

PLAN OF PROPOSED SUBDIVISION  
 70 - 72 HIGHTON LANE  
 MANSFIELD

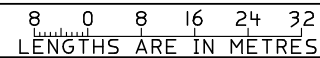
**STAGING**  
 STAGE 1 LOTS 1 TO 4  
 STAGE 2 LOTS 5 TO 13

**PEYTON WAITE**

CONSULTING LAND SURVEYORS & TOWN PLANNERS  
 LEVEL 1 240 LOWER HEIDELBERG ROAD EAST IVANHOE 3079  
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DIMENSIONS SUBJECT TO SURVEY  
 EASEMENTS WHERE NECESSARY  
 V9619 F720. LOT 1 ON LP200086N

SCALE  
 1:800



ORIGINAL SHEET  
 SIZE: A3

SHEET 1 of 1

SURVEYORS FILE REF: 11694/01  
 Version No: 2

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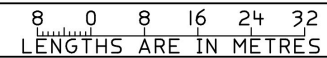
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# Staged Subdivision of the Land (Multi-lot) and Associated Works

70-72 Highton Lane, Mansfield



October 2022

### Quality Assurance Record

Prepared By	Noah Williams
Reviewed By	Shannon Hill
Approved By	Julie Lancashire
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# 1 Introduction

Urban Design and Management (UDM) represent Tessindi Park Enterprises Pty Ltd the owner of the land in relation to this planning permit application for a staged multi-lot residential subdivision and associated works at 70-72 Highton Lane, Mansfield. The proposal seeks approval to subdivide the land into thirteen (13) lots.

A SPEAR application (S202745E) was recently lodged for a boundary realignment which affects a small portion of the rear of the current title. In accordance with Clause 62.04 (Subdivisions not requiring a permit) of the Mansfield Planning Scheme a planning permit is not required for this subdivision. This planning permit application only relates to the balance of the site as shown on the submitted plans.

Under the Mansfield Planning Scheme, the subject site is included in the General Residential Zone 1 (GRZ1) and is not affected by any overlays, however is located within the designated Bushfire Prone Area (BPA).

This report provides details on the proposed development of the subject site including how it accords with the requirements of the Mansfield Planning Scheme.

ADDRESS	70-72 Highton Lane, Mansfield
Title Details	Lot 1 LP200086N Volume: 09619 Folio: 720
Covenants/Restrictions	Nil
Land Area	Total 13,410m <sup>2</sup> – 1.341ha
Zoning	General Residential Zone – Schedule 1 (GRZ1)
Overlays	None
Planning Permit Triggers	Clause 32.08-3 Permit is required to subdivide land
Area Of Cultural Heritage Sensitivity?	No
Bushfire Prone Area?	Yes
Relevant Planning Policy	<p><b>PPF:</b></p> <ul style="list-style-type: none"> <li>▪ Clause 02.03-1 Mansfield Township</li> <li>▪ Clause 02.03-3 Bushfire</li> <li>▪ Clause 02.03-5 Township and neighbourhood character</li> <li>▪ Clause 02.03-6 Housing</li> <li>▪ Clause 02.03-9 Development infrastructure</li> <li>▪ Clause 11.01-L-01 Mansfield Township</li> <li>▪ Clause 11.02-2S Structure planning</li> <li>▪ Clause 11.02-3S Sequencing of development</li> <li>▪ Clause 12.05-2L Significant landscapes, ridgelines and alpine approaches</li> <li>▪ Clause 13.01-1S Natural hazards and climate change</li> <li>▪ Clause 13.02-1S Bushfire</li> <li>▪ Clause 13.02-1L Bushfire management</li> <li>▪ Clause 15.01-1S Urban design</li> <li>▪ Clause 15.01-3S Subdivision design</li> <li>▪ Clause 15.01-4S Healthy neighbourhoods</li> <li>▪ Clause 15.01-5S Neighbourhood character</li> <li>▪ Clause 16.01-1L Housing supply in Mansfield township</li> <li>▪ Clause 18.01-1S Land use and transport integration</li> <li>▪ Clause 18.01-3S Sustainable and safe transport</li> <li>▪ Clause 18.01-3L Sustainable personal transport</li> <li>▪ Clause 18.02-1S Walking</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Clause 18.02-4S Roads</li> <li>▪ Clause 19.03-2S Infrastructure design and provision</li> </ul>
Other key considerations	<ul style="list-style-type: none"> <li>▪ Clause 53.01 Public Open Space Contribution and Subdivision</li> <li>▪ Objectives and standards to be met: Clause 56</li> <li>▪ Clause 65.01 Approval of an application or plan</li> <li>▪ Clause 65.02 Approval of an application to subdivide land</li> <li>▪ Mansfield Structure Plan 2015</li> <li>▪ Mansfield Planning Strategy 2022</li> <li>▪ Highton Lane Development Plan 2013</li> </ul>

## 2 Site and Context Description

### 2.1 Subject Site



Figure 1 - Subject site (source: LASSI)

The subject site is known as 70-72 Highton Lane, Mansfield and is described as **Lot 1** on **LP200086N**, title particulars Volume 09619, Folio 720 (refer **Attachment A**).

The site currently has a dwelling, pool and associated outbuildings surrounded by planted and exotic vegetation. The planted and exotic vegetation will be removed to provide the internal road network and crossovers to each proposed allotment.

Existing vehicle arrangements consist of a driveway to Highton Lane where the future proposed road will be provided that gains access to the allotments. Lot 1 has will retain its existing driveway to Highton Lane.

Pursuant to **Clause 32.08-3** a planning permit **is required** to subdivide land.

As noted in the introduction, the triangular parcel portion to the rear of the current title of land is proposed to be removed from the title via a boundary realignment SPEAR application S202745E.

In accordance with Clause 62.04 (Subdivisions not requiring a permit), a planning permit is not required for this as:

- A subdivision which realigns the common boundary between two lots if all the land is in one urban zone and the following applies:
- The new boundary coincides with a boundary fence that is more than five years old. This does not apply if all the land is in one ownership.

The land has been excluded from the proposal due to the application for the boundary realignment with the adjoining land owner. The application has been provided and will be assessed through a separate process.

