

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



Senior Planning Officer

For and or on behalf of the Responsible Authority

Date: 28 September 2022



Highton Manor

Highton Lane, Mansfield

DEVELOPMENT PLAN

As amended 6/09/2022

Applicant: Dexiosis Mansfield Pty Ltd

Prepared by: McCabe Architects
Level 2 West, 620 High Street Kew 3101

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- 8.4 Document titled "Application for Approval of a Development Plan" dated 1st July 2006, reference 4183, by H.J. Macey.
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- 8.6 Heritage Comment, dated 10th September 2007, by John Briggs.
- 8.7 Plan of Subdivision PS 749853R.

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1. Introduction

Highton Manor is a building of historical, social and architectural significance. It was built in 1896 as the homestead on a farming property of 367 hectares. The Manor now comprises less than 7 hectares and as such due to its size is no longer commercially or agriculturally viable as a farm. The main building and the stables are currently used as guesthouse and restaurant, surrounded by gardens, broad landscaping and a small vineyard of no commercial value.

The current owners of Highton Manor have a vision for the future of their property. They plan to use part of the land for residential subdivision that will complement the character of the Manor. Sensitively designed buildings would be created, clustered around the outer edges of the curtilage (or setting) of the Manor.

While it is neither possible nor desirable to mimic the existing buildings, it is intended that new buildings will harmonise with the Manor and its stables, and to each other, in shape, proportion and materials. An elegant and integrated “village’ effect will be produced, respecting Highton Manor and enhancing the appreciation of the overall area.

The village atmosphere will be encouraged by the provision of an interlinking system of footpaths and open spaces.

A development such as this will ensure that the historic Highton Manor and its stables are conserved and maintained into the future.

2. Proposal

Since the previous amendment to the Development Plan, the property has been sold to Dexiosis Mansfield Pty Ltd, who have a similar vision for the property and wish to development it into a unique accommodation, living and function destination. The respectful retention, renovation and reinvigoration of the Highton Manor and its surrounds is paramount.

Much of the previously-supplied documentation is still valid, so rather than repeating the work, reference is made to various documents and they are appended to this application.

The proposal is to subdivide residential lots from the development plan overall area, leaving the manor surrounded by a curtilage that will maintain the integrity of the original buildings. Refer to drawing titled “Highton Manor Development Plan” DP.01 prepared by McCabe Architects, dated Dec 2021. Several new buildings and uses are proposed on the land coloured green on the Development Plan. The existing hay shed will be demolished.

As a requirement of the previous application a Heritage Impact Statement was prepared in 2006 and a Heritage Comment followed in 2007; both documents are appended. These refer to a proposed plan of subdivision that does not form part of this application; however the owners vision sits favourably with the heritage recommendations, and this application draws frequently from those documents.

It is intended to carry out the subdivision in stages, following the date of issue of planning permits reflective of the Development Plan DP.01.

3. General Information

The land to which this Development Plan applies is Lot 2, Lot 3 and Lot 4 of Plan of Subdivision PS 749853R, all as indicated in green, pink and yellow on the "High Manor Development Plan" DP.01 prepared by McCabe Architects Dated Dec 2021, and as attached.

Zoning: General Residential 1 (GRZ1)

Planning Overlays: Development Plan Overlay 1 (DP01)

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4. Development and Building Requirements

It is the purpose of this document to establish a set of objectives, and design guidelines for reaching those objectives, to be followed throughout all development and construction to achieve the desired outcome. Once they have been agreed, they will be formally attached to the future titles as Section 173 Agreements (excluding Lot 1 of Plan of Subdivision PS 749853R as indicated in blue on the Development Plan), and they will become binding upon the existing owners and future purchasers of the residential allotments.

The developer must provide contributions to Council in accordance with Clause 13 of the Mansfield Urban Design Framework 2005 to the satisfaction of the Responsible Authority. Such contributions may be cash or works in kind to the satisfaction of the Responsible Authority.

Section 5 of this document sets down the objectives for the overall development and the design guidelines by which it is proposed to achieve them.

Sections 6 & 7 sets down the objectives for new buildings on the Highton Manor Lots 2 & 3 and future buildings on the newly created residential allotments.

OBJECTIVES are printed in bold type.

DESIGN GUIDELINES are printed in standard type

5. Development Guidelines

5.1 Subdivision

Refer to drawing titled "Highton Manor Development Plan" DP.01 prepared by McCabe Architects, dated Dec 2021 and artists impressions of proposed developments, prepared by McCabe Architects.

5.1.1 Recognise and maintain the cultural heritage significance of Highton Manor.

The lot containing Highton Manor will include the stables, the carpark and the formal gardens; by the provision of this curtilage it will remain apparent that the Manor was the original farming homestead.

The vineyard will be retained to the satisfaction of the Responsible Authority.

5.1.2 Maintain the 'view corridor' of Highton Manor.

The Lots containing Highton Manor will include the 'view corridor' to the mountains. It will also contain the existing dam.

5.1.3 Ensure an ongoing understanding and appreciation of the Manor

A plaque will be provided at the new entrance to the development to outline a brief history of Highton Manor.

5.1.4 Ensure that views of Highton Manor from Highton Lane are maintained and ensure that distant views of the mountains from Highton Lane are maintained.

Lots abutting Highton Lane will be wide in proportion to their overall size, allowing for the buildings to be well separated.

5.1.5 Ensure building development that will compliment the architectural and aesthetic values of the Manor.

A set of detailed guidelines will be attached to each title as a Section 173 Agreement.

5.1.6 Provide lots that will allow for correct solar orientation of dwellings.

All lots are to be capable of containing a dwelling with living space windows facing north.

5.1.7 Provide lots that will enable dwelling residents to enjoy mountain views.

All lots are to be capable of containing a dwelling with living room windows facing east, where possible.

5.2 Compliance with Clause 43.04-3

5.2.1 A site and context description and a design response can be found in HJ Macey's document titled "Application for approval of a development plan" and dated 1st July 2006. This document refers to the "Highton Development Plan" Drawing DP01, prepared by McCabe Architects. Both these documents are appended.

A proposed plan of subdivision will be provided with planning permit application.

5.3 Roads and access

5.3.1 Provide safe access from Highton Lane

For Lots fronting Highton Lane, access will be via shared crossovers. Internal roads will be asphalted with gravel applied to the surface. Kerb and channel will be provided.

5.3.2 Maintain distinctive entrance to High Manor

Maintain existing driveway approach to Highton Manor

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5.3.3 Provide a formal entrance to the new development that creates a sense of identity with Highton Manor.

Emphasize the main entrance to the new development by creating a wide, landscaped road with clear views of the Manor.

5.4 Open Space

5.4.1 Create an elegant and formal setting appropriate to Highton Manor.

A landscaped open space will be created at the Highton Manor (north) entry point from Highton Lane. Internal roads will have landscaped verges.

5.4.2 Create consistency throughout development.

Roads and footpaths will be sealed.

5.4.3 Provide recreational space.

A generous Village Green will be provided.

5.4.4 Create a safe, pleasant and relaxing environment for residents and maintain a spacious feel to the precinct.

Footpaths will link dwellings with the village green and the walking track easement.

The proposed building lots will be restricted in size, leaving generous open spaces.

5.4.5 Provide connection to potential walking and cycling track.

Land will be put aside for the provision of links to possible future walking and cycling track along Monkey Gully Creek.

5.5 Landscaping on Highton Manor lot and open space

5.5.1 Create a separation and a visual frame to the Highton Manor curtilage.

Retain formal gardens around the Manor. An evergreen hedge of 2m mature height will be planted along the north and south title boundaries between the Manor and the new development. The retention and relocation of part of the vineyard, to the satisfaction of the Responsible Authority.

