

Approval is granted for this Development Plan
Planning Environment Act 1987
Mansfield Planning Scheme

Planning no: DP001/19

DEVELOPMENT PLAN

294 MONKEY GULLY ROAD, MANSFIELD

For and on behalf of the Responsible Authority
Date: 24 November 2023

1. INTRODUCTION

The 294 Monkey Gully Road Mansfield Development Plan comprises this document and the accompanying plan. The plan has been prepared for 294 Monkey Gully Road being Lot 1, LP206686 located on the southwest side of the Mansfield Township.

The land is zoned Rural Living (Schedule 1) and has the Development Plan Overlay (Schedule 3) applying to it.

The Development Plan has been prepared in accordance with the requirements of Clause 43.04 Development Plan Overlay and Schedule 3 to that Overlay of the Mansfield Planning Scheme. Any planning permit for the subdivision, use and development of land must be generally in accordance with the Development Plan.



Subject site outlined in blue

2. MONKEY GULLY DEVELOPMENT PLAN AREA

The subject land is located approximately 1.5 kilometres south west of the Mansfield Township. It is currently accessed via Monkey Gully Road and Merinda Way. The land has direct access off Merinda Way via an unmade Government Road known as Hollams Road.

A new road link has been constructed that joins Stoneleigh Road with Merinda Way to the north. The road link provides safe and quicker access to the Mansfield Township, via Owens Creek Drive to Stoneleigh Road for existing and future landowners and occupiers within the Merinda Way rural living precinct and from the subject site once subdivided.

Existing road linkages enable access to and egress from the subject site in two directions; to the south on Merinda Way to Monkey Gully Road and to the north via Merinda Way to Owens Creek Drive and Stoneleigh Road.

The site has a total land area of 62.05 hectares, comprising one land parcel (Vol. 09739 Folio 110) currently in one ownership.

Under the Mansfield Planning Scheme, the subject land is zoned Rural Living with a Development Plan Overlay (DPO) Schedule 3. There is also an area of Aboriginal Cultural Heritage Sensitivity located along part of the western boundary of the site.

The subject land is not within the existing water or sewerage districts for the Mansfield Township and will be serviced by onsite rainwater collection tanks and effluent disposal systems.

Reticulated electricity and telecommunications are available.

Schedule 3 to the Development Plan Overlay requires the Mansfield Shire Council to approve a Development Plan prior to any planning permit being granted for the subdivision of the land.

3. PROPOSED USE AND DEVELOPMENT OF THE LAND

This Development Plan outlines the form and conditions for the future use and development of the land for rural living purposes. The Development Plan for the land is outlined below with the Development Plan providing lot layout and road access, identifying remnant vegetation to be retained, building exclusion zones, etc.

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

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

4. OBJECTIVES

The planning objectives of this Development Plan are to:

- Achieve a rural living outcome that respects and responds to the physical and environmental conditions and constraints.
- Provides a road network that affords good levels of accessibility and safety for vehicles and pedestrians.
- Provide servicing to the relevant service authorities' standards.
- Provide access and drainage infrastructure in accordance with the *Infrastructure Design Manual*.
- Ensure bushfire risk and bushfire protection measures are considered.
- Provide emergency access as required.
- Protect existing native vegetation, where appropriate, and provide opportunities for landscaping to enhance streetscape.
- Provide for the staging of subdivision and development.

5. PERFORMANCE MEASURES

Infrastructure:

- Construct the short section of unmade Government Road known as Hollams Road to provide access to the site from Merinda Way.
- Provide infrastructure to meet Mansfield Shire Council and relevant service authority standards, including:
 - The provision of roads, crossovers and drainage in accordance with the *Infrastructure Design Manual*;
 - Provision of a potable water supply for domestic use by onsite rainwater collection tanks;

- Electricity supply provided from the existing electricity supply easement in the northwest corner of the land.
- Telecommunications provided to the requirements and standards of the relevant Telecommunications Authority extended from Merinda Way to proposed subdivision road to service each lot.
- Roads 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;
 - All internal road terminations to have suitable provision for the turning and manoeuvring of emergency vehicles and garbage collection vehicles.
- Drainage and stormwater infrastructure to achieve:
 - No increase to existing drainage discharge from the land;
 - Use best practice integrated water management water sensitive urban design principles where appropriate and required.
- Provide onsite wastewater disposal systems on each lot when a dwelling is constructed to meet relevant Australian standards and the *Code of Practice - onsite wastewater management*, Publication No 891.4, July 2016 (or as amended) and the requirements of Council's Environmental Health Department.