## 2.2 Surrounds and Context

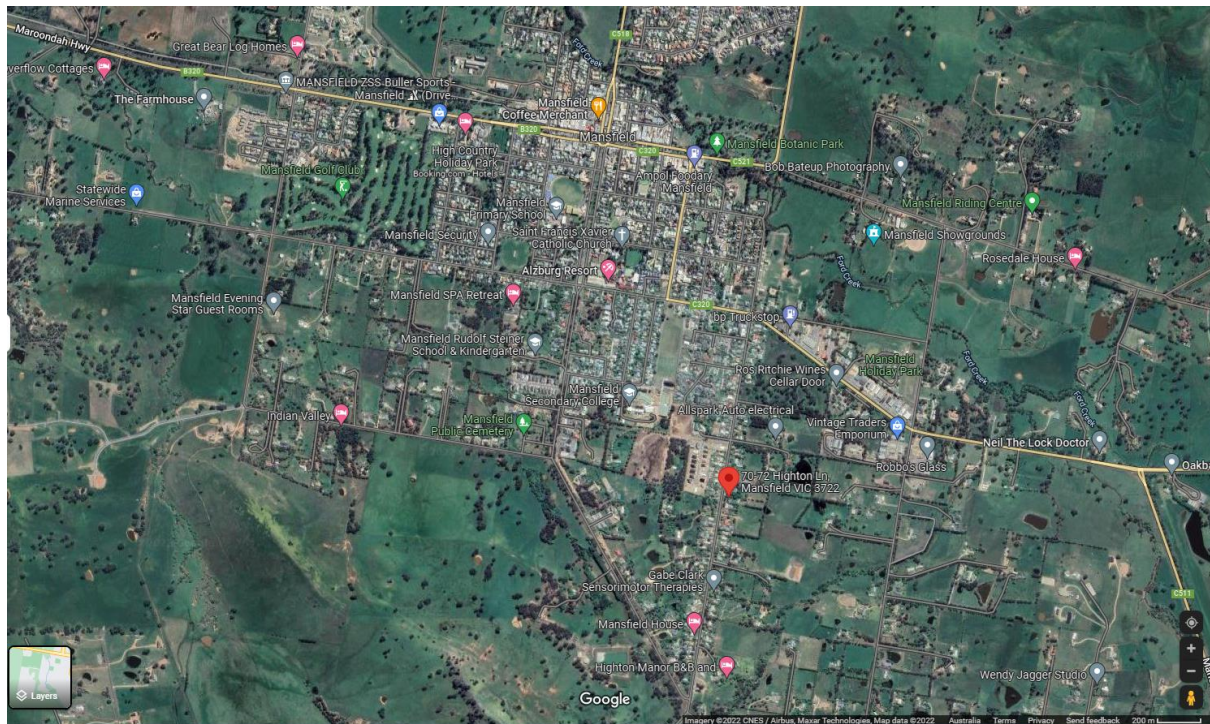


Figure 2 - Housing density in area (source Google Maps)

The subject site is located in a residential area that consists mainly of detached dwellings (as seen in **Figure 2**). The site is surrounded by a variety of lot sizes from smaller single dwelling lots to rural residential lots on the outskirts of Mansfield.

Most land surrounding the site lies within the General Residential Zone (GRZ) apart from land further east which lies within the Rural Living Zone and land along Mt Buller Road which is within the Industrial 1 Zone and Mixed Use Zone. The Mansfield Secondary College is included in the Public Use Zone (PUZ2) on View Street.

There are numerous medical, education and community facilities close to the site including; Mansfield Secondary College (395m), Performing Arts Centre (705m), Steiner School and Kindergarten (965m), St Marys School (1.05km), District Hospital (1.22km), Catholic Church (1.23km), and sporting and social opportunities at the Recreation Reserve/Swimming Pool (1.47km). The town centre of Mansfield that provides local retail needs is within 1.7km of the subject site.

Public transport options include the V/line bus services to Melbourne, which include major stops at Whittlesea, Bundoora, Lilydale, Ringwood and Box Hill.



## 2.3 Site Analysis



Figure 3 –Aerial Image (source: Near Map)

The site falls from the west (from the Highton Lane frontage) to the north east of the site (rear boundary). Existing services including electricity, sewer and water run along the frontage to Highton Lane (sewer also runs through the property).

Highton Lane is sealed, and vegetation on the subject site is either exotic or has been planted along fence lines. In accordance with Clause 52.17-7 (Table of Exemptions), there is no requirement for a planning permit to remove, destroy or lop a tree that was either planted or has grown as a result of direct seeding.

# 3 Proposal

The application seeks approval for a staged multi-lot subdivision of land and associated works at 70-72 Highton Lane, Mansfield.

## Subdivision Features

A thirteen lot subdivision is proposed via a new road to be provided from Highton Lane. Twelve lots will be accessed via this new road with Lot 1 retaining its existing crossover from Highton Lane.

The new road extends to the north to provide future access to the property to adjoining allotments and allow for a future north – south connection to the north as recommended by the draft Mansfield Highton Lane Development Plan (referenced within the Mansfield Township Structure Plan 2015 <https://www.mansfield.vic.gov.au/files/content/public/plan-build/strategic-planning/mansfield-township-structure-plan-mansfield-shire-council-2015.pdf>).

The lots will provide housing for numerous styles of dwellings as lot sizes range from 627m<sup>2</sup> to 1,178m<sup>2</sup>. The entrance to the subdivision (16m in width along frontage) is provided along Highton Lane, and the proposed internal road provides a future connection to the north. The development aims to encourage a diverse range of housing product and to continue the treed streetscape theme found in the area, in accordance with the Township Structure Plan where the area is identified as to provide possible future residential subdivision of 300-400 allotments.