5.5.2 Create an elegant and formal setting appropriate to Highton Manor.

An evergreen hedge of 2m mature height will be planted on the outside (east) of the rear fencing of the dwelling Lots adjacent to Highton Lane. A restricted range of plant species suitable to the local climate will be selected. The retention and relocation of part of the vineyard, to the satisfaction of the Responsible Authority.

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5.5.3 Retain view corridor from Highton Manor to Mt Buller

Avoid planting of trees to the east of the Manor.

5.5.4 Ensure that views of Highton Manor and distant views of the mountains are provided within the development.

The hedge to be planted along the north and south title boundaries between the Manor and the new development will allow views over the top. The retention and relocation of part of the vineyard, to the satisfaction of the Responsible Authority.

New trees planted in open space will be spaced to allow views. They will be deciduous species to allow for clear views in winter when Mt Buller is at its most spectacular.

Underplanting will consist of lawns, low shrubs and groundcovers.

5.5.5 Maintain and frame views of the Manor and distant views of the mountains from Highton Lane.

Threes will be deciduous species to allow for clear views in winter.

Underplanting will consist of grass and groundcovers.

The 2m high evergreen hedge required for privacy will allow views over.

5.5.6 Create a pleasant recreation area for residents of new dwellings.

The village green will be grassed, with groups of deciduous trees, gravel paths and park seating.

5.5.7 Provide some privacy and protection from Highton Lane.

An evergreen hedge of 2m mature height will be planted on the outside (east) of the rear fencing of the dwelling lots adjacent to Highton Lane.

5.6 Fencing

5.6.1 Create a sense of place and of belonging to Highton Manor

Concrete-capped brick gateposts with vertical timber paling fence will be built at the new front entrance to the development. These will match the exiting entrance to Highton Manor.

5.6.2 Ensure new fencing styles and materials are elegant, simple and unobtrusive, and consistent throughout development.

Boundary fencing to the rear of residential allotments adjacent Highton Lane and to the rear and side boundaries of townhouse allotments must be:

- Not be more than 1.8m high.
- Not constructed any closer to the street frontage than 2m behind the front wall of the home closest to the street boundary.
- Be constructed of timber paling and must have timber capping with timber posts exposed to both sites of the fence (except for sections of fence either side of the home, which may be constructed of horizontal, stained timber slats, no greater than 50mm wide or other materials approved in writing on architectural merit).

Fencing other than to the rear of residential allotments adjacent Highton Lane and to the rear and side boundaries of townhouse allotments must be:

- Not be more than 1.8m high.
- Not constructed any closer to the street frontage than 2m behind the front wall of the home closest to the street boundary.
- The southern boundary to be constructed from split timber posts, steel droppers, horizontal plain wire and timber palings and must have timber capping with timber posts exposed to both sides of the fence.
- Be constructed from spit timber posts, steel droppers and horizontal plain wire.
- "Chicken" wire is permitted to 0.9m high to contain small animals.

5.6.3 Maintain rural character of manor grounds

Existing farm fencing between the Highton manor lot and other properties outside the development will be retained, except for the rear of dwelling lots adjacent Highton Lane, and townhouse lots.

5.7 Services

5.7.1 Reticulated services to be provided to each lot with minimal visual impact and with sufficient access for maintenance.

Reticulated water, sewerage, stormwater, electricity, telephone and television cabling services are to be run underground every lot.

The existing easement is to be retained, and further easements are to be provided as necessary.

A wide drainage easement is to be provided along the east boundary of the development.

5.8 Sustainability

5.8.1 Water sensitive urban design principles to be followed.

Pervious surfaces are to be provided throughout large, landscaped areas.

5.8.2 Stormwater to be retained and reused on site.

Reticulated water is to be provided to all common landscaped areas.

5.9 Further Subdivision

5.9.1 Prevent dilution of the vision for the development

No further subdivision of lots other than those shown in the approved development plan is permitted.

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6 Building Guidelines for the new building on Highton Manor title

6.1 Maintain the integrity of the historic buildings.

The stable extension is to be respectful of the heritage character.

Roof pitches of buildings are to be respectful of the heritage character.

Materials, finishes and colours are to be respectful of the heritage character.

6.2 Maintain the view corridor.

No new buildings are to be positioned within the view corridor from the Manor to the mountains.

7 Building Guidelines for new building on all other titles, including future extensions

7.1 Building Setbacks

Maintain a consistent streetscape within the development.

Create an open, spacious precinct.

Preserve open space between dwellings in order to retain views of the Manor and distant views of the mountains both outside and within the development.

Provide a degree of privacy for dwelling occupants.

Maintain solar access to all dwellings and outdoor living spaces.

Building envelopes as approved in the development plan will be included in the Plan of Subdivision.

A tree protection zone will be applied to the tree at the rear of lot 2 on Plan of Subdivision 739856

7.2 Building mass, shape and proportions

All homes are to have a contemporary underlying architectural appearance with roof forms, proportions, building shapes and layouts that convey a combination of simplicity and distinction.

Period styles and decorative detail such as Victorian Edwardian, Federation, Georgia, Homestead, etc are not permitted

Garages must be set back behind dwelling frontage

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8 Appendices

8.1 Photos of Highton Manor details

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Examples of window proportions and detailing



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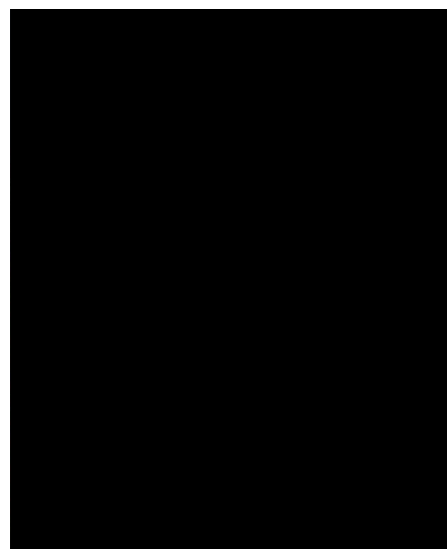
[Signature]
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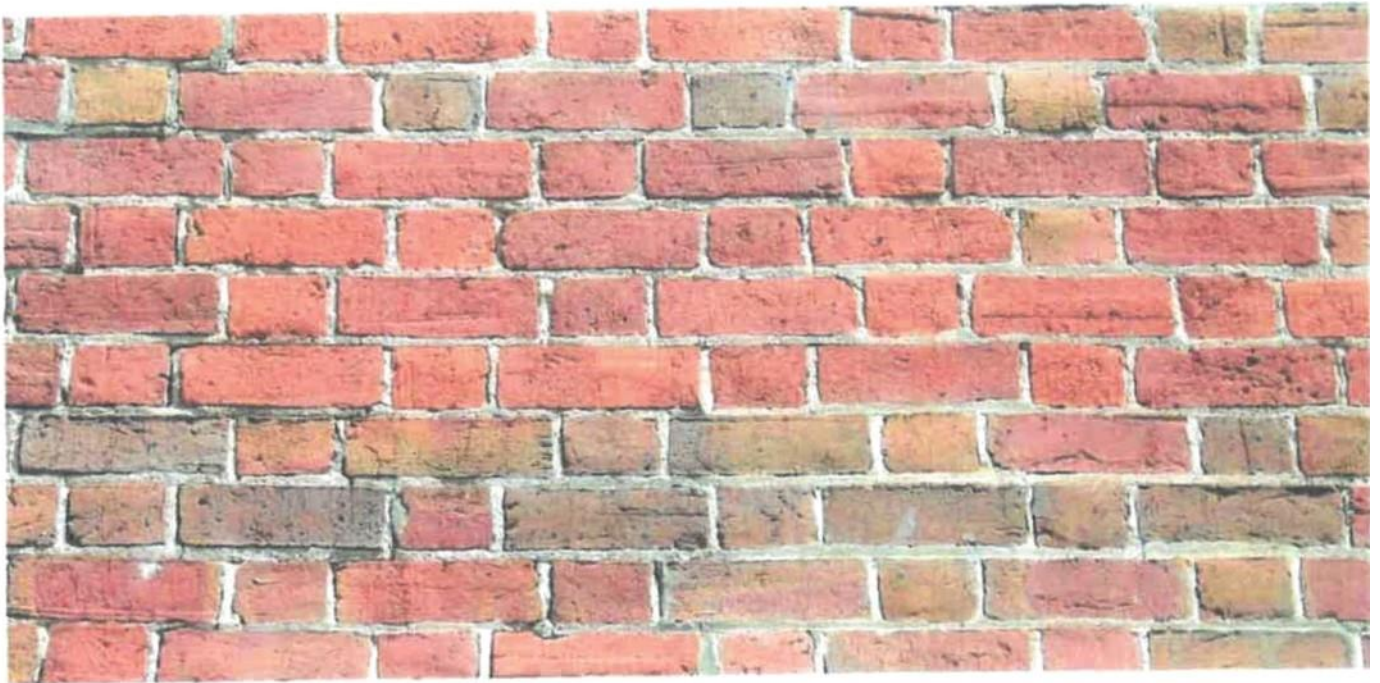
Examples of lintel detailing



