

# **Development Plan**

## **Stoneleigh Park Estate, Stoneleigh Road, Mansfield**

**Lot 9 PS7501, Stoneleigh Road, Mansfield**

## **About this development plan.**

This Development Plan is the approved Development Plan for Stoneleigh Park Estate, Lot 9 PS7501 Stoneleigh Road Mansfield.

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. Where an application is not in accordance with the approved Development Plan, an application may be made to amend the Development Plan. There is no guarantee, however, that the amendment(s) to the Development Plan will be approved and is at the discretion of Council.

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.

## Schedule A

A further referral to authorities may be required when a planning permit application is made for subdivision.

The following directions must be satisfied as part of the planning permit application:

### External Road Works

- 1) The land shall be developed in general accordance with the recommendations outlined in the *TrafficWorks - Traffic Impact Assessment (TIA)* 25 October 2017 and the proceeding addendum 5 July 2018. Where conflict arises between a recommendation of the TIA and a Council specified condition, the Council condition will preside.
- 2) Sealed basic right turn (Type BAR) shoulder widening and sealed basic left (Type BAL) turn provisions must be provided at the intersection of Stoneleigh Road and Kidston Parade at full cost to the developer. The intersection upgrade will include lighting as per the recommendations in the TIA.
- 3) Prior to the issue of a Statement of Compliance for the final stage of the subdivision, the applicant shall construct 12% of the length of Kidston Parade (98m) to *Mansfield Shire Council Infrastructure Design Manual (IDM)* Rural Living Access Road Standard (9.2m formation, 6.2m sealed road).
- 4) The pavement must be designed by a suitably qualified geotechnical engineer, to the satisfaction of the responsible authority.
- 5) All pavement is to be constructed to a minimum depth of 250mm in accordance with the IDM.
- 6) All road intersections, shall be signed and linemarked to be compliant with *VicRoads Traffic Engineering Manual Volume 2*.

### Internal road infrastructure

- 7) All roads, footpaths, kerb and channelling must be designed in accordance with the IDM. All roads and court bowls are to be designed be consistent with Table 2 of the IDM and in consultation with Council.
- 8) All internal court bowls must have a minimum radius of 11.5 metres.
- 9) Roads adjacent to reserves must provide for car parking on one side of the road.
- 10) The pavement must be designed by a suitably qualified geotechnical engineer, to the satisfaction of the responsible authority.
- 11) All pavement is to be constructed to a minimum depth of 250mm in accordance with the IDM.

- 12) All road intersections, shall be signed and linemarked to be compliant with *VicRoads Traffic Engineering Manual Volume 2*.
- 13) 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 neighboring property will be achieved if applicable. Maintenance of the temporary court bowl will remain the responsibility of the developer.
- 14) 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).

### **Internal pedestrian and cycle paths**

- 15) Internal pedestrian and cycle paths must be provided in accordance with Table 2 of the IDM and road crossings at external connections must be treated in accordance with the layout in Figure 8 of the IDM.

### **Earthworks**

- 16) 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.
- 17) 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.
- 18) 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**

- 19) Drainage design plans and computations must incorporate the following:
  - 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.
  - All stormwater drainage discharge from the site connected to an approved point of discharge.
  - 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

- All levels are to be to AHD (Australian Height Datum).
- 20) Altered overland flow paths must pass through the designed routes within reserves for municipal purposes or within easements. No overland flow shall be allowed to impact on the adjacent lots.
  - 21) 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.
  - 22) 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**

- 23) Reserves for municipal purposes must be designed to the satisfaction of the responsible authority prior to certification.
- 24) Landscaping elements shall be durable enough to withstand severe adverse weather conditions (ie flooding and sun exposure) and designed & 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.

