

**Enquiries:** Anna Borthwick  
**Telephone:** 03 5775 8525  
**Our Ref:** DA4940

27<sup>th</sup> April 2007

Mr. R. Macey  
369 Camberwell Road  
CAMBERWELL VIC 3124

Dear Roady,

**Development Plan for the land recognised as 'Anchorage Estate' CA 62,  
63 and Part 64 and 65, Mansfield**

The proposed development plan was considered at the Council's Ordinary Meeting of 17<sup>th</sup> April 2007 and was resolved to approve the development plan subject to conditions.

These conditions are listed below and will form part of the approved Development Plan. Where relevant, they will be included on any planning permit issued for the subject site in accordance with the Development Plan.

Could you please modify the Development Plan documentation and plan to include these conditions. It is recommended that they become part of a 'schedule' to be included within the Development Plan documentation.

Should you have any questions please feel free to contact me on the above number.

Kind Regards,

*Original Signed*

**Anna Borthwick  
Strategic Planner**

**Statement of Conditions for the Development Plan for the land recognised as 'Anchorage Estate' CA 62, 63 and Part 64 and 65, Mansfield:**

- 1. A amended Development Plan be submitted to demonstrate:**
  - a. The existing boundary of 235 Kidston Parade Mansfield is realigned to accommodate the existing wastewater disposal area currently servicing this lot.**
  - b. The effluent disposal envelopes on proposed Lots 7, 9 and 10 are located in accordance with EPA Code of Practice and to the satisfaction of the Responsible Authority.**
  - c. The buffer zone is extended to the electrical substation located at the eastern boundary of the subject site.**
  
- 2. Provision of a Section 173 Agreement to ensure:**
  - a. There will be no native vegetation removal from the subject site prior to the written consent from the Responsible Authority.**
  - b. Only rural style fencing will be allowed to be erected to maintain the current character of the site.**
  - c. All new buildings are to be constructed of materials capable of blending in with the natural surrounding environment whether this be in natural form or via a tailored paint scheme (this outcome is to be determined at the time of subdivision).**
  - d. Unpainted corrugated iron, zincalume or similar material must not be used.**
  - e. External finishes on all new buildings will respond to, compliment and/or reflect the colours and textures evident in the natural environment and have a low reflectivity to minimise glare and visual impact.**
  - f. Each future dwelling shall be required to install a roof sourced water tank equipped with an electric pump for domestic and garden use. The size of the tank shall be based on the requirements of Water Sensitive Urban Design Guidelines.**
  
- 3. Effluent wastewater shall be treated to secondary quality so as to meet or exceed the water quality requirement of 20/30 standard**

- for BOD/Suspended solids by aerated treatment plant or other approved method.
4. The treated wastewater is to be managed and retained on site and applied to the site by an approved irrigation method consistent with EPA Certificate of Approval CA 035/93 and or AS/NZS 1547 2000 that provides for even distribution of water.
  5. The irrigation area is to be revegetated after installation and maintained with grasses and shrubs that will tolerate wet conditions, expected nutrient levels and have a high evapotranspiration capacity.
  6. The area identified as 'Effluent Wastewater Envelope' on the endorsed plan shall be set aside for this sole purpose and the site shall not be developed or altered other than in accordance with a 'permit to install' a septic system. Other inconsistent development shall not be undertaken at any time within that area.
  7. A permeable cut-off drain installed at a depth to encounter the clay subsoil and any perched watertable is to be provided upslope of the utilised disposal area envelope with the intercepted and diverted surface/subsurface waters discharged down slope of the effluent field.
  8. The treatment system, effluent irrigation system and cut-off drain is to be provided with adequate protection against damage by the provision of permanent vehicular and stock barriers.
  9. The aerated treatment plant or other approved treatment system shall be maintained in accordance with the relevant EPA Certificate of Approval for the system. Service reports are to be lodged with Council within 14 days of the service and are to reference the ongoing suitability and performance standard of the wastewater irrigation system.
  10. The joint accesses for Lots 5 and 6 must be located where Safe Intersection Sight Distances (SIDS) can be achieved at their intersection with Malcolm Street – refer Chapter 6, Austroads Publication 'Guide to Traffic Engineering Practice – Part 5, Intersection at Grade – June 2005'.
  11. The vehicle accesses from Malcolm Street shall be sealed, and be generally in accordance with the layout for Typical Rural Joint Driveway access as shown on VicRoads Drawing Figure 3.11.2(a), Sheet 9 of 9, with driveable end walls as per VicRoads Drawing No. SD 1991 A. Layout to be modified as necessary and approved by Council.