Waterways and drainage lines:

- Provide building exclusion zones from all waterways, ensuring a minimum 30 metre building setback from any waterway.
- Achieve a minimum setback of 100 metres for wastewater disposal systems from any waterway.

Mansfield Flood Study

- A planning permit application to subdivide the land in accordance with the approved Development Plan should take into consideration any Mansfield Flood Study provided at the time the application is submitted to Council, any Mansfield Flood Study and any associated Zones and Overlays to implement any Mansfield Flood Study have been included in the Mansfield Planning Scheme and affect the land.

Bushfire risk:

- New dwellings to be built to a minimum BAL 12.5 construction standard (the development plan area is within a designated bushfire prone area).

- Country Fire Authority:
 - Vegetation management for each lot to be in accordance with *Clause 53.02, Planning for Bushfire, Table 6 Vegetation Management Requirement* of the Mansfield Planning Scheme
 - A static water supply for firefighting and property protection purposes for each lot as specified in *Clause 53.02, Table 4 Water supply requirements*, of the Mansfield Planning Scheme

Environment:

- Limited removal of native vegetation is required to construct the road on the unmade government road of Hollams Road. Vegetation removal to be offset after applying the three-step approach under *Guidelines for the removal, destruction or lopping of native vegetation*, DELWP, 2017.
- Following construction of Hollams Road provide street tree planting between the southern side of the road pavement and northern boundary of 266 Merinda Way to form a vegetated interface that assists to screen the road from view.
- Retain and enhance biodiversity and existing native vegetation in the future subdivision and development of the land through measures that include:
 - Siting of future development, roads and services to minimise removal of remnant native vegetation and protect remaining remnant vegetation.
 - Avoid future development on slopes greater than 15 percent.

Design and siting:

- As part of any application for planning permit for subdivision or development, consider the application of a Section 173 Agreement to implement design controls such as:
 - All roofing materials to be non-reflective and of muted tones;
 - Boundary fencing to be post and wire;
 - Building and effluent exclusion zones to protect waterways, slopes over 15% and setbacks to be a minimum of 20 metres from road boundaries and 5 metres from other lot boundaries;
 - Protection and management of land within internal drainage lines;

- Protection of environmental features, such as mature paddock trees.

6. STAGING

Unless otherwise approved by the responsible authority, any subdivision or development of land is to occur in stages as identified in the approved development plan.

7. LIFE OF THE DEVELOPMENT PLAN AND PLAN REVIEW

This plan will expire fifteen (15) 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 any new proposal for a development plan, notification may be given to potentially affected landowners, relevant service and government agencies and the general community.

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

- Whether the amendment meets the objectives, performance measures and provisions of the approved development plan.
- Current Mansfield Planning Scheme strategies, policies and controls for the use and development of the land.
- Relevant Council directions, strategies and guidelines.
- Retention of the land for future use and development for rural living purposes.

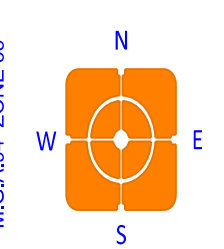
DEVELOPMENT PLAN APPROVED BY MANSFIELD SHIRE COUNCIL ON

SIGNED:

 Nicole Embling - Coordinator Statutory Planning

DATE:

