

**KAREEN HILLS ESTATE  
Schedule A**

**Amended  
Development Plan Approval**

**Application No: DP001C/06**

**Site: Lot K PS 722992 Donovans Way, Mansfield**

The attached Amended Development Plan (Ref. M3316\_DP, Rev. 5, dated 31/1/2018) and scheduled directions (Schedule A) was approved by Delegation on 20 March 2018.

**MANSFIELD CITY COUNCIL PLANNING SCHEME**

**Approval is granted for this Development Plan (as amended)**

  
**Senior Planning Officer** For and on behalf of  
the **Responsible Authority**

**Date** 20/3/2018

**About this Development Plan**

This Development Plan is the approved Development Plan for Kareen Hills Estate, Lot K PS 722992 Donovans Way, Mansfield subject to Clause 43.04 of the Mansfield Planning Scheme.

Mansfield Shire Council is the planning and responsible authority for administering the Mansfield Planning Scheme. The Development Plan must be taken into account when assessing planning applications for the use, development and subdivision of land within the subject site and all planning applications must be generally in accordance with this Development Plan.

The Development Plan is complementary to Clause 56 of the Mansfield Planning Scheme. The requirements of Clause 56 will normally be met and they must be exceeded where a requirement of this Development Plan requires a higher level/different form of provision.

This Schedule places a requirement for a Section 173 Agreement with obligations for developer and subsequent owners with any future applications for subdivision, use and development. Section 173 Agreements are linked to all titles to the land as binding requirements outside of normal planning scheme requirements.

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# DEVELOPMENT PLAN



**NORTH EAST**  
**SURVEY DESIGN**

For: **Osvaldo Pyle Ltd**  
 At: **Narvon Hill Estate, Marikina**  
 Title: **AMENDED DEVELOPMENT PLAN**  
 Lot #: **PS 122287**  
 Enclosure: **Site, Marikina**

Drawing No.: **PSDC-01-01P**  
 Phase: **100%**  
 No. of Sheets: **3**  
 Date: **1/1/2019**  
 Scale: **1:1000**

**REVISIONS**

Revised: **1/1/2019**  
 By: **OSVALDO PYLE LTD**

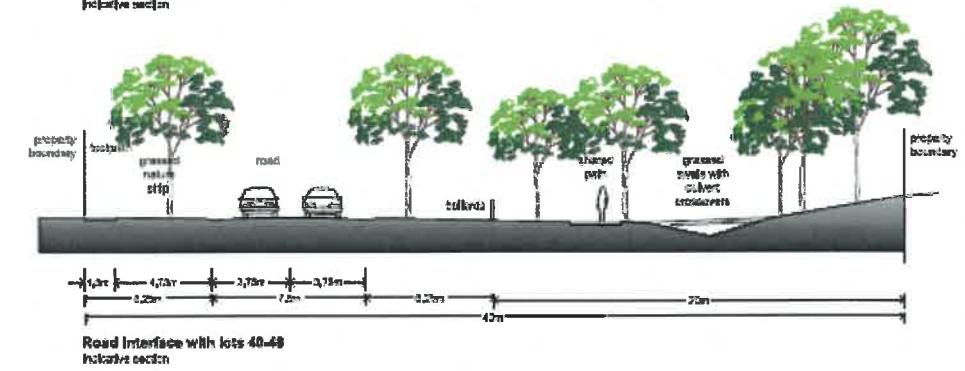
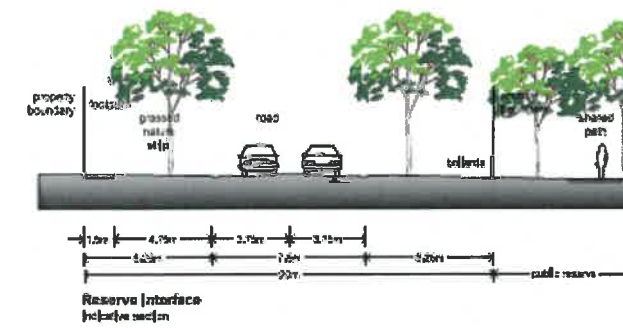
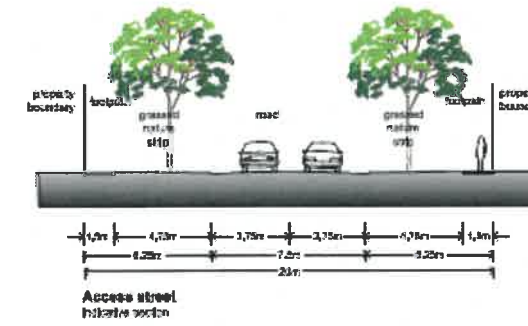
- NOTES**
1. All areas are to be marked clearly as per the DMW unless otherwise notified.
  2. Footpaths to be provided as per the DMW for LUPAD development.

