 26 Highton Lane, given that:

- The subdivision would be a conventional residential subdivision connected to all reticulated services (water, power, sewer, telecommunications);
- Drainage and vegetation constraints have been addressed;
- Proposed lot layout and density has been addressed;
- Internal road layout would allow for connections to land to the south;
- Access to Highton Lane would allow for pedestrian footpath from the site to connect to the existing footpath located along the eastern side of this lane along Mt Buller Road;
- The road reserve width would be sixteen (16) metres to allow for street tree planting;
- Large abuttal of public open space along the southern boundary would allow for ready access to this park for users to the south and allow for expansion of this open space to include further areas of native vegetation;
- Trees located at the rear of #22 & #24 Highton Lane would be retained creating another reserve of 2448m<sup>2</sup>;
- Abuttal to existing residential areas would result in backyards of existing development (i.e. #2 to #24) being aligned with the rear yards of lots 8 to 18.

## 8. Proposed use and development of the land

Any planning application for the use, subdivision or development of this land must:

- Consider the objective and performance measures outlined in this development plan;
- Be generally in accordance with this development plan.

## 8.1 Objectives

In the assessment of any future planning permit application for the subdivision of this site the following objectives will be considered:

- Achieve a high-quality residential development that respects and responds to the physical and environmental conditions of the land and surrounding area;
- Provide new residential areas that are well integrated into the existing urban fabric and functions of the Mansfield township;
- Ensure a well-designed, efficient and functional residential layout for the land;
- Ensure residential design and siting that complements the character of the established Mansfield township and protects residential amenity of nearby residents;
- Implement the design and siting of residential development to protect a major gateway into and out of the Mansfield township and the functions of Mt Buller Road as a major road;
- Protect environmental and landscape features on the land and surrounding area, including the use of public reserves and the maintenance of open, treed views through the development;
- Provide a road network that provides a high level of safety and accessibility for vehicles and pedestrians;
- Ensure vehicular and pedestrian connectivity within the land and with adjoining land to the south;
- Achieve effective drainage functions for the land and to accommodate future residential development on land to the south;

## 8.2 Performance Measures

### Roads

- No direct access for any lot or road onto Mt Buller Road.
- Preparation of a Traffic Impact Assessment Report (TIAR) prior to the issue of any planning permit for subdivision to determine general traffic impacts and additional traffic loads, in conjunction with Mansfield Shire Council and VicRoads. This report is to include an assessment of impacts on the:
  - Intersection of West Street and Highton Lane, including the design standard required for the intersection.
  - Intersection of Highton Lane and Mt Buller Road, including any mitigation works required for the intersection as a result of additional traffic loads.
- All roads, road crossings at external connections, footpaths, kerb and channelling, pedestrian and cycle paths and public lighting to be designed in accordance with the most recent version of the Mansfield Shire Council Infrastructure Design Manual (IDM).
- Roads to be designed and constructed to meet Country Fire Authority standards, including:
  - All-weather emergency and service vehicle access to all lots.
  - Road turning access and widths to meet Austroads standards.
  - Hydrant provision.
- All roads and court bowls are to be designed and constructed to accommodate additional traffic loads from future subdivision of adjoining land to the south.
- All internal road terminations are to have suitable provision for the turning and manoeuvring of emergency vehicles.
- Emergency exits are to be provided, as indicated on the development plan, as follows:
  - Two exits onto Mt Buller Road;

- An informal emergency access link between West Street and East Crescent across public open space.
- Roads to be provided with the following features, to be determined in conjunction with Council:
  - Car parking on one side of the road for any section of road adjacent to public open space or drainage reserves.
  - Street trees (at approximately 1 tree every 20 metres), with trees to be low in maintenance, hardy and suitable for the urban environment.
  - Street furniture to provide pedestrian rest areas and informal meeting areas within public reserves and along footpaths.
  - Street lighting, as required.

Drainage:

- Stormwater design and treatment to meet Mansfield Shire Council standards and requirements, including:
  - Meet the objectives and recommendations of the *Engeny - Highton Lane Development Stormwater Drainage Master Plan*, Mansfield Shire Council, 2014, or as amended.
  - Meet best practice Integrated Water Management Water Sensitive Urban Design (WSUD) principles for stormwater design, treatment and management.
  - Be generally in accordance with *Wetland Functional Design*, Engeny, 22 August 2018, or as amended.
  - Achieve objectives of any endorsed Integrated Water Management Plan.
- All stormwater treatment systems, bio-retention systems, wetlands and other stormwater treatment assets will be reset, replanted and maintained to the satisfaction of the responsible authority prior to the handing over of these assets to the responsible authority (to occur no sooner than two years following the issue of Statement of Compliance for subdivision).