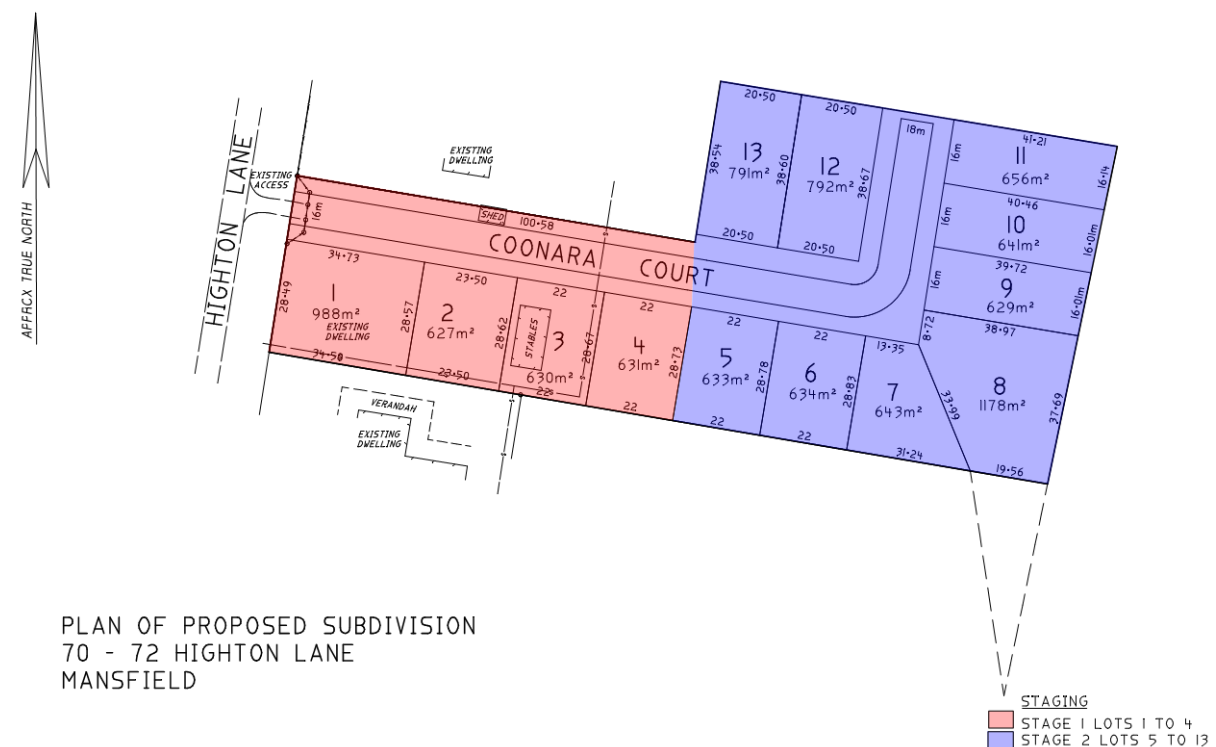


Figure 4 – Proposed Plan of Subdivision

## Staging

The two (2) proposed stages for the subdivision include:

- Stage 1 – Lots 1-4 and approximately 102m of the internal road
- Stage 2 – Lots 5-13 and remainder of internal road

The staging is indicatively shown in **Figure 4**.

## Servicing

From available information, the required services (sewer, water, electricity and telecommunications) are available either within or proximate to the site to enable efficient servicing of the subdivision. The letterbox location for each lot will be provided along the inner road frontage for ease of access for Australia Post.

# 4 Planning Policy

## 4.1 Municipal Planning Strategy (MPS)

### Clause 02 Municipal Planning Strategy

Clause 02.03-1 **Mansfield Township** states that Mansfield can provide significant growth within the shire and provides all major services and infrastructure for the community.

*The proposal will consolidate growth near the centre of town and utilise existing services along Highton Lane.*

Clause 02.03-3 **Bushfire** states that due to the location and topography of the Shire buildings on ridgelines or prominent exposed areas are particularly vulnerable to natural hazards such as bushfire however urban areas of Mansfield Township are generally unaffected.

*The proposed subdivision allows for new residential allotments within the Mansfield Township. The addition of future development to the subject site and surrounding allotments will decrease the chance of bushfire attack to the area as it leads to more modified vegetation and managed landscapes.*

Clause 02.03-5 **Township and neighbourhood character** recognises Mansfield Township's residential areas are characterised by wide streets with on street parking, large lots and street trees. Infill and medium density development will challenge the urban character of some areas in town but key attributes such as their spacious garden settings and identified heritage buildings should remain and be protected.

*The proposed subdivision is located off the major thoroughfare through Mansfield but is located proximate to Mount Buller Road and the subdivision design has taken into consideration the lot sizes and road frontages which are in accordance with the surrounding neighbourhood.*

Clause 02.03-6 **Housing** states that a diversity of housing opportunities is an important part of providing housing for all by maintaining housing affordability and increase the diversity of housing choices, including opportunities for rural living and medium density housing.

*The proposed lot sizing promotes housing affordability in Mansfield and is located proximate to Mount Buller Road and Town Centre where shops and services can be accessed by walking and cycling. The application supports the following strategic directions:*

- *Provide for housing needs to be met within townships.*
- *Maintain housing affordability and increase the diversity of housing choices.*

Clause 02.03-9 **Development infrastructure** seeks to support the fair and equal distribution of infrastructure and services to new development.

*All services are to be provided to the frontage of all proposed allotments. A road is provided within the subdivision so access to all lots and to future subdivision on adjacent lots can be provided in accordance within the adjoining Highton Lane Development Plan (referenced within the Mansfield Township Structure Plan 2015).*

## 4.2 Planning Policy Framework (PPF)

### Clause 11 Settlement

Clause 11.01-1L-01 Mansfield Township applies to all land identified in the Mansfield Township Strategic Framework Plan and aims to support the growth of Mansfield township as the focus of development in the Shire. This Clause supports the higher level state planning policies of Clauses 11.01-1S and 11.01-1R.

*The proposed subdivision produces choice and opportunities for affordable residential lots in close proximity to the Mansfield Town Centre which are also in accordance with the Highton Lane Development Plan. The application supports the following strategic directions:*

- *Contains and intensifies residential development within existing residentially zoned land.*
- *Encourages the redevelopment of currently vacant General Residential land.*

Clause 11.02-2S Structure planning aims to facilitate the orderly development of urban areas to ensure effective planning and management of the land use and development of areas through the preparation of relevant plans.

*Through strategic planning, the Mansfield Township Framework Plan facilitates where the residential development opportunities can be located. The Framework Plan locates the site in the Highton Lane DP area where 300-400 dwellings are to be provided. The proposed subdivision creates a logical and efficient design where the location for dwellings can be utilised effectively.*

Clause 11.02-3S Sequencing of development seeks to manage the sequence of development in areas of growth so that services are available from early in the life of the new communities.