Existing boutgate




Circular gable vent



Example of pressed red brickwork showing colour variation

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8.2 Artists impressions of proposed development, prepared by McCabe Architects

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Rev	Description	Date

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 office@mccabeartists.com.au
 www.mccabeartists.com.au



140 Highton Lane, Mansfield


Project No 21026
 Drawn By kb

Highton Manor
ARTISTS IMPRESSION 1
 Dwg No **SK.01**

Date June 2022



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Rev	Description	Date


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 1:1250@A3

140 Highton Lane, Mansfield

Project No 21026
 Drawn By kb

Highton Manor
ARTISTS IMPRESSION 2
 Dwg No

Date June 2022

SK.02

8 Appendices

- 8.3 Drawing titled "Highton Manor Development Plan" DP.01, prepared by McCabe Architects, dated Dec 2021.

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GENERAL RESIDENTIAL 1 ZONE (GRZ1)

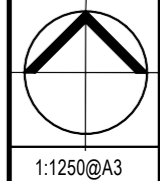


KEY

	BUILDING ENVELOPES
	TREE PROTECTION ZONE

Rev	Description	Date

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140 Highton Lane, Mansfield Project No 21026
 Drawn By kb
Highton Manor DEVELOPMENT PLAN
 Date July 2022
 Dwg No **DP.01**

8 Appendices

- 8.4 Document titled "Application for Approval of a Development Plan" dated 1st July 2006, reference 4183, by H.J. Macey.

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I.J. MACEY

LAND DEVELOPMENT CONSULTANTS
LAND SURVEYORS BNGZNZZAS AND
PLANNERS

INCIPAL
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MIS Aust, MIE Aust, CPEng

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• 'EMERY VALE' MANSFIELD VIC 3722
TEL: (03) 6777 5521

Please reply to Camberwell office and quote
Ref:4183

1st July, 2006

Mr Matthew Woodward,
Senior Planner, Mansfield
Shire Council, Private Bag
1000, MANSFIELD VIC
3724

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Dear Matthew,

APPLICATION FOR APPROVAL OF A DEVELOPMENT PLAN
RESIDENTIAL ZONE SUBDIVISION 'HIGHTON MANOR',
HIGHTON LANE, MANSFIELD MOLINARO NOMINEES PTY LTD

1. INTRODUCTION

This report presents an assessment of the matters required to be addressed pursuant to Schedule 1 of Clause 43.04 of the Mansfield Planning Scheme *in* order to facilitate a Residential Zone subdivision of the land known as 'Highton Manor' at 140 Highton Lane, Mansfield. Necessary approval of the Development Plan is a precursor to an Application for Planning Permit which will cover the subdivision of the land in three stages.

1.1 The Land

The land, total area 5.875ha, comprises all the land in Lot 2 on LP127465, being Certificate of Title Volume 9329 Folio 723 copy of which is attached.

The site is located approximately 3km south easterly from the Mansfield Post Office within an area recently rezoned from Rural Living to Residential 1 Zone (R1Z) with a Development Plan Overlay Schedule 1 (DPO1).

The land is abutted by the Residential 1 Zone on the northern boundary, by Highton Lane on the western boundary, and by The Rural Living 1 Zone on the eastern and southern boundaries. The land is accessed from Highton Lane which has a sealed pavement.

1.2 Development Plan

The Development Plan provides the basic structural components of the proposed subdivisional design and takes account of the principles and objectives of the relevant planning provisions and policies. The process of approval of the Development Plan will allow the appropriate and co-ordinated subdivision of this land.

The Development Plan is a Master Plan for the subdivision of the Land from which the issue of the required Planning Permit for the subdivision of the land will be considered by the Responsible Authority and the various Referral Authorities.

The Development Plan includes the relevant information to demonstrate that a thirty two lot subdivisional development of the land may proceed in an integrated context with the surrounding lands. Site specific requirements for the preparation and approval of the Development Plan are set out in the Development Plan Overlay Schedule 1 of the Mansfield Planning Scheme Clause 43.04-3 (see attached copy) and those requirements are addressed below.

SITE ASSESSMENT AND DESIGN RESPONSE

2.1 Site Description

See above in 1.1 and on Development Plan

2.2 Site Context

The strategic location of the land fronting Highton Lane and surrounding the stately 'Highton Manor' house on the easterly fringe of the Mansfield Township provides an opportunity for construction of a high quality residential subdivisional development, the built form of which will reflect the ambient character of the existing Manor House. A perceived need has been identified for such development including references to same in the Settlement Strategy section of the Municipal Strategic Statement attaching to Amendment C1 of the Mansfield Planning Scheme and more particularly in the Mansfield Urban Design Framework Study.

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2.3 Neighbourhood Context

The Land has local access to the following Mansfield Community Facilities and Services:

Business Facilities

- *Mansfield Central Retail & Office Activity Area* 3km north west

Education

- *Mansfield Secondary College* 3km north west
- *Primary Schools* 3km north west
- *MACE* 3km north west

Health

- *Mansfield Hospital* 2.5km north west
- *Medical Clinics* 2.5km north west

Transport and Freight

- *Mansfield Buses* 3km north west
- *Freight Depots* 3km north west

Recreation

- *Mansfield Golf Course* 3.5km north west
- *Mansfield Racecourse* 3.5km north west
- *Mansfield Sporting Complex* 2.5km north west
- *Sports Grounds* 2.5km north west

2.4 Existing Land Use

The land has been used for many years for motel type accommodation purposes with an associated restaurant based in the Manor house.

2.5 Interfaces

The proposed subdivisional development will be impacted by interfaces with the following abutting land uses:

- Residential 1 Zone; north and west - Rural Living 1; south and east

2.5 Topography

The land is gently sloping and falls from the south western corner to the north eastern corner. There is a well defined waterway (Monkey Gully) traversing the eastern boundary of the land which outfalls stormwater drainage from the land. The land does not appear to be subject to flooding although there would be some minor inundation of the waterway area during heavy storm events.

2.6 Road Access

Road access for the Land is provided from the sealed pavement of Highton Lane.

2.7 Trees

2.7.1. Indigenous Trees

There is no non exempt indigenous trees on the area to be developed for residential lots. There is no proposal to remove any native vegetation from the land as part of this development.

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2.7.2. Pine Trees

There are several old pine trees at the existing entry gate and along Highton Lane. It is proposed to remove these trees and replace them with select native species around the access points from Highton Lane as shown on the Development Plan.