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

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

### **Asset Protection**

- 26) 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:
  - Protection of significant native vegetation during the construction of roads, reticulated services and other infrastructure.
  - Prevention of adverse environmental impacts on existing waterways including through run-off and siltation.
  - Procedures to ensure access by construction vehicles during the construction does not impact the amenity of the surrounding neighbourhood.
- 27) All construction and ongoing activities must be in accordance with sediment control principles outlined in '*Construction Techniques for Sediment Pollution Control*' (EPA, 1991).

- 28) 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.
- 29) Temporary barriers must be erected around the drip line of existing trees and maintained during construction to the satisfaction of the responsible authority.
- 30) Any damage to Council managed assets such as roads and stormwater infrastructure, must be repaired at the cost of the developer to the satisfaction of the responsible authority.
- 31) Approval from the Goulburn Broken Catchment Management Authority must be attained prior to works occurring on waterways.

### **Administration, Permits, Fees and Charges**

- 32) The responsible authority for plan checking and supervision must obtain, in writing, the name of the project coordinator appointed to oversee the works and notification of commencement date prior commencing works.
- 33) Prior to the issue of a Statement of Compliance, the developer is required to pay to the responsible authority a cash contribution of:
  - 0.75% of the total cost of the documented works for the checking of engineering plans associated with the development approved herewith.
  - 2.50% of the total cost of the documented works for the supervision of works associated with the development approved herewith.
- 34) Prior to the issue of Certificate of Practical Completion and subsequent Statement of Compliance, the Developer is to lodge a security bond to the responsible authority for 5.00% of the total estimated cost of the documented works. This bond will be released following a satisfactory inspection, 52 weeks after practical completion.
- 35) Practical completion will not be granted until the relevant title (road, reserves etc.) are transferred to the responsible authority.
- 36) Following completion of all works, but prior to issuing of Statement of Compliance, "as constructed" drawings are to be submitted to the responsible authority.
- 37) All design plans and specifications must be detailed to the satisfaction of the responsible authority and will valid for a period of 12 months only upon acceptance. Following expiry, design plans must be resubmitted for review and accepted prior to works commencing.

### **Goulburn Murray Water**

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

- 38) Before the plan of subdivision is certified under the *Subdivision Act 1988*, a landscape plan (three copies) for the creek buffer revegetation areas for Lots 1 and 11 as specified on the approved development plan must be submitted to and approved by the responsible authority. When approved, the landscape plan will form part of the subdivision permit. The landscape plan must show;
- A detailed planting and maintenance schedule of all proposed trees and shrubs. The landscaping is to consist of locally indigenous native species to the satisfaction of the responsible authority.
  - The plant schedule should be based on the recommended planting schedule documented in the *Revegetation Guide for the Goulburn Broken Catchment* as published by the Goulburn Broken Catchment Management Authority.
  - A notation that only weed-control and revegetation is to be carried out in the area referred to in condition 2(a) to assist natural regeneration.
- 39) Prior to the issue of Statement of Compliance, the land shall be landscaped and maintained in accordance with the endorsed landscape plan to the satisfaction of the responsible authority.

### **Environmental Health**

- 40) Any future development must comply with the relevant *EPA Code of Practice for Onsite Wastewater Management* and the design, installation and management requirements of Paul Williams Land Capability Assessment no. A161002, dated August 2017, including wastewater to be treated to a standard of at least 20mg/L BOD and 30mg/L suspended solids.

### **Goulburn Valley Water**

- 41) All future dwellings on lots within this development plan must provide onsite potable water supply and storage.

### **Country Fire Authority**

Any future planning permit for subdivision be referred to the CFA and the following directions apply to a future planning permit for subdivision:

- 42) Roads

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
- The average grade must be no more than 1 in 7 (14.4%) (8.1degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50 metres, Dips must have no more than a 1 in 8 (12%) (7.1 degree) entry and exit angle.
- Curves must have a minimum inner radius of 10 metres.
- Have a minimum trafficable width of 3.5 metres and be clear of encroachments for at least 0.5 metres on each side and 4 metres above the access way.

