











LEGEND

-  **Residential lots**
500 - 799m² small lots
-  **Residential lots**
800 - 999m² typical residential lots
-  **Residential lots**
>1,000m² large residential lots
-  **Reserve**
Tree and/or drainage reserve
-  Scattered existing trees
-  Existing and proposed drainage and stormwater treatment measures
-  Primary cycle/pedestrian connections through the site
-  Approximate extent of lands subject to inundation and flooding
-  Proposed 6m wide landscape buffer within the lots
-  Indicative stages



**PLANNING & ENVIRONMENT ACT 1987
MANSFIELD PLANNING SCHEME**

Approval is granted for the development shown on this plan

Permit No. D1021/14

For and on behalf of the Responsible authority

SHEET 1 of 1 DATE 7/9/15

LOT SIZES	No. LOTS	AVE. LOT AREA	%
500m ² - 799m ²	145	707m ²	52.0
800m ² - 999m ²	109	847m ²	39.1
>1000m ²	25	1,294m ²	8.9
	279	815m ²	

SITE AREA	No.	%
Lots	279	57.8
Roads	-	19.4
Open Spaces	-	22.7
Flood prone (approx)	-	9.3

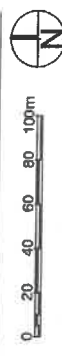
DATE	DESCRIPTION	REVISION STATUS
12/08/14	FOR APPROVAL	1
12/08/14	FOR APPROVAL	2

NORTH EAST
SURVEY DESIGN

area 131 08 97
PO Box 882
Wangaratta VIC 3678
Mobile 0407 216 710
Fax 03 5721 6701
www.northeast.com.au

For: Loyola Run Pty Ltd
At: Dead Horse Lane, Mansfield
Title: DEVELOPMENT PLAN
Lots 1 & 2, PS 700145
Dead Horse Lane, Mansfield

Drawing No: M3065_DP
Project No: M3065
Revision: 2
Drawn by: RW
Checked/signed by: MS



Status: **FOR COUNCIL ENDORSEMENT**

DEVELOPMENT PLAN

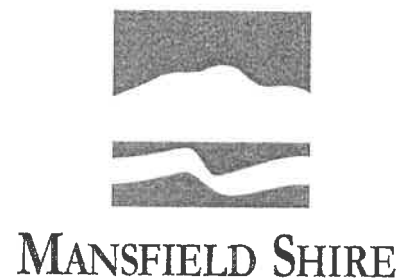
Drawing Creation Date: 10.06.2014
Plot / Issue Date: 29.07.2015
File Location: C:\Users\m3065\Desktop\PS700145\PS700145\DevelopmentPlan\DevelopmentPlan.dwg

Our Ref: DA:5656
Application No. DP021/14

7 September 2015

Karen Watson
North East Survey Design
PO Box 882
Wangaratta VIC 3676

COPY



Mansfield Shire Council
Private Bag 1000 Mansfield 3724
Telephone
03 5775 8555
TTY
133 677
Facsimile
03 5775 2677
Email
council@mansfield.vic.gov.au
74 566 834 923

Dear Karen,

Development Plan DP021/14 – Lots 1 and 2, PS700145 and Lot 1, TP893662

Thank you for submitting the amended Development Plan in accordance with our letter of 22 July 2015.

I am pleased to advise that the Development Plan has been approved and is enclosed herein with the approved Schedule of Council Directions.

If you have any queries please do not hesitate to contact the undersigned.

Yours faithfully,

Grant Trenwith
Team Leader Statutory Planning

COPY

Loyola Run
(Dead horse Lane / Mt Battery Road).

Schedule A

Council Directions

Mansfield Shire Council has made certain directions in relation to matters which form part of this Development Plan. These Directions are included in this Development Plan and are attached herewith at Schedule A.

Consideration of Technical Reports

The recommendations of the following reports must be reflected in future planning permit applications, except where varied by any of the Directions listed below:

- a) Residential Development Proposal, Traffic Impact Assessment Final Report: 24/10/2014, prepared by Trafficworks Pty Ltd (as detailed in the 'Conclusions' section of the report), and any subsequent approved amendments.
- b) Environmental Site Assessment, Lot 1 Title Plan 893662, Dead Horse Lane, Mansfield, January 2008 prepared by Noel Arnold & Associates Pty Ltd (as detailed in the 'Conclusions' section of the report).

Environmental Site Assessment – Stage 7

The planning permit application for the subdivision of Stage 7 of the approved Development Plan must include an Environmental Audit, undertaken by an environmental auditor under the *Environment Protection Act 1970*, to the satisfaction of the responsible authority.