3. UNITIES AND CONSTRAINTS

3.1 Opportunities

- to provide full development and servicing of the land which is surplus to the sustainable requirements of the ongoing operation of the Manor House businesses
- to provide a high quality development to bring the site to its highest and best use pursuant to the purpose of the zone
- to replicate the existing built form using natural materials, muted colours, pitched rooflines reflecting and complementing the architectural character of the existing Manor House
- to extend and enhance the existing landscape construction over the whole of the site
- to use and extend the existing services for the new development
- to provide separation and location of the new buildings which will provide visual interest and allow views of the eastern high country from most new lots
- to provide formalisation and physical enhancement of the areas set aside for Municipal Reserve purposes

3.2 Constraints

- the natural contour of the land will require that the sewerage outfall for some of Stages 2 and 3 of the development will be via a constructed sewerage pumping station

& THE DEVELOPMENT PLAN

The Development Plan incorporates and satisfies the following Residential 1 Zone performance measures:

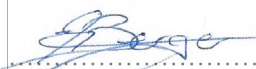
4.1. Subdivision

4.1.1. Design Principle

The guiding principle in the urban design pertaining to this development is the provision of an environmentally sustainable and liveable community. This will be achieved by the specification of appropriate infrastructure, provision of a subdivisional layout which accounts for the available internal and external view opportunities, the development of a sense of place and specific identity by the provision of specifically located and appropriately landscaped open spaces, and the integration of open space and road linkages

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4.1.2. Desion Rationale

The proposed subdivisional design makes maximum use of both the internal vistas of the Manor House and formal surrounds and the external long distance vistas of the Eastern Ranges and High Country. Lots along Highton Lane have been fronted away from the existing Road to maximize this available opportunity and the existing ornamental vineyard will be extended as shown on the Development plan to enhance these above views. Lots 10 to 22 have been fronted around a Municipal Reserve which is to be landscaped in a formal manner to replicate the existing formal appearance of the Manor House garden. Lots 23 to 31 in Stage 2 of the proposal have also been fronted to take advantage of the internal and external vistas available. The existing formal gated entry to the Manor House from Highton Lane is to be retained and enhanced with the appropriation of a Municipal Reserve at the entry which will be extensively planted

with Native trees in lieu of the existing Pine tees. The existing waterway on the eastern side of the land (Monkey Gully) has been included in the Manor House super lot. This part of the land is already appropriated for drainage purposes in favour of the other lots in the rural living subdivision to the north and it is proposed, as part of the subdivisional process, to further appropriate this land in favour of the Council for carriageway purposes for a future walking/bike" path which will eventually have a linkage to the Mt Butler road to the north. Internal linkages from this easement have been made to the internal subdivisional road network.

The southerly access to the subdivision is to be enhanced by provision of a wide landscaped Municipal Reserve which will allow uninterrupted views of the Manor House and the eastern ranges. This access point will assist in providing a unique sense of place and identity for the development.

4.1.2. Site Analysis ang R6sDonse.

See Development Plan, Opportunities and Constraints, Design Principle and Design Rationale discussions above

4.1.3. Lavout and Density

As described in 4.1.1 above the proposed layout takes advantage of the available internal and external views and provides the opportunity for adequate separation between the lots and the existing Manor House and between proposed buildings to create visual interest whilst providing adequate public and private open space for residents and visitors and therefore is compatible with the requirements of the Residential Zone and Rescode. The average area of the proposed lots is approximately 600m².

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4.1.4. Internal Road Layout and Construction

The internal subdivisional road network has been designed to provide efficient and safe means of access for the Manor House guests, the estate resident, visitors and emergency vehicles.

These internal roads, together with the two proposed intersections with Highton Lane, will be fully constructed with kerb, channel and asphalt wearing surface in accordance with the Mansfield Shire Council standard specifications for urban roads.

4.1.5. Services

Water Supply and Sewerage facility are already connected to the site and will be further reticulated as required on site. Goulburn Valley Region Water Authority is the Responsible Authority and will require the Applicant to construct the necessary reticulation works and to pay headworks charges for the development.

Similarly Electricity is already connected to the site. SPI Electricity Pty Ltd is the Responsible Authority and will require the Applicant to provide underground reticulated power supply to each of the lots in the Development.

The site is connected to the Telstra Communications Network and additional services will be provided by Telstra or other Approved Carrier as required.

The site stormwater drainage currently outfalls to the existing open waterway which traverses the eastern boundary of the site. It is proposed to continue with this outfall with all new road and building works draining to this waterway as shown on the Development Plan. Water sensitive urban stormwater drainage design and treatment will be incorporated in accordance with the *Best Practice Environmental Management Guidelines for Urban Stormwater (CSIRO), 1999*.

4.1.6. Open Space


Adequate Public Open Space is provided as shown on the Development Plan by means of a formally landscaped central court area, a plantation along the length of Highton Lane, and a fall native tree plantation at the entry to the Stage 3 Court. There are linkages from these Public Open Space areas to each other and to the future walking/bike path.

The Public Open Space areas all have an open and adequately long public road frontage thus providing high surveillance and safety for users.

4.1.7. Native Vegetation and Landscaping

There does not appear to be any non exempt native vegetation on the area of the site to be developed and there is no proposal to remove any native vegetation from the site in conjunction with the subdivisional development of the site.

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The Manor House lot will retain the existing format garden and the existing ornamental vineyard is to be extended as shown on the Development Plan. Additional screening plantations as shown on the Development Plan will be constructed in accord with the Landscape Plan.

4.1.8. Interface and Compatibility with Adjacent Lands

The land has a long frontage to Highton Lane. It is proposed to prohibit access from Highton Lane along this frontage save for the two format access points which will be fully constructed. It is not proposed to alter the existing construction of Highton Lane or the existing streetscape along this frontage to Highton Lane. A low (2 metres high) hedge is proposed to be planted along this frontage as shown on the Development Plan so that only the upper part of the built form of the new dwellings along Highton Lane is visible from the Highton Lane carriageway and

The northerly boundary interfaces with the new Residential 1 Zone. The abutting land is as yet undeveloped for residential purposes and is used for grazing purposes. There should be no reason for a conflict of amenity at this boundary. The southerly and easterly boundaries interface with the Rural Living 1 Zone and the abutting lands are used for this purpose. Residential use is compatible with this use and there should be no reason for a conflict of amenity at these boundaries.

4.1.9. Staging of Development

It is proposed to carry out the development in three stages as shown on the Development Plan.


Stage 1 will consist of the subdivision of lots 1 to 9 and a balance lot which will encompass the existing buildings and Stages 2 and 3 of the proposed development. Expected time for completion of this stage is two years from issue of planning

Stage 2 will consist of the subdivision of lots 10 to 22 and the above balance lot. Expected time for completion of this stage is five years from the issue of planning permit.

Stage 3 will consist of the subdivision of lots 23 to 32. Expected time for completion of this stage is eight years from the issue of planning permit.

It is requested that any approved Development Plan and any Planning Permit to issue recognise the above stages and completion times.

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4.2. Built Form

4.2.1. Building Appearance. Scale. Manor House Theme

The built form of all new buildings constructed on the subdivided lots will be required to be of a design which uses natural materials, muted colours, and pitched roof lines that are of a constructed detail, proportion and scale which will reflect and compliment the architectural ambience and character of the existing Manor House all to the approval of the Responsible

The attached Artists Impressions Views 1 to 5 give a pictorial description of how the proposed completed built form of the subdivision may appear. The Applicant is prepared to enter into an appropriately constituted Section 173 Agreement with Council in this regard in order to protect the proposed appearance of the built form.

It is requested that this Development Plan be approved.

Should you require further information or wish to discuss any matter in relation to the above please contact me.