*All services available to Mansfield will be provided to the frontage of each proposed allotment. Creation of a road off Highton Lane provides access to the land behind the existing ribbon of development running along its length. The new road extends to the north to provide future access to the property to adjoining allotments and allow for a future north – south connection to the north as recommended by the draft Mansfield Highton Lane Development Plan*

### Clause 12 Environmental and Landscape Values

Clause 12.05-2L Significant landscapes, ridgelines and alpine approaches supports Clause 12.05-2S and seeks to protect the environmental, landscape and visual significance of landscapes, alpine approaches and significant ridgelines, particularly in areas of high visual amenity.

*The subdivision allows for street trees alongside the internal road which connects to an alpine approach road (Highton Lane) to gain access to Mount Buller. The application supports the following strategic directions:*

- *Minimising the environmental and visual impact of the development by the bulk of the site development being located to the rear of existing development and not being visible from Highton Lane.*
- *Creation of a new streetscape with appropriate street trees.*

### Clause 13 Environmental Risks and Amenity

Clause 13.01-1S Natural hazards and climate change seeks to minimise the impacts of natural hazards and adapt to the impacts of climate change through risk-based planning.

*The risks to human life from natural have been addressed, with separation distances from significant vegetation to the residential subdivision being provided. Also, the addition of future dwellings, roads and maintained gardens to lot frontages will decrease the risk to bushfire for the subject site.*

Clause 13.02-1S **Bushfire** seeks to strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.

Clause 13.02-1L **Bushfire management** also seeks that the subdivision of the land in BPAs into more than 10 lots to:

- Provide access to the existing road network and locations that may provide shelter in the event of a bushfire.
- Provide perimeter roads and hard edges at the urban – hazard interface (including grassland).
- Provide multiple points of access and egress to the existing and proposed road network as necessary.

*The protection of human life can also be achieved through construction standards within building construction and design. This can be used to minimise the impact of ember attack and radiant heat on a building. Construction requirements for buildings are expressed as a Bushfire Attack Level (BAL) as prescribed in Australian Standards AS3959-2018 Construction of buildings in bushfire prone areas.*

*It can be reasonably assumed that vegetation on adjacent allotments will be maintained or cultivated in accordance with bushfire safety measures and the Mansfield Municipal Fire Management Plan.*

*The slopes onsite and in the surrounding landscape are relatively flat and are unlikely to present a significant risk factor that would contribute to fire behaviour.*

*Future land use and development will ensure that there is more fire protection measures across the subject site, as buildings and maintained grasslands would mitigate bushfire measures to combat bushfire. The proposed roads within the subdivision allows for future access through the subject site to land to be further subdivided at a later date.*

## Clause 15 Built Environment and Heritage

Clause 15.01-1S **Urban design** seeks to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity which promote good urban design to make the environment more liveable, safe and attractive.

*The subdivision proposes to provide an environment that is in accordance with the Highton Lane Development Plan which allows for a safe and attractive space which can be easily navigated to adjacent allotments to the north.*

Clause 15.01-3S **Subdivision design** sets out to ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods. This also seeks to achieve a range of lot sizes to suit a variety of dwelling and household types to meet the needs of different groups of people.

*The design of the subdivision allows for landscaped frontages to the proposed roads with a mix of lot sizes for developments of varying sizes that allow for dwellings and outbuildings.*

Clause 15.01-4S **Healthy neighbourhoods** seek to achieve neighbourhoods that foster healthy and active living and community wellbeing through design and create community interaction for people of all ages and abilities.

*The proposal creates residential allotments which allow for a walkable and cyclable commute into Mansfield Town Centre. The subject site promotes the use of active transportation with many community and sporting facilities under 1 kilometre from the subject site.*

Clause 15.01-5S **Neighbourhood character** aims to recognise, support and protect neighbourhood character, cultural identity and sense of place. Also ensures development responds to

its context and reinforces special characteristics of local environment and place by emphasizing the values, needs and aspirations of the community.

*The character of the area consists of single storey detached dwellings with landscaped front gardens. All lots will allow for detached dwellings and a landscaped garden within each allotment.*

## Clause 16 Housing

Clause 16.01-1L Housing supply in Mansfield Township supports Clause 16.01-1S and encourages higher density development in areas that can capitalise on existing physical and social infrastructure in proximity to the Mansfield town centre.

*The subdivision provides lot sizes from 627m<sup>2</sup> to 1,178m<sup>2</sup>, that allows for development in an area proximate to the Mansfield Town Centre and many community and sporting facilities.*

## Clause 18 Transport

Clause 18.01-1S Land use and transport integration seeks to facilitate access to social, cultural and economic opportunities by effectively integrating land use and transport by planning improvements to public transport, walking and cycling networks to coordinate with the ongoing development and redevelopment of urban areas.

*The subdivision is designed to support active living by allowing sustainable transport options to be used from the subject site to shopping, community and sporting facilities within Mansfield.*

Clause 18.01-3S Sustainable and safe transport seeks to facilitate an environmentally sustainable transport system that is safe and supports health and wellbeing by designing development to promote walking, cycling and the use of public transport, in that order, and minimise car dependency.

Clause 18.01-3L Sustainable personal transport also sets out to facilitate development that improves linkages between open space reserves and key community facilities such as schools through improved paths and trails.

*Footpaths are to be provided on site to the frontage of each proposed allotment. The footpaths are to join to the existing footpath network within Mansfield to connect to the town centre.*

Clause 18.02-1S Walking aims to facilitate an efficient and safe walking network and increase the proportion of trips made by walking by providing pedestrian routes that are safe, direct and comfortable to use.

*Existing footpaths on Highton Lane connects the site to many community facilities, schools, open space areas and the CBD of Mansfield.*

Clause 18.02-4S Roads seek to facilitate an efficient and safe road network that integrates all movement networks and makes best use of existing infrastructure by improving road connections for all users.

*The proposed road will allow for a road connection on future subdivisions to the north of the subject site and for access to all proposed lots within the subdivision.*

## Clause 19 Infrastructure

Clause 19.03-2S Infrastructure design and provision seeks to provide timely, efficient and cost-effective development infrastructure that meets the needs of the community by an integrated approach to the planning and engineering design of new subdivision and development.

*All services provided to the subject site will be provided to the frontage of each lot within the proposed subdivision.*

## 4.3 Zoning & Overlays

### Zone



Figure 5 - Zoning Map (source: Vic Plan)

#### Clause 32.08 General Residential Zone – Schedule 1

The purpose of the General Residential Zone is:

- To implement the Municipal Planning Strategy and the Planning Policy Framework.
- To encourage development that respects the neighbourhood character of the area.
- To encourage a diversity of housing types and housing growth particularly in locations offering good access to services and transport.
- To allow educational, recreational, religious, community and limited range of other non-residential uses to serve local community needs in appropriate locations.