Native Vegetation and Landscaping

(a) Native vegetation removal

Prior to a planning permit application being submitted for the subdivision of Stage 1 of the approved Development Plan, a Native Vegetation Impact Assessment, to the satisfaction of the responsible authority, must be provided for all of the land contained within the approved Development Plan area. The assessment must address the requirements of Clause 52.17 of the Mansfield Planning Scheme.

(b) Landscape Plan

A planning permit application for any stage of the subdivision must include, as appropriate, a Landscape Plan for the landscape buffer adjoining Mansfield-Whitfield Road, public open space areas including streets, parklands, entry features, and drainage reserves, prepared by a person suitably qualified or experienced in landscape design. The Landscape Plan must be drawn to scale with dimensions and three copies must be provided. The plan must show:

- A survey (including botanical names) of all existing vegetation to be retained and/or removed.
- New plantings including their layout to be provided in any road reserves and municipal reserves.
- A detailed planting and maintenance schedule of all proposed trees, shrubs and groundcovers, including botanical names, common names, pot sizes, sizes at maturity and quantities of each plant.

- The supply and spread of sufficient topsoil and subsoil if required on the proposed areas of open space to provide a stable, free draining surface of proposed grass areas (including within drainage reserves).
- All proposed open space streetscape embellishments (including materials and finishes) such as installation of pathways, garden beds, seating, shelters, picnic facilities, boardwalks, tree planting, signage, irrigation systems, retaining walls, protective fencing (temporary and permanent), wetlands and ornamental water bodies.
- Vehicle access points for maintenance purposes.
- Mechanisms/structures for the exclusion of vehicles (save for maintenance vehicles) from landscaped areas.
- The removal of existing disused structures, foundations, pipelines or stockpiles and the eradication of weeds.
- All proposed street-tree planting using semi-advanced trees.

Cultural Sensitivity

An area of Cultural Sensitivity is located in the south-west corner of the subject land. The proposed buildings and works, including the construction of cycle and pedestrian paths and any earthworks associated with the WSUD basin or the dam within the proposed reserve, must meet the requirements of the *Aboriginal Heritage Regulations, 2007*.

Engineering

The following requirements must be reflected in future planning permit applications:

- (a) Roads, footpaths, cycle, and pedestrian pathways

Internal road infrastructure

- 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.
- All internal court bowls must have a minimum radius of 11.5 metres.
- Roads adjacent to reserves must provide for car parking on one side of the road.
- All pavement is to be constructed to a minimum depth of 250mm in accordance with the Mansfield Shire Council Infrastructure Design Manual.
- The pavement must be designed by a suitably qualified geotechnical engineer, to the satisfaction of the Responsible Authority.
- The first 160m of the Collector Road through Stages 8 and 9 is to be constructed as a 9.5m wide carriageway in a 24m reservation with parking prohibition along the south side.
- Other internal roads are to be Access Street (7.5m wide) or Access Place (6.0m wide) standard in 20m reservations.

Dead Horse Lane

- Dead Horse Lane must be upgraded to provide a 7.5 wide carriageway between Mansfield-Whitfield Road and the access to Stage 1.
- Dead Horse Lane must be upgraded to include kerb, channel, and underground stormwater drainage on the southern side of the road.

- Access to lots along Dead Horse Lane should be provided by way of joint driveways at lot boundaries and fitted with double vehicle crossings.

College Lane

- College Lane must be upgraded to 'Access Place' standard (6.0m seal) between Mount Battery Road and the access to Stage 15.
- College Lane must be upgraded to include kerb and channel for the length of the frontage to lots requiring access/egress from College Lane.

Mount Battery Road

- As part of Stage 16, a service road that connects College Lane with the internal southern access road to the site must be provided, to prevent direct access from lots to Mount Battery Road.

External intersection treatments

The following external intersection treatments must be provided:

- Mansfield-Whitfield Road at the access points to Stages 3 and 8 be provided with channelized rural Type CHR(S) short right turn lane treatments and rural Type BAL basic left turn sealed shoulder treatments.
- Design of the treatments at the access to Stage 3 shall be integrated with the existing widening provided for Redgum Drive (including changes to pavement markings where appropriate).
- All other road access points to the estate must be provided with rural Type BAR basic right turn and rural Type BAL basic left turn (sealed shoulder) treatments.
- Each of the above external intersection treatments shall be accompanied by the installation of street lighting in the form of a single flag light.
- Implementation of the above treatments can be staged as outlined in Section 4.6 of the Traffic Impact Assessment Final Report: 24/10/2014, prepared by Trafficworks Pty Ltd.