Kind regards,
faithfully,

Yours



ROADY J MACEY
GoDevplanHightnManor.doc

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8 Appendices

8.5 Heritage Impact Statement, dated December 2006, by Deborah Kemp.

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For and or on behalf of the Responsible Authority

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Highton Manor, Mansfield

1.0 Introduction

The purpose of this report is to compile the known history of Highton - now known as Highton Manor and to provide an architectural analysis of the building.

2.0 History

Highton Manor was built in 1896 by Francis Highett.

Francis James Highett is considered to be a Mansfield pioneer. He was the son of John Highett, a pioneer of the Geelong region. John (twenty years old) and his brother William Highett (twenty-three years old) emigrated from Dorset, England, and arrived in Van Diemen's Land (Tasmania) in 1830. William became the first accountant at the Bank of Hobart and John was employed to supervise convict shepherds in the midland of Tasmania. The Hentys were friends of the Highett brothers and when they arrived in Hobart they were advised by the Highetts to try their luck in Victoria. The Highetts eventually followed this same advice and in 1856 John Highett crossed to Melbourne with William following him two years later.

Both the Highett brothers became involved in agriculture in Victoria. William was also the general manager of the Union Bank and a member of the Legislative Council from 1853 to 1880. He held a pastoral licence for Maindample station near Mansfield from 1847 to 1866. John Highett set out with stock to find good pastures and was the first to cross Daadenong Creek and he grazed his stock at Frankston. He later moved his sheep around the bay and took up five thousand acres near Geelong with William Hamer. He called the property Highton after the family's Weymouth farm and the house he built was named Highton House. His name is commemorated in the town of Highett. He had five sons and one of these was Francis John.

William Highett's daughter, Gwen Hermiston of Deniliquin has recounted the story of the inheritance her father lost:

William Highett never married and was anxious to find a suitable heir. As a banker he wanted someone who was good at figures. He set his five nephews a test in mathematics and promised to adopt and educate whoever did best in his examination. Francis won and went to live with his uncle at his home in Richmond, now the site of Epworth Hospital. Francis was taken on several trips to England and was always accompanied by his tutor Williams Wright so that lessons would not be interrupted.

As a young boy in Richmond he went to school each day in the ptiacton drawn by a pair of beautiful bay horses which took his uncle to the bank. Nearby was a boarding school for young ladies run by Miss Wigmore and among the young ladies who watched the good looking young wren being driven to school was Deborah Griffiths from Mansfield. The two met at a Govenimwt House Ball though Deborah a decided beauty, was still at boarding school. They were married in Melbourne when she was seventeen.


When William Highest died no will could be found and instead of his nephew being the sole heir, as it was always thought he would be, the estate was divided among a large family of nephews and nieces. John Highest had also died a wealthy man but believing that his son Francis would inherit his brother's estate he had left him out of his will.

Francis and Deborah Highett settled at Mansfield and they built their home Highton on a portion of Deborah's Greenvale property.

Francis James Highest had other accomplishments apart from his agricultural pursuits. He was the tennis champion of Victoria during 1880 and 1881. Highett also had a fine tenor voice and he sang duets with Nellie Mitchell - Dame Nellie Melba; and on one occasion when visiting London he was asked to sing in St Paul's Cathedral. It is said that at Highton each night after dinner he gathered his

- 1 *Mansfield's Pioneer Families pp 143-144*
- 2 *Mansfield's Pioneer Families pp 143 - 144*
- 3 *Copy held by Mansfield Historical Society*
Mansfield's Pioneer Families pp 143 - 144

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famHy of seven around the piano and for two hours there would be music.' He is also noted for his love of books and music and; as he grew older he became deeply interested in spiritualists. Some reports **have Hihett communing in the tower with the spirit world.** This resulted in the mans8ement of the property **and the care** of the family being assumed by Deborah Higiiett.

- Francis John HigJiett;
- Mssrs Maberly Scott and Fied Buckland (they auctioned the property on 27 November 1934)‘ As auction notice of 1934 described the building as having:

'IO Tootas, batbrooaz, kitckea attd wasbbouse. Tetepboae, gas lightitzg. The octbufJdlags include brick dairy aad zailkiag shed, bamcss zooza, garage, wool shed, 2 sbcep yatds, dip.'

The farm was 906 acres and was reputed to be **suitable** for fattening, dairying and the Övation ofJand.*

- " s i
- Freehold Mortgage Go of Melbourne;
- Mr & Mrs Ray Osborne of Melbourne. During the Osborne's tenure they renovated the top storey of the building;
- Mrs Shirley Anderson. The Andersons converted the stables at the rear of the building into **five motel units. They also renovated the first floor and this included painting; wallpapering; furnishing and sandblasting the brickwork in the original kitchen area.**

4.0 Coasö•uctioa

4.1 Desiga of Bigbett Msaor

Contemporary reports describe an Edward Waugh as being a local architect and that he drew up the plans to Frasers Hihett's specifications. E hes also been suggested thai inspiration was drawn from the fanny home - **Highton Hiause** in Geelong.¹⁰

There is **no record** of an Edward **Waugh, Architect, hi** the Architectural Index," however this could be explained by a variety of reasons. Waugh might not **necessarily have trained as an architect but** he possibly had architectural draughtsman experience, was an engineer, land surveyor or other. **During** the nineteenth **century** professions were less rigorously **defined**.

The building **contractors were:** a one **Mr Lydster and** Messm Gooper and Wnrner."

4d Constmction Details

Highton Manor is a large brick building **with cement** rendered detaüs. **The bricks were** made from clay excavated from the site which is now Buckley's Sawmill.' The stone for the footings was quarried mooi **'the hill at** the bank."

- 4 3fan;Ileffs *Pioneer Families* pp 143 — 144
- 5 *Mansfield Courier*, October 1981
- 6 *Mon;field Courier* 1934
- 7 *Mansfield Courier* 1934
- 8 *Mansfield Courier* 1934
- 9 *Mansfield Courier* October 1981
- 10 *3fansfield Courier*, 27 June 1896
- 11 This Index is held in the Latrobe Library, SLV
- 12 *Mansfield Courier*, 27 June 1896
- 13 *fansfield Courier* October 1981
- 14 *3fan;field Courier*, 27 June 1896

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The brickwork at Highton Manor has two different construction techniques. The face brickwork to the facade has a traditional Flemish bond. Flemish bond was considered to be a stylish bond and was used extensively in the grander or more expensive buildings. At Highton Manor, to save on brickwork costs, Shaker Bond was only used on the facade and a less costly brickwork bond to the sides and rear.

Stretcher bond and cavity wall construction brickwork has been used on the sides of the building. This has the advantage of saving on bricks and allowing for a ventilated cavity. This aids in the ventilation of all the rooms and in the summer the cooler air from the cavity is drawn into the rooms. The use of stretcher bond and cavity brickwork was generally well established by this period.


The use of cavity wall construction in Australia appears to have commenced just before 1870. The first in the Victorian country towns of Stawell, Bendigo and Geelong. According to Miles Lewis it appears that the architect R A Love was responsible for the introduction of the cavity wall in the central Victorian region from about 1868 and onwards and it is possible that he brought the technology with him from the United States.

It has been stated that Highton Manor was the first two storey brick house in the district.

4.5.1 Transfer Glass

The patterned glass in the entrance transoms and sidelights has been referred to as stained glass in some reports, however this is erroneous, as this type of decorative glass is known as transfer glass. It was commonly used and its advantage was its cheapness when compared to stained glass. The medieval theme as found at Highton Manor was a common aesthetic expression for transfer glass. The transfer glass at Highton Manor is in relatively good condition.



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Transfer glass in the entrance

15 Flemish bond consists of alternate headers and stretchers with the headers in one course being placed centrally over the stretcher in the course below. A closer is placed next to the quoit header to form the lap.