In accordance with **Clause 32.08-3** of the General Residential Zone, a planning permit **is required** to subdivide land.

An application to subdivide land, other than an application to subdivide land into lots containing an existing dwelling or car parking space, must meet the requirements of **Clause 56** (refer **Attachment D**).

### Overlays

No overlays apply to the site.

### Cultural Heritage

The site is not located within Aboriginal culturally sensitive land.

## Bushfire Prone Area

The site is located entirely within a designated Bushfire Prone Area.

The subject site is within the Mansfield Township area where vegetation is regarded as low threat due to factors such as flammability, moisture content and fuel load. The classified grassland area and in close proximity to the low threat township area of Mansfield. For the township area, it can be reasonably assumed that the vegetation will be maintained or cultivated in accordance with bushfire safety measures. The grasslands are to be managed in accordance with the Municipal Fire Management Plan. The forest areas are where the highest density vegetation is located, and where the canopy of trees would be the largest threat. The closest forest area is approximately 1.3km to the south of the subject site within the Loyola Bushland Reserve.

A Bushfire Management Assessment is located at **Attachment E**.

## 4.4 Particular Provisions

### Clause 53.01 Public Open Space Contribution and Subdivision

**Clause 53.01** requires that a person who proposes to subdivide land make a contribution to the council for public open space in an amount specified in the schedule, or in accordance with *Section 18 of the Subdivision Act 1988*. The schedule to **Clause 53.01** does not specify a percentage amount for this location.

As such, the provisions of *Section 18 of the Subdivision Act 1988* apply, which state that:

*“A Council acting as a responsible authority or a referral authority under the Planning and Environment Act 1987 may require the applicant who proposes to create any additional separately disposable parcel of land by a plan of subdivision to— (a) set aside on the plan, for public open space, in a location satisfactory to the Council, a percentage of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or (b) pay or agree to pay to the Council a percentage of the site value of all of the land in the subdivision intended to be used for residential, industrial or commercial purposes, being a percentage set by the Council not exceeding 5 per cent; or (c) do a combination of (a) and (b) so that the total of the percentages required under (a) and (b) does not exceed 5 per cent of the site value of all the land in the subdivision.”*

A cash contribution is proposed.

### Clause 56 Residential Subdivision

A detailed response to Clause 56 Residential Subdivision is provided in Attachment D with a summary of key points provided below.

#### Clause 56.01 Subdivision site and context description

A Site and Context Analysis plan with surrounding existing land uses and proposed pattern of subdivision is provided at Attachment B and C and discussed in this planning report.

#### Clause 56.01-2

The layout and design of the subdivision is consistent with the draft Highton Lane Development Plan 2013 as previously discussed.

#### Clause 56.03 Liveable and sustainable communities

#### Clause 56.03-5

The subdivision design is in accordance with the general principles of urban structure and the Mansfield Planning Strategy and provides a functional, safe, attractive neighbourhood.

It will effectively support development of the current neighbourhood character of the area.



This includes the continuation of nature strips, regular street tree planting, and a mix of allotment sizing for a range of development opportunities.

### **Clause 56.04 Lot design**

#### Clause 56.04-1

There is no average net residential density specified in the zone, however the allotments are sized in accordance to nearby lots within Highton Lane and other nearby recent subdivisions.

Lots vary in size from 629m<sup>2</sup> to 1,178m<sup>2</sup>, catering to a wide range of housing choice at a range of affordability. Details of lot mix are shown within the attached Proposed Plan of Subdivision within Attachment B and C.

#### Clause 56.04-2

All lots are regularly shaped and capable of containing building envelopes consistent with requirements of the planning scheme.

#### Clause 56.04-3

Lot dimensions are able to support appropriate siting and design of dwellings to achieve required energy rating requirements. The lot sizes also ensure the provision for servicing easements as required.

#### Clause 56.04-4

All of the allotments have proposed footpath access, which is provided along the frontages. The allotments are located proximate to open space and sporting grounds which allows for community social interaction.

#### Clause 56.04-5

No common areas are proposed.

### **Clause 56.05 Urban landscape**

#### Clause 56.05-1

Street landscaping will be in accordance with surrounding development and planning permits.

A landscape plan can be provided as a condition of permit.

The subdivision provides for walking and cycling networks that link with the Mansfield Town Centre.

### **Clause 56.06 Access and mobility management**

#### Clause 56.06-2

The addition of all-weather footpaths will increase the safety of walking and cycling within the subdivision and create a division between vehicles and walking paths which is also provided for people with impaired mobility to access the Mansfield Town Centre. These connections will provide a safe and direct network through the site and immediate neighbourhood.

#### Clause 56.06-4

The proposed subdivision will provide safe access and egress for emergency vehicles which will have a clear access point to each lot.

The footpaths provide direct links to the Mansfield Town Centre, education facilities/health services and public transport. The internal road also provides direct access to a major road and connections for personal motor vehicles.

#### Clause 56.06-5

The footpaths will provide an extension to the integrated pedestrian network for the subdivision and future development to the north. The construction standards of the footpath infrastructure will be in accordance with the requirements of Standard C18, which will allow for accessibility for people with impaired mobility and other footpath bound vehicles.

#### Clause 56.06-7

The proposed road will meet the requirements of Standard C20 that will be approved by the responsible authority, with access to and from the subject site and will be in accordance to the nearby roads within the Mansfield Town Centre.

The footpath along the road within the subject site will increase public safety and passive surveillance.

#### Clause 56.06-8

The road and construction of crossovers will meet the requirements of the relevant roads authority and Council standards.

All lots will be provided with individual crossovers.

### **Clause 56.07 Integrated water management**

#### Clause 56.07-1

Drinking water will be provided in accordance with the requirements and to the satisfaction of the relevant water authority. All lot sizes allow for water tanks to be located on each lot if required.

#### Clause 56.07-2

Recycled water will be provided in accordance with the requirements and to the satisfaction of the relevant water authority. All lot sizes allow for water tanks to be located on each lot if required.

#### Clause 56.07-3

Wastewater will be managed in accordance with the requirements and to the satisfaction of the relevant water authority.

Sewerage infrastructure will be provided to the boundary of all lots within the subdivision.