Internal pedestrian and cycle paths

- Internal pedestrian and cycle paths must be provided in accordance with Table 2 of the Mansfield Shire Council Infrastructure Design Manual (including along the Dead Horse lane and Mount Battery Road frontages) and road crossings at external connections must be treated in accordance with the layout in Figure 8 of the IDM.

Traffic Safety

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

(b) Traffic Impact Assessment Report

- The Traffic Impact Assessment Report (TIAR) prepared by Trafficworks Pty Ltd must be updated to incorporate an assessment of the implications of the proposed Heavy Vehicle Bypass Route (HVBR) along Mansfield-Whitfield Road, and must address the changes to the Development Plan required by Condition 1(a) above.

A planning permit application for any stage of the subdivision must incorporate all of the road improvements works as identified in the approved TIAR to the satisfaction of VicRoads and the Responsible Authority.

(c) Drainage

Drainage plans

- Drainage design plans and computations must incorporate the following:
 - A catchment plan for the catchment area in accordance with the approved Drainage Strategy.
 - All stormwater drainage discharge from the site connected to an approved point of discharge.
 - An on-site detention system designed by a suitably qualified engineering consultant to ensure no net increase in stormwater discharge from the proposed development.
 - The on-site detention system is to be installed in accordance with the Stormwater Management Plan including provisions for access and maintenance. All levels are to be to AHD (Australian Height Datum).
- Recent flood modelling by the Goulburn Broken Catchment Management Authority (GBCMA) for Fords Creek must be incorporated in the drainage design to the satisfaction of the GBCMA and the Responsible Authority.
- Runoff from impervious surfaces must flow through the designed underground piped stormwater and open channel to the reserves for municipal purposes with required easements. The 100 year overland flow path is to be contained within the road reserves.
- 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.
- The proposed retention system drains to the existing Fords Creek tributaries, either via the wetlands within the Botanic Park and/or the existing drainage south of Redgum Drive. Consideration must be given to providing retention and stormwater treatment in one location (e.g., Botanic Park), in lieu of the proposed location.
- Drainage design plans and calculations are to be provided for review and approval prior to commencement of construction, including measures to control sediment and erosion during construction.

(d) Stormwater Retention Infrastructure

- 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.

(e) Maintenance

- The reserve for municipal purposes must be designed and landscaped to minimise cost of maintenance, repairs, and replacement of improvements. In major flood events there is the possibility of damage being sustained by infrastructure. Accordingly the types of materials, method of construction, and location of infrastructure should minimise cost of repairs and replacement.

(f) Signage, Street Furniture and Services

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

VicRoads

VicRoads has no objection to the approval of the Development Plan and will provide appropriate conditions at the time when an application is lodged for the first stage of the subdivision.

Goulburn Broken Catchment Management Authority

Goulburn Broken Catchment Management Authority has no objection to the approval of the Development Plan subject to the following:

- The proposed road is located outside the urban floodway zone as presented in Mansfield Planning Scheme Amendment C15.
- The WSUD basin proposed in the urban floodway zone (Development Plan, North east Survey Design Drawing number does not adversely impact on the conveyance or storage of floodwater on Ford Creek. For example, any embankments above natural surface level in the urban floodway zone are likely to adversely impact on the conveyance of floodwater.
- The primary cycle/pedestrian connections proposed in the urban floodway zone (Development Plan, North East Survey Design drawing number M3065DP) are constructed at natural surface level.

Goulburn Valley Water

Goulburn Valley Water has no objection to the approval of the Development Plan and wishes to provide the following comment:

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, construction of sewer mains. Further investigation of servicing arrangements will be required as detailed below.

Water Servicing

The development can be serviced by the Mansfield water reticulation system. Based on the Goulburn Valley Water's GIS plan and the proposed development plan, the development area is generally located between an elevation of 330m AHD and 350m AHD. Goulburn Valley Water modelling indicates that the existing water network (normal pressure zone) is not adequate to provide a minimum pressure of 20 metres for properties above 350m AHD. The properties (above 350m AHD) will be required to be supplied from the existing 940KL clear water storage tank at Kareen Hill (high pressure zone) to the north east of the development. The properties that are below 350m AHD within the development can be serviced via the existing water network (normal pressure zone)

Goulburn Valley Water has scheduled network augmentation works in the vicinity of the development that are currently included in the Goulburn Valley Water 20 year Infrastructure Program that can provide adequate water network capacity to the development. These works include the construction of approximately 750m of 200mm diameter water main in Rowe Street from Malcolm Street to High Street. This main is currently programmed to be constructed in 2014/2015 financial year (Stage 1), also the construction of approximately 1,740m of 200mm diameter water main in Mansfield-Whitfield Road from High Street to Kareen Court. This main is currently programmed to be constructed in the 2017/2018 financial year (Stage 2).