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4.SJ

The **tunber detaimng ta** timber the window and door architmves is fairly standard and as with other timber joinery it has been mechanically turned. The decorative pedimented top to the main iitenial doors has pronounced console brackets particularly *in* relation to the pediment and this Mnnnerist **detail reflects** stylistic fashions of the period. It is possible that the timber joinery to the doors and **windows was** originally **stained** and not painted. The timber used in the joinery (doors, architmves and staircase) has been dmcribed as being pine and imported from England."



for the period. 4.5.3 Decorative plasterwork


The decorative plasterwork is a typical Victorian device and varied from grand and ornate marble and decorative plaster concoctions to a simple believing arch at fxiund in many of the humble houses. The decorative plaster supports an arch. These columns are of no particular oi&r style and oompleeit the generally eclectic mature of the stylistic elements found in this house. This type of archway was a common Victorian device and varied from grand and ornate marble and decorative plaster concoctions to a simple believing arch at fxiund in many of the humble houses.

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A handwritten signature in blue ink, appearing to read 'S. B. 2022', written over a dotted line.

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Detail of entrance arch

4.6 Services

A report describing the 'newly completed house' stated **that services included:** a bathroom with hot and cold water service and 'a fine lavatory basin' and **there were electric** bells connected the servant's quarters to the hall and dining room.

The 1934 auction notice described Highton as having gas lighting.

The most probable form of **gas lighting** for this period involved **the reticulating** of liquid fuel. This type of system has been found on many country properties throughout **Victoria** and particularly in rural areas where there was no electricity or gas. The Gloria lighting **system is the earliest** documented type and was made by Gloria Light Co of Chicago. It had offices in **Little Bourke Street Melbourne**. The tubing for this system has an outside diameter of about 3 mm or less and this meant that it could be led up **corners and across ceilings without** being at all obtrusive. Another product similar to Gloria was the Wizard hollow wire lighting and cooking system - **details** of which were published by Mayes in 1927.

Benzine or petrol vapour is conducted from a "Compressor" through a line copper tube or wire to the **different positions** of house required, using special burners and mantles, and cost **from £50 to £60 upwards to install; upkeep 2/- per week average, 20 light machine**. The cost of installation is extremely low and the **upkeep much less than electricity, coal, gas, acetylene or kerosene.**"

Both these systems were **rapidly** superseded by the domestic electric generators when these became viable in the 1920s.

5.0 Architectural Analysis

The architecture of **Highton Manor** was described in 1896 as 'an adapted Italian, the **main** building has been crowned with a fine balustrading and cornice and a large tower gives a fine finish to the whole edifice. Underneath the tower is the **entrance porch** which is **protected by** a large **arch and backed** by the **front doorway**, the floor of this space is laid in the best **English tiles.**"

The general style of the building **is eclectic and a hybrid** of Italianate features and a more **contemporary architectural** expression typical of the **Federation period**.

17 Miles Lewis, 'Australian Building', unpublished **manuscript, 9.08.13**

18 **31uz**; *Seld Carrier*, 27 June 1896

The stanzon 'adopted Italies' is B mtérence to the tower, the parapetad b0lusaading; sooie classical detailing and the arched windows to the town. The tower appears to be hybrid-like particularly when compared with the rest of the building. This is illustrated by its classically inspired cement rendered details such as the pilasters; bracketed cornice line; decorative urns and arched windows.

Federation elements can be found in the rendeiml banding which contrasts wia the face red brickwork **(this is comzaoaty zcférrred to as 'blood and bandages');** **tlze difEmtng wiadow designs aat the geoet proportions ofthe building. however, the stroag symmetry azid coztzrolled elevation and sjmuoetrical planning is less typical ofae Federation period and could be considered reoograde.**

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The general plan of the building is symmetrical and there is a central hallway leading to a staircase and the upstairs rooms. This type of **planning** is more typical of an 'earlier **period** and examples can be found a Wenibee Park, **Werribee-**, and **Barwon Park, Winchelsey.**

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Tower at Bontharambo, Wangaratta

It is possible that the reference to a similarity to Highton House, Geelong, referred to the general **symmetry of the plan and elevations. However, there is a complete scarcity of Italianate type towers in Geelong. The tower is very similar to the tower at Bontharambo,¹⁹ near Wangaratta and it would appear** more likely that the inspiration for the design of the tower for Highton ante fien a source other than Highton House" However, by 1896 the use of this particular style of deign eleinein was already

Proposal subdivision

The proposed suixlvision rorae place lmown as Highton Manor includes lots along the northwn and western boundary and with a court created to the south The subdivision plan indicates some landscaping to the extremities of the subdivision. It appears that this proposed plantipg is intended to create some form of setting for Highton Maner.

Impact on the cultural heritage significance

Tire proposed subdivision and subsequent development will have an impact on the overall cultural heritage significance of the place. The most sigifi<ain impact is in the reduction of the setting and a subsequent compromise of **the interpretation** of the place. An appropriate setting is usually provided by a curtilage. The role of the curtilage aim is to allow the place to be iampieted in a marine tha will idect its hisk>rical, social and architwtual significance. However, it is comidwed that the proposed design of the subdivision and associated landscaping will modify the impan of the &velopment and any potential diminishment of the cultural heritage sigificance.

19 The parapeted *lower* as found at Highton was architecturally first found in the colony at Bontharambo, W The early Italianate towers were derived from the vernacular Italian caippaioile They had low pyminidal rooIli with over hanging eves which wixe often bracketed Bontharambo broke with this precedent and its tower has a balustraded parapet The twlustiaded parapet was a nineteeoth cmtury invention and the use of it indicts a trend towards the more formalized language of the Renaissance. This type of tower reached Australia via Sir oracles Batty and the remodeling of Highclere Castle. Ris idiom wns not seen again until the early 1870s when the new govwaaiein house was designed by Peter Km and J I Clark und ut Kamesbuigh by Lloyd Taylor.

20 Hight(xi House at Geelo9g has not been ideotifie<L It is possible thnt its name has been changed or flat it has bundwulished. Somme of imf nrm* rim: Louise Homan Conservation Actin Geelogg,

8.6 Heritage Comment, dated 10th September 2007, by John Briggs.

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For and or on behalf of the Responsible Authority
Date: 28 September 2022

JBA
John Briggs Architect And
Conservation Consultant
331A Bay Street
Port Melbourne 3207
Mobile 0411 228515
Phone 0681 9S24
Fax 96819923

HERITAGE COMMENT

Place: Highton Manor, 140 Highton Lane, Mansfield
Date: 10 September 2007 For: H.J. Macey

This heritage comment reviews the potential impact upon the heritage significance of the proposals to subdivide and develop areas of the land of Highton Manor. In preparing this comment I have had recourse to the Development Plan-Subdivision, the Artists impressions, and the Heritage Impact Statement prepared by Deborah Kemp, December 2006.

Constructed in 1896 by Francis Highett, Highton Manor is substantial double storey symmetrical brick edifice with a tower to and additional level central to the main facade. From any distance the building presents a contained block form broken only by the smaller squared form of the tower, the chimneys and the limited roof projecting from within the parapets. To the rear of the main house of almost square plan, projecting to the west, is a lower height double story wing with a low pitched gable roof of red painted corrugated iron. A ground level skillioned roofed area extends to the south of this wing almost across the remainder of the west rear facade.

The Manor presents an Italianate design with balustraded parapets above a simple rendered cornice to both tower and walls. The cornem of the tower are developed with simple rendered pilasters and the only aréculation of the building form is slight setback of the tower from the plane of the front facade so that the tower element rising over the entry porch is engaged by the flanking pavilions to either side. Whilst the form of the Manor is Italianate its facade treatment presents a Federation influence in the red face brickwork with rendered band lines that continue around the upper surrounds of window and door openings.