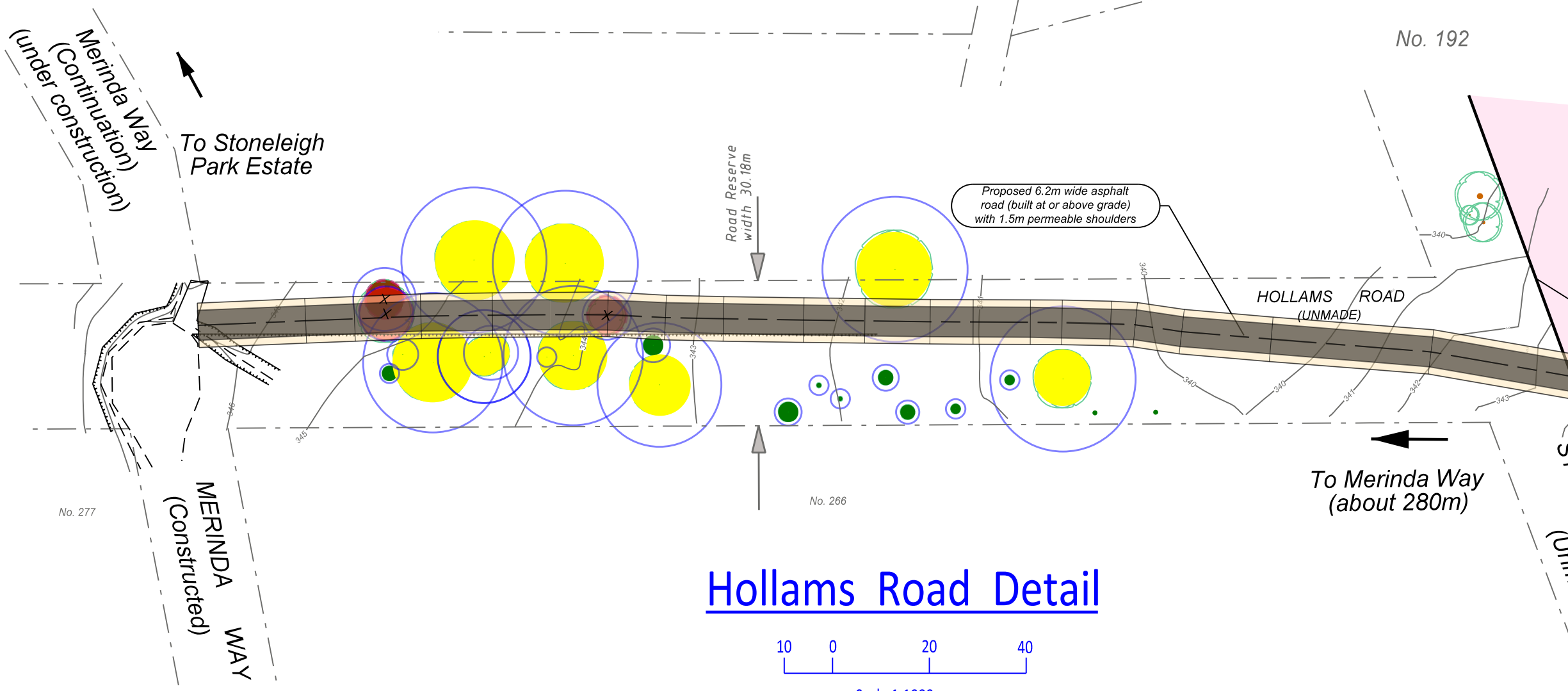
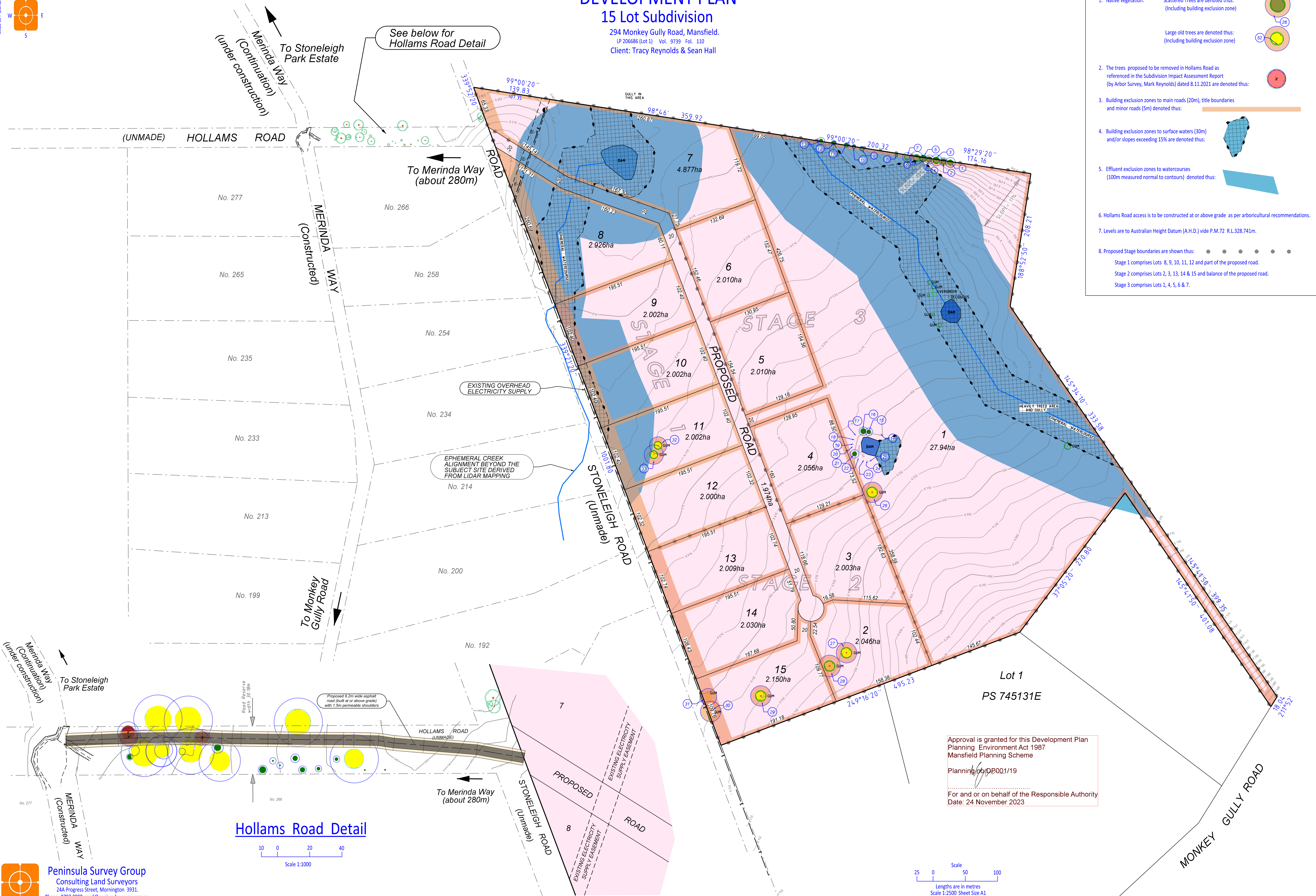
24 November 2023