#### Clause 56.07-4

The stormwater management system/drainage system will be developed to connect to existing system within and adjacent to the site. A drainage system will be designed to ensure there are no detrimental impacts within the immediate area.

Detailed design can be provided as a condition of any permit issued.

### **Clause 56.08 Site management**

#### Clause 56.08-1

The site will be managed in accordance with the requirements of the relevant authority. A Construction Management Plan can be provided as a condition of any permit issued.

### **Clause 56.09 Utilities**

All utilities will be provided in accordance with authority requirements.

#### Clause 56.09-1

Reticulated services will be provided underground to all lots within the subdivision.

#### Clause 56.09-2

Electricity will be provided to the boundary of each lot within the subdivision, and located underground. Renewable energy sources such as solar power will be encouraged.

Telecommunication systems will be supplied to the boundary of each lot within the subdivision, and are to be located underground.

Gas is not currently available to the site.

#### Clause 56.09-3

Fire hydrants are to be supplied (when and where necessary) along the street frontage in accordance with the fire authority's requirements.

Valves currently are provided along Highton Lane.

#### Clause 56.09-4

Street lighting will be consistent with Council's and Australian street lighting standards.

## 4.5 Other Planning Policies/Documents

### Mansfield Structure Plan 2015

Dwelling growth has been occurring at an average of approximately 1.3% pa across the Shire, but at a higher rate of 2.0% pa in Mansfield.

Mansfield is forecast to experience dwelling growth of approximately 45 new homes per year over the next 20 years accounting for an increasing share of total dwelling growth in the Shire.

A total of 900 new dwellings are projected to be required within Mansfield over the period 2011 to 2031 to accommodate the anticipated population growth and having regard for non-permanent residences.

Objective 1 within Section 6.0 of the Plan is 'to provide an adequate land supply to meet current and future housing needs' which Strategy 1.2 aims to 'prioritise the subdivision of existing vacant or underutilised land in preference to rezoning new areas'.

The subject site proposes to create allotments for future dwellings which provide affordable land close to the town centre. This also applies to Objective 2 of Section 6.0 of the Plan.

### Mansfield Planning Strategy 2022

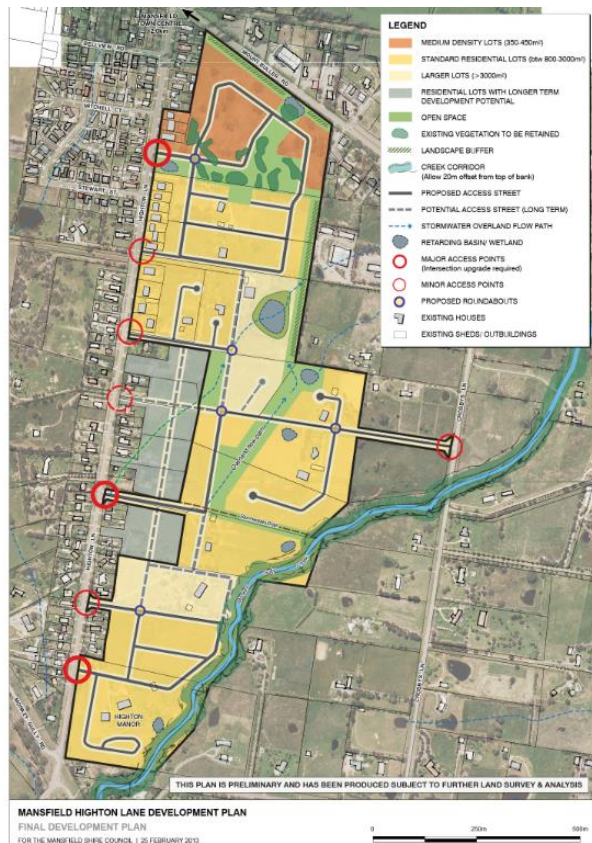
The strategy sets out land use and development priorities for the Mansfield Shire to 2040. The purpose of the strategy is to facilitate orderly development and identify preferred directions for growth and consider the possible changes to the municipality until 2040.

Section 4.4 of the Strategy states the requirements to accommodate future population growth within the area involves implementing measures to accelerate the release of suitable areas for residential development, which include the Highton Lane Development Plan area.

## Highton Lane Development Plan 2013 (draft)

The Development Plan aims to create a neighbourhood that provides for housing diversity whilst respecting the existing character of residential neighbourhoods in Mansfield. It appears to be a draft plan.

The subject site shown within the Development Plan provides a connector road which will allow movement through the area.



# 5 Assessment

## 5.1 Assessment against Planning Policy

The proposal for new residential lots within the township boundary of Mansfield will provide additional housing needs for the community, as well as providing employment opportunities for the construction, utility services and roadwork industries in the shorter term.

Mansfield is experiencing growth and will continue to do so over the next several decades with numerous Plans and Strategies and the Mansfield Planning Strategy which has been recently adopted.

The subject site is well located being on a main connector road within Mansfield, which connects to the Mansfield Town Centre to Howqua. Being well located within Mansfield, the subdivision also maximises opportunities to utilise transport options such as being within walking and cycling distance from the town centre, sporting and community facilities.

Council's Municipal Strategic Statement seeks to provide land to meet the needs of the regional towns by providing future growth of residential areas proximate to the town centres. The proposed development is well positioned with respect to being located within the current township, and located in close proximity to community uses such as schools, churches, medical centres, child care and open space.

The design of the subdivision will create safe and functional spaces and access to places for pedestrians and cyclists through external footpaths which link to the Mansfield Township that contains local shops, schools and community centres.

With the increasing population referred to in numerous municipal strategic documents, the added lots will provide an opportunity for a mix of housing to be created in close proximity to the town centre.

The proposed subdivision has been assessed against the requirements of Clause 56 of the Mansfield Planning Scheme, and a full assessment is included in **Attachment D**.

The subdivision layout provides an internal road which makes traffic movements safe for all service and emergency service vehicles.

## 6 Conclusion

The proposed subdivision will provide increased housing opportunities within the preferred residential area within Mansfield, located in close proximity to key roads and close to existing retail, community and educational facilities.

The design of the subdivision will cause no adverse impact on the visual significance of the area from vantage points along Highton Lane. The proposed subdivision is considered appropriate for the location and complies with the strategic intent and statutory requirements of the Mansfield Planning Scheme.

It is upon this basis that it is respectfully requested that the proposal be supported by Council.