At some 30 metres to the rear of the Manor are the stables of similar form to the gabled rear wing although with a steeper roof pitch and also in red brick. The area to the south of the stables extending towards the Manor is set out with a formal garden with a curving drive way that swings around to the front entry to the Manor and continues on to the carpark to the north. Southwest of the front facade at a distance of 75 metres is a dam that has some ornamental value. Between this dam and the hay shed, some 70 metres to the north is a wide expanse of paddock sloping gently to the east towards the Monkey Gully Creek which runs along the eastern edge of the property. The Manor is sited to look out over this expanse across the wide valley to the eastern ranges.

Access to the Manor is from the north west corner off Highton Lane that runs lightly to the east of north along the west boundary of the property. The stables are located approximately 70 metres from Highton Lane and the formal gardens are located almost 90


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metres from the southern boundary. This area of land along the west and south is currently open paddock as is the area between the car park and north boundary some 50 metres distant from the car park reducing to 5 metres north of the hayshed.

The proposal involves the subdivision of the north, west and south boundaries of the property with 23 lots with an average size in the order of 700 sqm and ranging from 600 to 1085 sqm. A further 6 lots are proposed to the area south of the formal gardens and the existing dam with the proposed new road access to the southern lots following the line of the pipeline easement which crosses the southern part of the property. A new court will extend from the existing gateway along the southern side of the new lots on the north boundary and will require the demolition of the hayshed.

The grounds of the Manor extending from the stables to the dam and including the home paddock over which long range views so important to the siting of the Manor are all to be retained. The subdivision and development is set outside the Manor's crucial curtilage and its important view corridor.

The lots along Highton Lane, No's 1-8, and those south of the Manor, No's 9-20, are to be restricted to single storey height whilst those along the north boundary, No's 21-29, not proposed for height restriction. As well as landscaping within the areas to be subdivided screening plantings are proposed north and south of the Manor. To the west of the stables the grounds of the Manor will be buffered from the new development by the existing area of vineyard extending from the rear of the stables north to the driveway.

Although the proposed development is to be located beyond that curtilage important to establishing the rural setting of the Manor, and although the lot size is generous, and only one dwelling will be allowed per lot, it is proposed to introduce controls over the building form of the new development to ensure they respect the context of the Manor. The proposed controls are set out in the report accompanying the application at section 4.2 Built Form.

Assessment

Crucially the proposed subdivision and development is to be outside the area that can be considered to be curtilage of the Highton Manor. This area includes the service yard and the garden area between the stables and the rear wings of the Manor as well as the driveway circulation, home dam and paddock. Importantly the choice of siting for the Manor has its entry and formal front facade addressing the long range view across the valley to the east and this rural setting will be unaffected by the proposed development along the west, south and north areas currently open paddock.

Whilst these paddocks are reminders that the Highton Manor was once the main house of the Greenvale property, which came to Francis Highett through his wife Deborah Griffiths, the understanding and appreciation of the building as a farm house is not reliant on this open space. The views from the Highton Lane do allow appreciation of the Manor and its stables in the rural setting however this appreciation of the building in isolation in a rural setting will continue to be experienced from the east. With the retention of the vineyards to the west and the retention of the original gate and diagonal drive the change to the setting of the house will not have a dramatic impact upon the appreciation of the place. The current open space proposed for redevelopment is of tertiary contribution to the appreciation and understanding of Highton Manor. The open land to the rear and sides does not inform the experience of the Manor nor provide for primary views of the


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buildings. Following development it will be evident that the new housing has occupied former farmland and will continue to provide opportunity for distant views from the rear.

Whilst there will be some alteration to the visual change to the setting of the Manor however given the Manor is no longer the centre piece of the an operational farm this is to be expected to some degree. Of importance is ensuring that the change is respectful of the appreciation of both historical understanding and the aesthetic presentation of the Manor and its context. Accepting that the property no longer operates as a farm and that the peripheral land need not be retained as vacant open space, the design and location of the subdivision is respectful of the both the primary buildings and gardens service yards, circulation and particular the relationship to the view corridor that facilitate the current important experience of the heritage place. Further to retaining the element that produce the heritage experience the proposed development needs to be conducted and controlled such that it produces a respectful context for the appreciation of the Manor and its setting. To this end the proposed landscaping and screening with planting appropriate to the period and to the satisfaction of the Council is an appropriate. The built form elements proposed for new dwellings is also an important component of the development.

A summary of controls relevant to potential impact upon the visual appreciation of the Manor and its setting is presented below with comments following.

The building heights of lots 1-20 are not to exceed 6 metres whilst those to lots 21-29 restricted to 9 metres. The heights of ridges, chimneys and other ancillaries are to be allowed to a further 1.5 metres. The height of the ridge of the stables above the ground on the higher west side is almost 7 metres so the new dwellings will be compatible with this structure and the rear wing of the Mansion in height.

Under the heading Building Materials and Finishes the Report proposed that "Masonry walls should be rendered and/or painted to reflect and replicate the colours of the surrounding natural landscape and the Manor House". Machined, extruded or wire cut brick, tilt slab concrete, ceramic tile, or industrial finished metal are not encouraged. To this might be added that the bricks to both the Manor and the stables are a pressed red brick that can be closely matched to day. The Manor also exhibits cement render detail and banding. The 'Artist's Impressions' that support the application show dwellings that can be assumed to be face pressed red brickwork to match the Manor which would appropriately relate to the heritage buildings without running the risk of either distorting the place or competing. In terms of the use of natural materials it would be desirable to avoid the painting of masonry element such as cement render or brickwork. As a more detailed response to this issue it may also be desirable to discourage the use of acrylic renders that do not achieve the patina of natural cement renders as used on the Manor. In the artist impression the roofing material with horizontal lines is indicative of a state roofing, or faux slate roofing such as malthoid shingles. Given that the roof to the Manor is largely concealed it may well have originally been in corrugated galvanized iron as it is today. Certainly the red painted corrugated galvanized iron roofs to the stables and rear wings are likely to have matched the original roofing. Colorbond roofing in this traditional colour and may also be an appropriate roofing material for the new dwellings.

The recommended controls for Building Design and Articulation are appropriate as they address the roof form, window opening, highlight elements chimney and the like. There is however a very wide range of interpretation of such guideline possible. In practice the need to assess whether a proposed dwelling reflects and replicates period features of the Manor such the Manor and its setting is appropriately respected may be contentious. Not only do the Guidelines need to be set out appropriate illustrative examples but their status as controls and the responsibility of those arbitrating approvals needs also to be resolved.


Conclusion

It is my assessment that the proposed subdivision layout with landscaping whilst having some change upon the visual appearance of the wider setting of the Highton Manor will not affect the principal curtilage or the significant view corridor that establishes and protects the appreciation of the rural origins and siting of the Manor.

With the amendment of the design guidelines to encourage the use of preseed brickwork to match the Manor and with resolution of the management process for approval of proposed design of the dwellings the developed property, as indicated in the Artists Impression promises to respect the context and the heritage significance of Highton Manor. On the basis of the material provided to date it is my assessment that the subdivision is an appropriate adaptation of the property to new use and should be supported.

John Briggs
John Briggs Architects Pty Ltd

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8.7 Plan of Subdivision PS 749853R.