- Drainage design plans and computations are required for any planning permit for subdivision and must incorporate:
  - A catchment plan for the subject area in accordance with the *Engeny - Highton Lane Development Stormwater Drainage Master Plan, Mansfield Shire Council, 2014*, with external catchments affecting the subject land to be included in the design and computations.
  - An on-site stormwater treatment facility that will achieve a minimum of no net increase in pollutants discharging from the subject land.
- Altered overland flow paths to pass through the designed routes within reserves for municipal purposes or within easements. No overland flow is to impact on the adjacent private lots.
- All lots to be designed to provide building lot levels to be safe in a flood event, with floor levels for dwellings to be a minimum of 300mm above the 100-year ARI peak flow.

Other infrastructure:

- Provide other infrastructure to meet relevant service authority standards, including:
  - Underground electricity and telecommunications;
  - Reticulated water and sewerage, including any required contribution to infrastructure headworks.
- Establishment of fences adjoining public reserve to provide privacy and amenity for adjoining private lots, as indicated on the development plan. All required fencing is to be approved by Mansfield Shire Council to be of colour bond steel, a height of 1.8m and in a darker colour to match the surrounding environment.
- Provision of a pedestrian pathway linking Highton Lane and the northern end of West Street, to be located either on the Mansfield – Mt Buller Road road reserve or within the adjoining reserve, as indicated on the development plan.



- All services to avoid root zones of existing trees, with practices to be undertaken to minimise root damage in accordance with *AS4970-2009 Australian Standard, Protection of trees on development sites*, or as amended.

Public open space, native vegetation and landscaping:

- Public open space and public reserves to be provided, as indicated on the development plan. Reserves to be designed and maintained to meet Mansfield Shire Council standards, including:
  - Adequate identification of materials, method of construction and location of infrastructure.
  - Protection and maintenance of native vegetation in accordance with the *Arborcultural Assessment and Report 007922*, Tree Logic, 13 September 2017 and *Revegetation Guide for the Goulburn Broken Catchment*, Goulburn Broken Catchment Management Authority.
  - Provision of open grassed areas (suitable for mowing) between remnant large trees.
  - Maintenance of all landscaped areas in public open space, drainage and road reserves for a minimum period of 2 years following construction.
- Any removal, destruction or lopping of native vegetation on the land and offsetting requirements as a result of vegetation loss is to meet the three-step approach under *Guidelines for the removal, destruction or lopping of native vegetation*, DELWP, 2017.
- Establishment of a landscaping strip on the tree reserve adjacent to all private lots fronting Mt Buller Road to form an effective a visual screen between lots and the road, as indicated on the development plan. Landscaping is to be with native shrubs (to a maximum height of 3 m) to be approved by Mansfield Shire Council, in consultation with the Goulburn Broken Catchment Management Authority *Guideline Revegetation Guide for the Goulburn Broken Catchment*.

## 9. Staging provisions

This development plan does not restrict or provide for any staging of any use or development of the land.

Any subdivision or development of land affected by this development plan that may occur in stages must retain the ability for other land within the plan to be subdivided or developed in accordance with the objectives and performance measures of this development plan.

## 10. Life of the development plan and plan review

This plan will expire ten (10) 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.

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

- 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, policies, strategies and guidelines.
- The ability of the land to be subdivided, used and developed for residential purposes.

**DEVELOPMENT PLAN APPROVED BY MANSFIELD SHIRE COUNCIL,  
18 DECEMBER 2018**

**Signed:**



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**Alex Green, Chief Executive Officer**

**Date:**

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**DEVELOPMENT PLAN - 26 HIGHTON LANE, MANSFIELD**

**DEVELOPMENT PLAN APPROVED BY  
MANSFIELD SHIRE COUNCIL,**

**18 DECEMBER 2018**

Signed \_\_\_\_\_

**Alex Green, Chief Executive Officer**

Date: \_\_\_\_\_

**FUTURE DEVELOPMENT TO BE PROVIDED**

**EXPOSED SERVICES TO BE PROVIDED**

**200000**

**EXPOSED SERVICES TO BE PROVIDED**

**LEGEND**

- STANDARD RESIDENTIAL LOTS
- RESERVE
- EXPOSED SERVICES TO BE PROVIDED
- 1.0M HEIGHT OVERHEAD FENCE TO BE PROVIDED
- SERVICES TO BE PROVIDED FOR EMERGENCY VEHICLES & CPA
- INFRASTRUCTURE TO BE PROVIDED



**TITLE**  
**DEVELOPMENT PLAN**  
**26 HIGHTON LANE, MANSFIELD**

DATE	18 DEC 2018	VERSION	016
PROJECT	26 HIGHTON LANE	SHEET NO.	1 OF 1