**12. Accesses to Malcolm Street shall be in accordance with Council requirements, and sealed from the property boundary to the edge of seal.**

**13. Accesses on to Maroondah Highway (currently in an 80kph zone) and to Malcolm Street (currently a 100kph and 80kph zone) will present added traffic safety issues. However strict adherence to required Traffic Engineering requirements will minimise any impacts.**

**14. VicRoads**

- a. No direct access from Lot 1 to the Maroondah Highway shall be permitted. Access to Lot 1 shall be via Kidston Parade.**
- b. Only one access which is to be a joint access will be permitted from the Maroondah Highway to Lots 9 and 10.**
- c. The joint access for lots 9 and 10 must be located where Safe Intersection Sight Distance (SISD) as described in chapter 6 of the AustRoads publication 'Guide to Traffic Engineering Practice – Part 5, Intersection At – Grade, June 2005' can be achieved at the intersection of the access road with the Maroondah Highway.**
- d. Lots 9 and 10 shall be reshaped on the development plan so that their joint access can be located where Safe Intersection Sight Distance as described above, can be achieved.**
- e. The joint access for Lots 9 and 10 shall be constructed and sealed, generally in accordance with the layout for Typical Rural Joint Driveway access as shown on Figure 3.11.2(a) Sheet 9 (modified).**
- f. Any existing gateway provided access to the Maroondah Highway and not serving the joint access to Lots 9 and 10, shall be removed and referenced.**
- g. All new buildings erected on Lots 1, 9 and 10 shall be set back at least 20 metres from the Maroondah Highway reserve boundary.**
- h. Construction activities within the arterial road reserve shall be performed in accordance with the VicRoads' Standard Specifications for Roadwork. Traffic Management shall be conducted in accordance with a traffic management plan prepared in accordance with the Road Safety Act and Road**

**Management Act Code of Practice for Worksite Safety -  
Traffic Management.**

- i. All works associated with the above requirement are to be completed at no cost to VicRoads and the road reserve must be left in a neat, tidy and safe condition.**

**15. Goulburn Valley Region Water Authority**

- a. Payment of headworks contribution for water supply to the development, such amount being determined by the Authority at the time of payment.**
- b. Provision of a reticulated water supply and associated construction works to allotments 1 to 6, inclusive, within the development, at the developer's expense, in accordance with standards of construction adopted by and to the satisfaction of the Goulburn Valley Region Water Authority.**
- c. Any existing water service that crosses any of the proposed allotment boundaries within the proposed development must be disconnected and relocated at the developer's expense, to be wholly within one allotment only and to the satisfaction of the Goulburn Valley Water Authority.**
- d. The operator under this permit shall be obliged to enter into an Agreement with Goulburn Valley Region Water Authority relating to the design and construction of any water works required. The form of such Agreement shall be to the satisfaction of Goulburn Valley Water. A copy of the format of the Agreement will be provided on request.**
- e. A restriction is to be placed on the plan of subdivision showing the area within the proposed allotments that are within the buffer distances, as per Table 5 of the Environmental Protection Authority's (EPA) publication 'Recommended Buffer Distances for Industrial Residual Air Emissions', Number AQ2/86 dated July 1990 ('EPA Guideline'), and to the satisfaction of Goulburn Valley Region Water Authority.**
- f. The plan of subdivision lodged for certification is to be referred to the Goulburn Valley Region Water Authority pursuant to Section 8(1) of the Subdivision Act 1988.**

**16. SPI Electricity Pty Ltd.**

**The applicant must:**

- a. Enter into an agreement with SPI Electricity Pty Ltd for the extension, upgrading or rearrangement of the electricity supply to lots on the plan of subdivision as required by SPI Electricity Pty. Ltd. A payment to cover the cost of such**

**work will be required and easements internal and external to the subdivision and provision of sites for substation may also be required.**