- Roads more than 60m in length from the nearest intersection must have a turning circle with a minimum radius of 8m (including roll-over kerbs if they are provided) T or Y heads of dimensions specified by the CFA may be used as alternatives.

43) Firefighting water supply for each lot

Provide a minimum 10,000 litres of effective water supply for firefighting purposes which meets the following requirements:

- Be stored in an above ground water tank constructed of concrete or made of corrosive resistant metal.
- Be readily identifiable from the building or appropriate identification signage to the satisfaction of the relevant fire authority.
- Be located within 60 metres of the outer edge of the approved building.
- The outlet/s of the water tank must be within 4 metres of the access way and unobstructed.
- Incorporate a separate ball or gate valve (British Standard Pipe (BSP 65 millimetre) and coupling (64 millimetre CFA 3 thread per inch male fitting).
- Any pipework and fittings must be a minimum of 65 millimetres (excluding the CFA coupling).

44) Internal driveway access for each lot

Provide access for firefighting purposes which meets the following requirements:

- All weather construction.
- A load limit of at least 15 tonnes.
- Provide a minimum trafficable width of 3.5 metres.
- Be clear of encroachments for at least 0.5 metre on each side and at least 4 metres vertically.
- Curves must have a minimum inner radius of 10 m.
- The average grade must be no more than 1 in 7 (14.4%) (8.1 degrees) with a maximum of no more than 1 in 5 (20%) (11.3 degrees) for no more than 50m.
- Dips must have no more than a 1 in 8 (12.5%) (7.1 degrees) entry and exist angle.
- Incorporate a turning area for firefighting vehicles close to the building by one of the following:
  - A turning circle with a minimum radius of 8 metres;
  - A driveway encircling the dwelling;
  - The provision of vehicle turning heads – such as a T or Y head – which meets the specification of Austroad Design for an 8.8 metre service vehicle.



## **DELWP**

- 45) In accordance with the *Mansfield Planning Scheme* (12.01, 21.05-2, 52.17, and Schedule 3 to the DPO -DPO 3) it is recommended that the Lots be designed to allow for the retention of native vegetation, in this case large old trees.
- 46) Where boundaries will result in either actual or deemed loss, it is recommended that those boundaries be modified to avoid impacts on trees, including avoiding creating an exemption. Given the large Lot sizes this appears to be a practical solution. This is particularly relevant between Lots 7 and 12, where the largest patch of native vegetation within the 140-hectare site is found. The principle also applies to other boundaries. A four (4) metre buffer would remove the creation of an exemption for fence construction or maintenance.
- 47) A requirement of the Development Plan Overlay is that the site be assessed and a design response be supplied that addresses site constraints (dot point 2 of 1.0 A of Schedule 3 to the Development Plan Overlay). Consistent with this and other requirements to protect native vegetation, it is recommended that, if native vegetation cannot be avoided, then an accurate plan be provided, not simply a plan that is indicative. All losses or deemed losses should be assessed at this stage.
- 48) Boundary fences and other infrastructure requirements are to be placed to avoid impact on large old trees. This would mean boundaries 4 metres distant from trees and assessment of other infrastructure, such as power supply, on their merits.
- 49) A revised *Native Vegetation Clearing Report* will be required, should more clearing or deemed clearing be necessary, using the current Guidelines. This is important as the extra losses from boundary placement could place the application in the Detailed Pathway, requiring extra information and the finding of possibly substantial offsets.
- 50) The applicant/proponent is informed that they will need to obtain the consent of DELWP before undertaking works within the Crown land intended to be utilised for the Drainage Reserve.

## **Biodiversity Assessment**

- 51) An amended biodiversity assessment may be required at permit stage as any vegetation within 4 metres of a boundary will be deemed lost and native vegetation off-sets will be required.

## **Other**

### **Cultural Heritage**

- 52) A Cultural Heritage Management Plan is required to be prepared for any future planning application for subdivision where there is an area identified for possible cultural heritage significance.