# Attachments

**Attachment A – Copy of Title**

**Attachment B – Proposed Plan of Subdivision  
(with aerial image)**

Peyton Waite, Revision 2 dated August 2022

**Attachment C – Proposed Plan of Subdivision**

Peyton Waite, Revision 2 dated August 2022

**Attachment D – Clause 56 Assessment**

UDM, Revision A dated October 2022

**Attachment E – Bushfire Assessment**

UDM, Revision A dated October 2022

**REGISTER SEARCH STATEMENT (Title Search) Transfer of  
Land Act 1958**

VOLUME 09619 FOLIO 720

Security no : 124099609909N  
Produced 12/08/2022 04:05 PM

**LAND DESCRIPTION**

Lot 1 on Plan of Subdivision 200086N.  
PARENT TITLE Volume 08790 Folio 635  
Created by instrument LP200086N 09/07/1985

**REGISTERED PROPRIETOR**

Estate Fee Simple  
Sole Proprietor  
BRONWYN BESSIE GILLARD of 87 CAMBRIDGE DRIVE MANSFIELD VIC 3722  
AQ115192M 04/08/2017

**ENCUMBRANCES, CAVEATS AND NOTICES**

MORTGAGE AR012890B 11/05/2018  
COMMONWEALTH BANK OF AUSTRALIA

Any encumbrances created by Section 98 Transfer of Land Act 1958 or Section 24 Subdivision Act 1988 and any other encumbrances shown or entered on the plan or imaged folio set out under DIAGRAM LOCATION below.

**DIAGRAM LOCATION**

SEE LP200086N FOR FURTHER DETAILS AND BOUNDARIES

**ACTIVITY IN THE LAST 125 DAYS**

NIL

-----END OF REGISTER SEARCH STATEMENT-----

Additional information: (not part of the Register Search Statement)

Street Address: 70-72 HIGHTON LANE MANSFIELD VIC 3722

**ADMINISTRATIVE NOTICES**

NIL

eCT Control 18601V BANKWEST  
Effective from 11/05/2018

DOCUMENT END



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LP 200086 N

EDITION. 1.

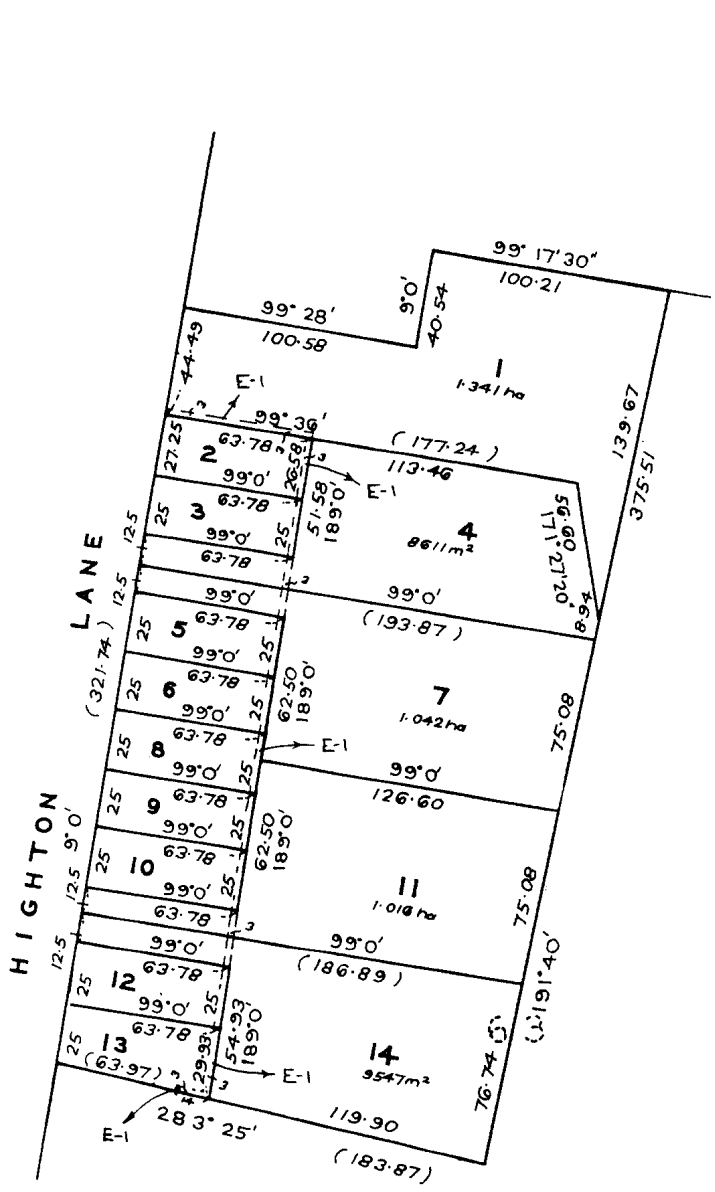
CHART. 2.

PLAN OF SUBDIVISION OF:	APPROPRIATIONS	ENCUMBRANCES & OTHER NOTATIONS
PART OF CROWN PORTION 63	Blue: Drainage & Sewerage	
PARISH: OF LOYOLA COUNTY: OF DELATITE	COLOUR CONVERSION BLUE = E 1	



LENGTHS ARE IN METRES

Vol 8790 Fol 635  
 APPROVED 9-7-85



## Clause 56 Assessment (3-15 Lots)



All objectives and standards are applicable except Clause 56.02-1, 56.03-1 to 56.03-4, 56.05-2, 56.06-1, 56.06-3 and 56.06-6.