#### **17. Goulburn Broken Catchment Management Authority**

- a. Building envelopes to be located a minimum of 30 metres from the waterway.**
- b. Septic disposal envelope to be located a minimum of 60 metres from the waterway.**
- c. Any work on a declared waterway is subject to permit/approval under Bylaw No. 1.**
- d. All land within waterways should be set aside for waterway protection.**

#### **18. Goulburn Murray Water**

- a. The wastewater disposal areas must be kept free of stock, buildings, driveways and service trenching and must be planted with appropriate vegetation to maximise their performance. Stormwater must be diverted away. Reserve wastewater disposal fields of equivalent size to the primary disposal fields must be provided for use on each of the lots in the event that the primary fields require resting or have failed.**
- b. The wastewater disposal areas must be located:**
  - i. At least 100 metres from the nearest waterway (as measured from the bank or the normal high water mark if there is no bank).**
  - ii. At least 60 metres from any dams.**
  - iii. At least 20 metres from any bores.**
- c. Reduced setbacks of up to 50% may be approved provided all wastewater from the proposed lots are treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids using a package treatment plant or equivalent. The systems must be EPA approved and installed, operated and maintained in accordance with the relevant EPA Code of Practice and Certificate of Approval.**

#### **19. CFA**

- a. Water Supply – If Goulburn Valley Region Water are to provide a reticulated water supply then CFA conditions contained in 'Requirements for water supplies and Access for Subdivision in Residential 1 and 2 and Township Zones'.**

- b. Water Supply – If the above is not the case, or the requirements in point one regarding distances from fire hydrants to the rear of building envelopes cannot be met, then at the time of construction of a dwelling, a static water supply, dedicated for fire fighting purposes, with a minimum usable volume of 10,000 litres with appropriate CFA compliant couplings, will need to be provide at every dwelling.**
  
- c. Access – If the driveway(s) from the road to the dwelling and water supply (if static supply), including gates, bridges and culverts is greater than 30 metres long, the driveway:**
  - i. Must be designed, constructed and maintained for a load limit of at least 15 tonnes, be of all weather construction; and,**
  - ii. Must provide a minimum trafficable width of 4 metres, and be clear of encroachments 4 metres vertically.**
  
- d. If the driveway is longer than 100 metres, a turning area for fire fighting vehicles close to the dwelling must be provided, by either;**
  - i. A turning circle with a minimum radius of 10 metres, by the driveway encircling the dwelling, or**
  - ii. A ‘T’ or ‘Y’ head with a minimum formed surface of each leg being 8 metres in length measured from the centre point of the head, and 4 metres trafficable width.**
  - iii. If the driveway is greater than 200 metres in length passing bays must be provided. Passing bays must be 20 metres long and must be provided every 200 metres, with a trafficable width of 6 metres.**