DEVELOPMENT PLAN 15 Lot Subdivision

294 Monkey Gully Road, Mansfield.
LP 206686 (Lot 1) Vol. 9739 Fol. 110
Client: Tracy Reynolds & Sean Hall

- NOTATIONS**
- 1. Native vegetation:
 - Scattered Trees are denoted thus: (Including building exclusion zone)
 - Large old trees are denoted thus: (Including building exclusion zone)
 - 2. The trees proposed to be removed in Hollams Road as referenced in the Subdivision Impact Assessment Report (by Arbor Survey, Mark Reynolds) dated 8.11.2021 are denoted thus:
 - 3. Building exclusion zones to main roads (20m), title boundaries and minor roads (5m) denoted thus:
 - 4. Building exclusion zones to surface waters (30m) and/or slopes exceeding 15% are denoted thus:
 - 5. Effluent exclusion zones to watercourses (100m measured normal to contours) denoted thus:
 - 6. Hollams Road access is to be constructed at or above grade as per arboricultural recommendations.
 - 7. Levels are to Australian Height Datum (A.H.D.) vide P.M.72 R.L.328.741m.
 - 8. Proposed Stage boundaries are shown thus:
 - Stage 1 comprises Lots 8, 9, 10, 11, 12 and part of the proposed road.
 - Stage 2 comprises Lots 2, 3, 13, 14 & 15 and balance of the proposed road.
 - Stage 3 comprises Lots 1, 4, 5, 6 & 7.



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Scale
25 0 50 100
Lengths are in metres
Scale 1:2500 Sheet Size A1
Sheet 1 of 1