**LEGEND**

	Low Density Residential (Lot Area 2,000 sqm and above)		Existing and proposed drainage and stormwater treatment measures
	Tree and/or drainage reserve		Primary cyclone-resistant concrete drainage drain
	Scattered existing trees to be retained and protected by LUPAD Agreement, subject to new agreement T&C		On-site footpath
	Scattered existing trees to be removed		Area of Cultural Heritage Sensitivity
	Existing concrete trees		Proposed 10m wide landscape buffer with no lot encroachment
			Indicate development stages



# SECTIONS



Scale	1:100
Date	12/08/2024
Drawn by	W. J. O'Connell
Checked by	W. J. O'Connell

**NORTH EAST**  
SURVEY DESIGN

For: Queensland Planning  
At: 4/11/2024

PROJECT: AMENDED TRAVEL OPPOSITE PLAN  
Lot 10, PS 712288  
Township of Kawana

Drawing No: N2016 DP - SE  
Scale: 1:100  
Sheet: 1 of 1  
Created by: WJO

**LOCAL COUNCIL ENDORSEMENT**

Drawn by: W. J. O'Connell  
Date: 12/08/2024  
Scale: 1:100

# Schedule A

## Engineering

The content of the development plan is supported. A further referral may be required when a planning permit application is made for subdivision. The following directions must be satisfied:

### Internal road infrastructure

1. All roads, footpaths, kerb and channelling must be designed in accordance with the Mansfield Shire Council Infrastructure Design Manual. All roads and court bowls are to be designed to Access Street standard or Access Place (upon consent from Council) consistent with Table 2 of the IDM.
2. All internal court bowls must have a minimum radius of 11.5 metres.
3. Roads adjacent to reserves must provide for car parking on one side of the road.
4. All pavements are to be constructed to a minimum depth of 250mm in accordance with the Mansfield Shire Council Infrastructure Design Manual.
5. The pavement must be designed by a suitably qualified geotechnical engineer, to the satisfaction of the responsible authority.
6. All road intersections shall be signed and line marked to be compliant with VicRoads Traffic Engineering Manual Volume 2.
7. Temporary court bowls shall be fully fenced, appropriately signed, shaped, drained, and be of all-weather construction (minimum pavement thickness 100mm, class 4 FCR), with a minimum turning radius of 11.5m. Prior to installation of a temporary court bowl, formal agreement with the neighbouring property will be achieved if applicable. Maintenance of the temporary court bowl will remain the responsibility of the developer.

### Internal pedestrian and cycle paths

8. Internal pedestrian and cycle paths must be provided in accordance with Table 2 of the Mansfield Shire Council Infrastructure Design Manual and road crossings at external connections must be treated in accordance with the layout in Figure 8 of the IDM.

### Traffic Safety

9. Traffic calming treatments shall be installed along the long straight lengths of road throughout the estate to achieve a target speed of 50km/h.