# PLAN OF SUBDIVISION

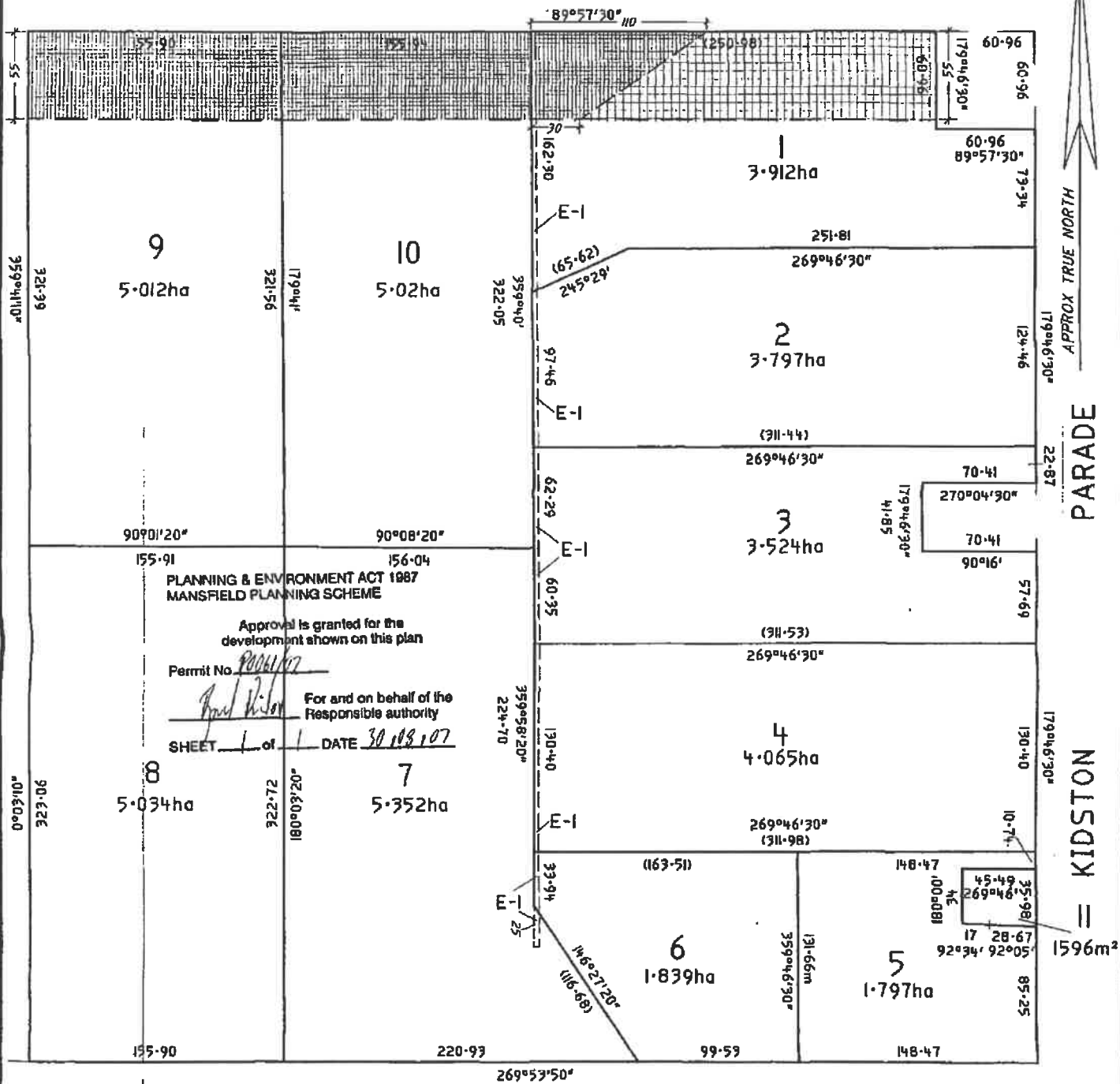
STAGE No

PLAN NUMBER

**PS 610748P**

MAROONDAH

HIGHWAY



PLANNING & ENVIRONMENT ACT 1987  
MANSFIELD PLANNING SCHEME

Approval is granted for the development shown on this plan

Permit No. PO061/07

*Paul Wilson* For and on behalf of the Responsible authority

SHEET 1 of 1 DATE 30.08.07

LAND USE WITHIN THE AREA SHOWN THUS  MUST BE IN ACCORDANCE WITH THE ENVIRONMENTAL PROTECTION AUTHORITY PUBLICATION "RECOMMENDED BUFFER DISTANCES FOR INDUSTRIAL RESIDUAL AIR EMISSIONS" NUMBER AQ2/86 DATED JULY 1990 AND TO THE SATISFACTION OF THE GOULBURN VALLEY REGION WATER CORPORATION

LAND USE WITHIN THE AREA SHOWN THUS  MUST BE IN ACCORDANCE WITH MANSFIELD SHIRE COUNCIL DIRECTION

**H.J.MACEY**  
 • LAND DEVELOPMENT CONSULTANTS  
 • LAND SURVEYORS  
 • ENGINEERS AND PLANNERS  
 369 CAMBERWELL ROAD, CAMBERWELL 3124  
 TEL. (03)9882 4400 FAX. (03)9882 4133

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|-------------------------------|--|-------------------------|-----------------------------|------------------------------------|
| ORIGINAL                      | SCALE                                      | LICENSED SURVEYOR       | ROADY JOHN MACEY            | SHEET 2 OF 2 SHEETS                |
| SCALE 1:2500<br>SHEET SIZE A3 | 25 0 25 50 75 100<br>LENGTHS ARE IN METRES | SIGNATURE<br>REF 2721BZ | DATE 24/7/2007<br>VERSION 2 | DATE<br>COUNCIL DELEGATE SIGNATURE |