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



Senior Planning Officer
For and or on behalf of the Responsible Authority
Date: 28 September 2022

PLAN OF SUBDIVISION		EDITION I	PS 7¥985\$R	
Location of Land Parish: LOYOL A Crown Allotment (6t (PART)) Title Reference: VOLUME 9t29 FOLIO 72t Last Plan Reference: LPI27965 UT I Postal Address: ISO HIGHTON LANE (at time of subdivision) Mansfield 77 Z2 11GA Co- or dlnotee- E 119\$13 Zone° 55 Sof approx centre of land N: 589 6'++7 GDA 99		Council Name: Mansfield Shire Council Council Reference Number: S090305E/17 Planning Permit Reference: P0201B/08 SPEAR Reference Number: S098385E This plan is certified under section 11 (7) of the Subdivision Act 1988 Date of original certification under section 6: 1B/12/2017 Statement of Compliance This is a statement of compliance issued under section 21 of the Subdivision Act 1988 Public Open Space A requirement for public open space under section 18 of the Subdivision Act 1988 has been made and the requirement has been satisfied Digitally signed by: Leanne Joy Curphey for Mansfield Shire Council on 29/07/2019		
VESTING OF ROADS AND/OR RESERVES		NOTATIONS		
Identifier	Council/Body /Paragon			
RESERVE No.1	GOULBURN VALLEY REGION WATER CORPORATION			
NOTATIONS				
Depth Limitation does not apply				
SURVEY: This plan is based on survey. STAGIH6' This is not a proposed subdivision. Planning Permit No. PD201B/OB				
EASEMENT INFORMATION				
LEGEND: A - Appurtenant Easement E - Encumbering Easement R - Encumbering Easement (Road)				
Easement Reference	Purpose	Width (Metres)	Origin	Land Benefited/ In Favour Of
E-1, E-2	DR*IMAGE	SEE PLAN	LPIZ7¥65	LOT5 IN LPIZ7965
E-¥, E-\$	CARRIAGEWAY	SEE PLAN	THIS PLAN	LOT5 3 & ¥ ON P57¥16\$3R
E-7, E-0	CARRIAGEWAY	SEE PLAN	THIS PLAN	LOT ¥ ON PS7¥1051R
E-3, E-5, E-8	PIPELINE OR ANCILLARY PURPOSES	SEE PLAN	THIS PLAN SECTION 136 OF THE WATER ACT 1909	GOULBURN VALLEY REGION WATER CORPORATION
E-3, E-5, E-6, E-8	DRAINAGE	SEE PLAN	THIS PLAN	MANSFIELD SHIRE COUNCIL
SURVEYORS NAME: HALCOLM PERRIAN		Version No: 7		
SURVEYORS FILE REF: IIII2/ 01		IIII201v6.led		
PEYTONWAITE		Digitally signed by: Halcolm Perrian, Licensed Surveyor, Surveyor's Plan Version (7), 2B/07/2019, SPEAR Ref: S098385E		ORIGINAL SHEET SIZE: A3 SHEET 1 OF 2 PLAN REGISTERED TIME: 10:49am DATE: 12/09/19 G. ROTTEVEEL Assistant Registrar of Titles
fgE\$#1T/g\$1J#gSÿgf£fgg14Tgÿ#£1ã##£g\$		LEVEL 1 2 z LOWER HEIBELxzG R0xl EAST irAzHOE jH7t		
PHONE 94784993 A.C.N. 004 963 884				

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PS 7' * 9853R

LANE
HIGHTON

PART J
2 PARTS
9179m'
TOTAL AREA
5822m²

(PARTS
626m²*

(PART J
1687m²

(PART J
2 PARTS
5720m²*
TOTAL AREA
6346m²

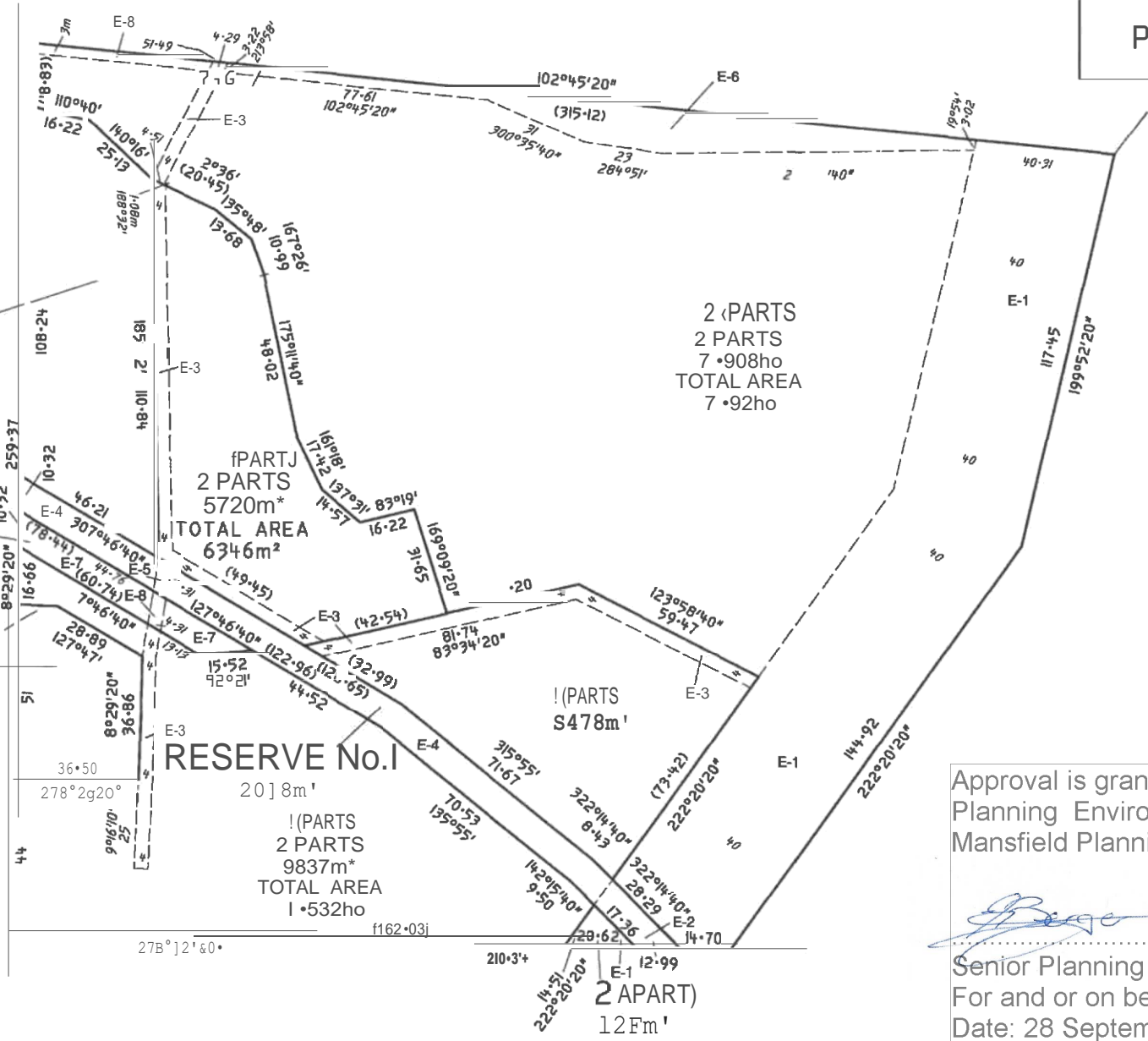
RESERVE No.1
2018m²

(PARTS
2 PARTS
9837m²*
TOTAL AREA
1 * 532ho

2 (PARTS
2 PARTS
7 * 908ho
TOTAL AREA
7 * 92ho

(PARTS
S478m²

2 (PARTS
12 Fm²



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SCALE 1:250 ORIGINAL SHEET

PEYTONWAITE
CONSULTING LAND SURVEYORS & TOWN PLANNERS
TEL: 03 4784 9333 A.C.N. 004 963 884

SURVEYORS NAME: MALCOLM PERRIAM
SURVEYORS FILE REF: MH2/01
YerMon No: 7
1111201v6.lcd

1:250 LINES ARE IN METRES
Digitally signed by: Malcolm Perriam, Licensed Surveyor,
Surveyor's Plan Version (7),
26/07/2019, SPEAR Ref: S098385E

SI ZE: A3 SHEET Z
Digitally signed by:
Mansfield Shire Council,
29/07/2019,
SPEAR Ref: S0983B5E