Due to the pressure issues raised above and the scheduling of infrastructure construction bordering the development in 2014/2015 and 2017/2018, it is recommended that if the development commences from the High Street end, the Corporation model predicts that the Stage 1 augmentation works are capable of servicing up to approximately 120 lots without triggering the Stage 2 augmentation. If the development commences from the Kareen Court end as currently proposed, Stage 2 augmentation will be triggered by the commencement of the development directly and the developer will fund the costs associated with bringing forward the Stage 2 augmentation.

NOTE: The above assessment is based on a 150mm diameter water main to be constructed within the development and non-return valves are required for isolating the high pressure zone with the normal pressure zone within the development. It is proposed to arrange a meeting with the Council to clarify the above assessment.

Sewer Servicing

The development can be serviced by the Mansfield sewer reticulation system. Construction of approximately 840 metres of 225mm diameter gravity sewer main to service the development would be required. This will be triggered by the commencement of the development. The developer will fund the cost of constructing a 150mm diameter gravity sewer main and Goulburn Valley Water will fund the additional cost to increase the size of this main to 225mm diameter as required.

NOTE: The above assessment is based on 10 metre contour information and is likely to change at design stage when detailed level survey information is available.

Department of Environment, Land, Water and Planning (DELWP)

DELWP has no objection to the approval of the Development Plan and has commented that native vegetation should be identified and protection measures formalised and/or assessments of losses and offset requirements undertaken.

Prior to a planning permit application being submitted for the subdivision of Stage 1 of the approved Development Plan, a Native Vegetation Impact Assessment, to the satisfaction of the responsible authority, must be provided for all of the land contained within the approved Development Plan area. The assessment must address the requirements of Clause 52.17 of the Mansfield Planning Scheme.

AusNet Services

AusNet Services does not object to the approval of the Development Plan, and has commented that whilst there will be sufficient supply available from the adjacent electrical network to provide power to the proposed 284 lots, a suitable supply would be constructed at the developers expense to provide the levels of power required for individual customers.

It is critical that subsequent stages of development proceed in a sequential manner to avoid the construction of excessive assets which would otherwise occur if the development proceeded in an "ad hoc" fashion; (i.e., grow the development away from the existing assets).

AusNet Services will require the following conditions to be satisfied prior to a Statement of Compliance being issued for the subdivision:

- Enter in an agreement with AusNet Electricity Services Pty Ltd for supply of electricity to each lot on the endorsed plan.
- Enter into an agreement with AusNet Electricity Services Pty Ltd for the rearrangement of the existing electricity supply system.
- Enter into an agreement with AusNet Electricity Services Pty Ltd for rearrangement of the points of supply to any existing installations affected by any private electric power line which would cross a boundary created by the subdivision, or by such means as may be agreed by AusNet Electricity Services Pty Ltd.
- Provide easements satisfactory to AusNet Electricity Services Pty Ltd for the purpose of "Power Line" in the favour of "AusNet Electricity Services Pty Ltd" pursuant to Section 88 of the Electricity Industry Act 2000, where easements have not been otherwise provided, for all existing AusNet Electricity Services Pty Ltd electric power lines and for any new power lines required to service the lots on the endorsed plan and/or abutting land.
- Obtain the use of AusNet Electricity Services Pty Ltd any other easement required to service the lots.
- Adjust the position of any existing AusNet Electricity Services Pty Ltd easement to accord with the position of the electricity line(s) as determined by survey.
- Set aside on the plan of subdivision reserves for the use of AusNet Electricity Services Pty Ltd for electric substations.
- Provide survey plans for any electric substations required by AusNet Electricity Services Pty Ltd and for associated power lines and cables and execute leases for a period of 30 years, at a nominal rental with a right to extend the lease for a further 30 years. AusNet Electricity Services Pty Ltd requires that such leases are to be noted on the title by way of a caveat or a notification under Section 88(2) of the Transfer of Land Act prior to the registration of the plan of subdivision.
- Agree to provide alternative electricity supply to lot owners and/or each lot until such time as permanent supply is available to the development by AusNet Electricity Services Pty Ltd. Individual generators must be provided at each supply point. The generator for temporary supply must be installed in such a manner as to comply with the Electricity safety Act 1998.
- Ensure that all necessary auditing is completed to the satisfaction of AusNet Electricity Services Pty Ltd to allow the new network assets to be safely connected to the distribution network.

Arrangements for the supply will be subject to obtaining the agreement of other Authorities and any landowners affected by routes of the electric power lines required to supply the lots and for any tree clearing.