10. Traffic calming requirements shall be assessed and installed as required along the existing length of Donovans Way.

#### **Earthworks**

11. The extent and depth of all proposed lot filling is to be denoted on the design plan. Where depths of fill on allotments exceed 300 mm, those areas are to be clearly differentiated from areas where the depths of fill are less than 300 mm.
12. Where the depth of fill exceeds 300mm, the fill is to be compacted in accordance with the requirements of Table 204.131 Compaction Requirements Scale C of VicRoads Technical Specification 204 and shaped to match existing site levels. Geotechnical test results are to be submitted to Council's Engineering Department for confirmation that the required compaction has been achieved.
13. Where fill is imported onto the site, written records are to be provided to Council's Engineering Department to confirm the source of the fill and to provide evidence that the soil is not contaminated.

#### **Drainage**

14. Drainage design plans and computations must incorporate the following:
- a. A catchment plan for the subject area in accordance with the approved Drainage Strategy. External catchments affecting the subject land are to be included in the design and computations.
  - b. All stormwater drainage discharge from the site connected to an approved point of discharge.
  - c. An on-site detention system designed by a suitably qualified engineering consultant to ensure no net increase in stormwater discharge from the proposed development.
  - d. An on-site stormwater treatment facility that will achieve a minimum of no net increase in pollutants discharging from the site. Design plans are to include output from MUSIC or similar with design calculation summaries of the treatment elements.
  - e. All levels are to be to AHD (Australian Height Datum).
15. Underground stormwater infrastructure shall service all lots and be wholly contained within drainage easements.
- a. Runoff from impervious surfaces must flow through the designed underground piped stormwater within reserves for municipal purposes or within easements.
  - b. The 100 year overland flow path is to be contained within the road reserves.
  - c. No overland flow shall be allowed to impact on the adjacent lots.

16. All proposed building lot levels (including accesses, carports, garages, and sheds), are 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.

17. All stormwater infrastructure such as wetlands, retardation and treatment facilities shall remain the responsibility of the developer until Statement of Compliance is issued for the final stage of the subdivision. The stormwater infrastructure must be maintained to a standard acceptable to the responsible authority.

#### **Maintenance**

18. Reserves for municipal purposes must be designed to the satisfaction of the responsible authority prior to certification.

19. Landscaping elements shall be durable enough to withstand severe adverse weather conditions (ie flooding and sun exposure) and designed and constructed to minimise cost of maintenance, repairs, and replacement. The types of materials, method of construction, and location of infrastructure are to be determined in consultation with the responsible authority.

20. All road, road related areas and public open spaces / reserves within the new subdivision shall be provided with public lighting in accordance with the minimum requirement for Category P lighting guidelines and light technical parameters in AS/NZS 1158.3.1 and as approved by the responsible authority. All public lighting must incorporate the use of energy efficient globes (i.e. T5).

#### **Signage, Street Furniture and Services**

21. All street signs and street furniture must meet the appropriate VicRoads and Australian Standards for traffic.

#### **Asset Protection**

22. A construction management plan (CMP) is to be submitted and approved by Council prior to the commencement of any works. The CMP will contain at minimum:

- a. Protection of significant native vegetation during the construction of roads, reticulated services and other infrastructure.
- b. Prevention of adverse environmental impacts on existing waterways including through run-off and siltation.
- c. Procedures to ensure access by construction vehicles during the construction of Stage 1 of the subdivision is to be via Donovan's Way only. Access to further stages to be agreed as further stages progress.

23. All services must avoid root zones of existing trees. Where services cannot be placed to avoid the root zone, boring and/or hand digging must be

undertaken to minimise root damage to the satisfaction of the responsible authority.

24. Temporary barriers must be erected around the drip line of existing trees and maintained during construction to the satisfaction of the responsible authority.

25. Any damage to Council managed assets such as roads & stormwater infrastructure, must be repaired at the cost of the developer to the satisfaction of the responsible authority

#### **Vegetation Assessment and Tree Protection Zones**

26. A Vegetation Assessment of the retention values of the on-site vegetation should be undertaken to establish native vegetation off-sets. Tree Protection Zones (TPZ) on relevant lots are to be shown fully dimensioned on plans submitted with future planning permit applications for subdivision.