### **Landscaping and Urban Design**

- 53) 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.
- 54) A landscape plan that shows Tree Protection Zones (TPZ) for critical root zones for all native trees to be retained and measures outlining how the TPZ is to be protected during any construction works.

### **Detailing of any estate signage and entry treatments.**

- 55) 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.

### **Section 173 Agreement**

- 56) Prior to the issue of Statement of Compliance, the owner of the land must enter into an agreement under Section 173 of the *Planning and Environment Act 1987*, with the responsible authority. The Agreement must be registered on the title of the subject land in accordance with Section 181 of the *Planning and Environment Act 1987*, all to the satisfaction of the responsible authority and at the land owner's cost. The agreement must provide for the following:
- Except with the written consent of the responsible authority, the following are prohibited within the drip line of the trees identified to be retained with Tree Protection Zones as endorsed on plans under planning permit :
    - i. Vehicular or pedestrian access;
    - ii. Trenching or soil excavation;
    - iii. Storage or dumping of any soils, materials, equipment, vehicles, machinery or waste products;
    - iv. Entry and exit pits for underground services; and
    - v. Any other actions or activities that may result in adverse impacts to the health of retained native vegetation.
  - The landscaping works approved for lots 1 and 11 must be maintained by the landowner in accordance with the maintenance schedule of the endorsed landscape plan, as attached to this agreement, to the satisfaction of the responsible authority.
  - Perimeter fencing is to be of an open rural nature and dog proof to the satisfaction of the responsible authority.

**DEVELOPMENT PLAN APPROVED BY MANSFIELD SHIRE COUNCIL ON 21 AUGUST 2018.**


Signed: 

Alex Green, Chief Executive Officer

Dated: 21/08/2018

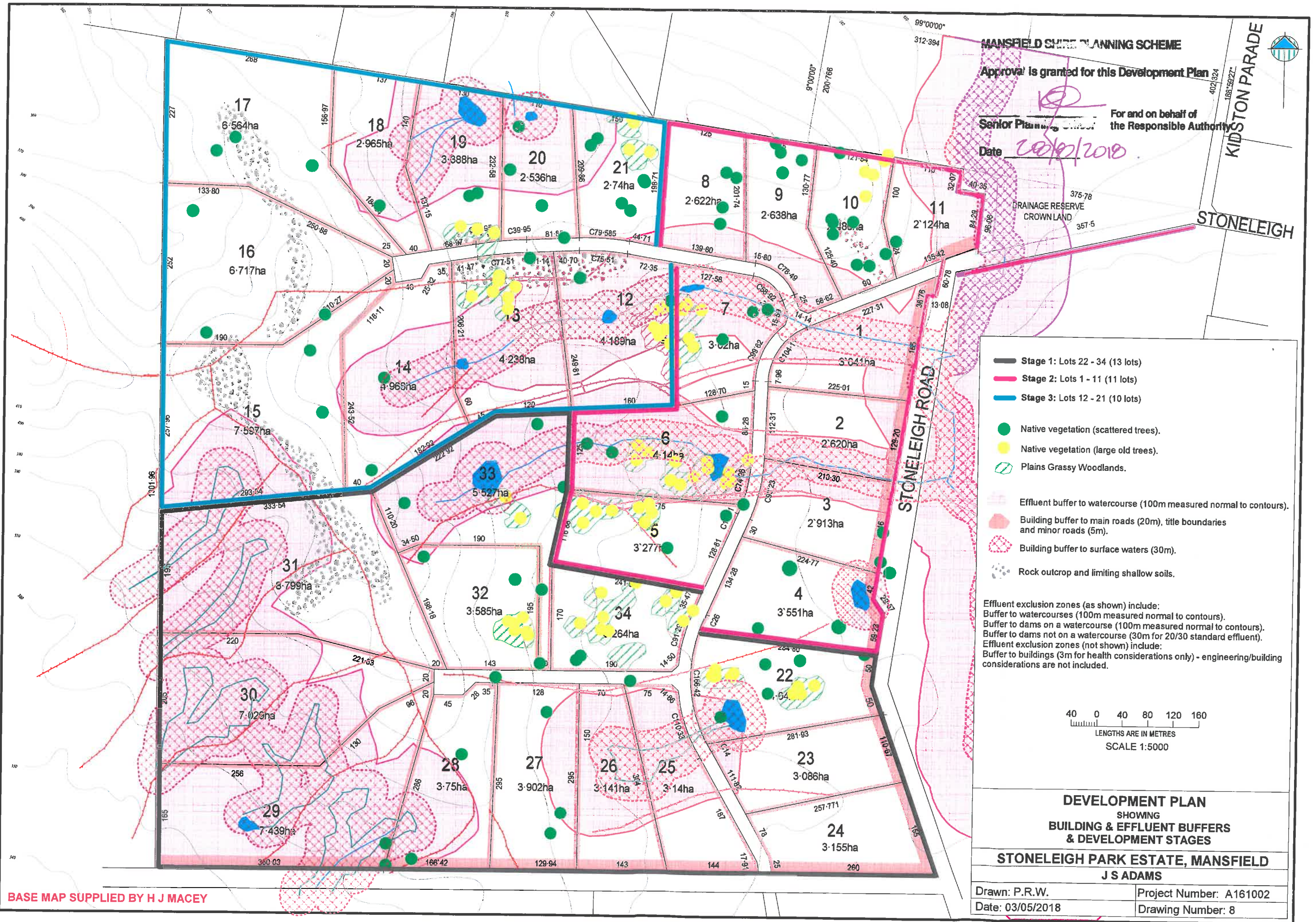
Development plan amended by Mansfield Shire Council on 15 November 2018 to:

- Amend Condition 41, with the consent of Goulburn Valley Water for onsite potable water to be provided to all lots rather than reticulated water.

Signed: 

Alex Green, Chief Executive Officer

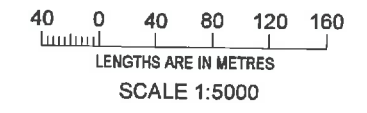
Dated: 15/11/2018



**MANSFIELD CUTURE PLANNING SCHEME**  
 Approval is granted for this Development Plan  
 Senior Planning Officer  
 For and on behalf of the Responsible Authority  
 Date 20/02/2018

- Stage 1: Lots 22 - 34 (13 lots)
- Stage 2: Lots 1 - 11 (11 lots)
- Stage 3: Lots 12 - 21 (10 lots)
- Native vegetation (scattered trees).
- Native vegetation (large old trees).
- ▨ Plains Grassy Woodlands.
- ▨ Effluent buffer to watercourse (100m measured normal to contours).
- ▨ Building buffer to main roads (20m), title boundaries and minor roads (5m).
- ▨ Building buffer to surface waters (30m).
- Rock outcrop and limiting shallow soils.

Effluent exclusion zones (as shown) include:  
 Buffer to watercourses (100m measured normal to contours).  
 Buffer to dams on a watercourse (100m measured normal to contours).  
 Buffer to dams not on a watercourse (30m for 20/30 standard effluent).  
 Effluent exclusion zones (not shown) include:  
 Buffer to buildings (3m for health considerations only) - engineering/building considerations are not included.



<b>DEVELOPMENT PLAN</b> SHOWING <b>BUILDING &amp; EFFLUENT BUFFERS</b> & <b>DEVELOPMENT STAGES</b>	
<b>STONELEIGH PARK ESTATE, MANSFIELD</b>	
<b>J S ADAMS</b>	
Drawn: P.R.W.	Project Number: A161002
Date: 03/05/2018	Drawing Number: 8

BASE MAP SUPPLIED BY H J MACEY