#### **Landscape and Urban Design**

27. Landscape plans for all areas of public open space including streetscape works detailing soft and hard landscaping items including site preparation, plant species and size, mulching, staking, maintenance schedule, paths, seating, lighting, bollards and fencing and any other matters as appropriate.

28. Detailing of any estate signage and entry treatments.

29. Substations and other service infrastructure should not be located in public open space areas used for recreational purposes. They should be screened from public view and landscaped appropriately.

#### **Goulburn Murray Water**

GMW requires that future planning permit applications meet the following requirements:

30. Development approvals must not impact detrimentally on GMW's infrastructure and the flow and quality of surface water and groundwater.

31. Water supplies must be available from an approved source.

#### **Goulburn Valley Water**

Goulburn Valley Water supports the content of the development plan subject to further referral when a planning permit application is made and subject to the following requirements:

32. The provision of reticulated water and sewerage infrastructure to service the future residential development of the site, including payment of water supply and sewerage new customer contributions, would be met by the developer. This may include, but not be limited to, construction of water mains, sewerage pump station and associated works.



### **Country Fire Authority**

The Country Fire Authority supports the content of the development plan subject to further referral when a planning permit application is made and subject to the following requirements:

33. CFA fittings are to be installed on any water tanks required on site.
  - a. The static water supply must be provided with an outlet for the CFA (CFA outlet) that includes a 64 mm CFA thread per inch male coupling.
  - b. The static water supply must also include an outlet which incorporates a ball or gate valve separate to the CFA outlet for use by the owner/occupier of the land.
34. Operable hydrants, above or below ground, must be provided to the satisfaction of CFA.
35. Hydrants must be no more than 200m apart.
36. The hydrants must be identified with marker posts and road reflectors to the satisfaction of the CFA.
37. The number of access points into/out of the development should not be reduced without consultation with CFA.
38. Standard CFA access conditions will apply.
  - a. Roads shall be constructed to provide emergency vehicle access to all lots. The roads must be constructed to a standard so that they are accessible in all weather conditions and capable of accommodating a vehicle of 15 tonnes for the trafficable road width.
  - b. The roads shall be designed to accommodate the design vehicle equivalent to the Austroads Design service vehicle – 12.5m radius.
  - c. Provision shall be made at the end of all dead-end roads greater than 60m in length (whether or not created as a result of staged construction) for turning a design vehicle equivalent to the Austroads design service vehicle (8.8m long) using a 12.5m radius. (A three point turn is acceptable).
  - d. The roads shall have a minimum trafficable width of 7.3m (measured invert to invert) if parking is unrestricted or 5.5m if parking is prohibited on one side of the road.

### **Matters to be set out in Section 173 Agreement under the *Planning and Environment Act 1987*.**

Future subdivision permits must include a condition requiring the applicant to enter into an agreement with the Shire of Mansfield pursuant to Section 173 of the *Planning and Environment Act 1987*. All costs associated with the preparation of such agreements will be borne by the applicant. The agreement is to be made up of two parts, one to stipulate the developer's obligations and the other to stipulate the owner's obligations. The agreement will provide (to the extent

relevant to the particular stage of subdivision and or particular lots) for the following:

Developers obligations

- Formalisation of Tree Protection Zones to all trees proposed to be retained.
- A notation be placed on the Certificate of Title of each lot created, to the effect that the land is adjacent to or in close proximity to land in the Farm Zone and that some activities within the Farm Zone may have off site impacts from time to time.

Owners obligations

- Fencing to be of an open, rural nature.
- Provision of water tanks.
- No sheds or storage of boats, trailers and caravans to be within front setbacks and to be appropriately screened from public view.
- Clotheslines and bin storage areas to be appropriately screened from public view.
- Construction of a vehicle crossover into the property within 12 months of the construction of the dwelling.
- Maintenance of the vegetated buffer as per the endorsed landscape plan.
- No further subdivision of lots.
- No more than one dwelling to be erected per allotment.

END OF DOCUMENT