Objectives	Standards	Comments	Compliance
<b>Clause 56.01 Subdivision Site and Context Description and Design Response</b>			
<b>Subdivision Site and Context Description (Clause 56.01-1)</b>			
<p>The site and context description may use a site plan, photographs or other techniques and must accurately describe:</p> <p>In relation to the site:</p> <ul style="list-style-type: none"> <li>• Site shape, size, dimensions and orientation.</li> <li>• Levels and contours of the site.</li> <li>• Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.</li> <li>• The siting and use of existing buildings and structures.</li> <li>• Street frontage features such as poles, street trees and kerb crossovers.</li> <li>• Access points.</li> <li>• Location of drainage and other utilities.</li> <li>• Easements.</li> <li>• Any identified natural or cultural features of the site.</li> <li>• Significant views to and from the site.</li> <li>• Noise and odour sources or other external influences.</li> <li>• Soil conditions, including any land affected by contamination, erosion, salinity, acid sulphate soils or fill.</li> <li>• Any other notable features or characteristics of the site.</li> <li>• Adjacent uses.</li> <li>• Any other factor affecting the capacity to develop the site including whether the site is affected by inundation.</li> </ul> <p>An application for subdivision of 3 or more lots must also describe in relation to the surrounding area:</p> <ul style="list-style-type: none"> <li>• The pattern of subdivision.</li> <li>• Existing land uses.</li> <li>• The location and use of existing buildings on adjacent land.</li> <li>• Abutting street and path widths, materials and detailing.</li> <li>• The location and type of significant vegetation.</li> </ul> <p>An application for subdivision of 60 or more lots must also describe in relation to the surrounding area:</p> <ul style="list-style-type: none"> <li>• Location, distance and type of any nearby public open space and recreational facilities.</li> <li>• Direction and distances to local shops and community facilities.</li> <li>• Directions and walking distances to public transport routes and stops.</li> <li>• Direction and walking distances to existing neighbourhood, major and principal activity centres and major employment areas.</li> <li>• Existing transport routes, including freeways, arterial roads and streets connecting neighbourhoods.</li> <li>• Local street network including potential connections to adjacent subdivisions.</li> <li>• Traffic volumes and movements on adjacent roads and streets.</li> <li>• Pedestrian, bicycle and shared paths identifying whether their primary role is neighbourhood or regional access.</li> <li>• Any places of cultural significance.</li> </ul>	<p>A Proposed Plan of Subdivision is enclosed for Council's consideration. A site and context description addressing the requirements of <i>Clause 56.01-1</i> is also provided in the attached planning report.</p>	<p>✓ Complies with objective</p>	

Objectives	Standards	Comments	Compliance
<ul style="list-style-type: none"> <li>Natural features including trees and other significant vegetation, drainage lines, water courses, wetlands, ridgelines and hill tops.</li> <li>Proximity of any fire threats.</li> <li>Pattern of ownership of adjoining lots.</li> </ul> <p>If in the opinion of the responsible authority a requirement of the site and context description is not relevant to the assessment of an application, the responsible authority may waive or reduce the requirement.</p>			
<p><b>Subdivision Design Response (Clause 56.01-2)</b></p>			
<p>The design response must explain how the proposed design:</p> <ul style="list-style-type: none"> <li>Derives from and responds to the site and context description.</li> <li>Responds to any site and context features for the area identified in a local planning policy or a Neighbourhood Character Overlay.</li> <li>Responds to any relevant objective, policy, strategy or plan set out for the area in this scheme.</li> <li>Meets the relevant objectives of Clause 56.</li> </ul> <p>The design response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area. If in the opinion of the responsible authority this requirement is not relevant to the assessment of an application, it may waive or reduce the requirement.</p> <p>An application for subdivision of 60 or more lots must also include a plan that meets the requirements of Standard C2. The plan must also show the:</p> <ul style="list-style-type: none"> <li>Proposed uses of each part of the site.</li> <li>Natural features of the site and identify any features proposed to be altered.</li> <li>Proposed integrated water management system.</li> <li>Proposed staging of the subdivision.</li> </ul>		<p>A Proposed Plan of Subdivision is enclosed for Council's consideration. Assessment of the proposed subdivision addressing the requirements of this clause has been provided within the enclosed Planning Report.</p>	<p>✓ Complies with objective</p>
<p><b>Clause 56.03 Liveable and Sustainable Communities</b></p>			
<p><b>C6 Neighbourhood Character Objective (Clause 56.03-5)</b></p>			
<ul style="list-style-type: none"> <li>To design subdivisions that respond to neighbourhood character.</li> </ul>	<p>Subdivision should:</p> <ul style="list-style-type: none"> <li>Respect the existing neighbourhood character or achieve a preferred neighbourhood character consistent with any relevant neighbourhood character objective, policy or statement set out in this scheme.</li> <li>Respond to and integrate with the surrounding urban environment.</li> <li>Protect significant vegetation and site features.</li> </ul>	<p>The subdivision design is in accordance with the general principles of urban structure and the Mansfield Planning Strategy and provides a functional, safe, attractive neighbourhood. It will effectively support development of the current neighbourhood character of the area.</p>	<p>✓ Complies with objective</p>

Objectives	Standards	Comments	Compliance
<b>Clause 56.04 Lot Design</b>			
<b>C7 Lot Diversity and Distribution Objectives (Clause 56.04-1)</b>			
<ul style="list-style-type: none"> <li>• To achieve housing densities that support compact and walkable neighbourhoods and the efficient provision of public transport services.</li> <li>• To provide higher housing densities within walking distance of activity centres.</li> <li>• To achieve increased housing densities in designated growth areas.</li> <li>• To provide a range of lot sizes to suit a variety of dwelling and household types.</li> </ul>	<p>A subdivision should implement any relevant housing strategy, plan or policy for the area set out in this scheme.</p>	<p>The subdivision is within walking and cycling distance of Mansfield Town Centre, and public transport (bus line) which can be utilised to commute to Melbourne and other nearby locations.</p>	<p>✓ Complies with objective</p>
	<p>Lot sizes and mix should achieve the average net residential density specified in any zone or overlay that applies to the land or in any relevant policy for the area set out in this scheme.</p>	<p>There is no average net residential density specified in the zone, however the allotments are sized in accordance to nearby lots within Highton Lane and other nearby recent subdivisions.</p>	<p>✓ Complies with objective</p>
	<p>A range and mix of lot sizes should be provided including lots suitable for the development of:</p> <ul style="list-style-type: none"> <li>• Single dwellings.</li> <li>• Two dwellings or more.</li> <li>• Higher density housing.</li> <li>• Residential buildings and Retirement villages.</li> </ul>	<p>Lots vary in size from 629m<sup>2</sup> to 1,178m<sup>2</sup>, catering to a wide range of housing choice at a range of affordability. Details of lot mix are shown within the attached Proposed Plan of Subdivision.</p>	<p>✓ Complies with objective</p>
	<p>Unless the site is constrained by topography or other site conditions, lot distribution should provide for 95 per cent of dwellings to be located no more than 400 metre street walking distance from the nearest existing or proposed bus stop, 600 metres street walking distance from the nearest existing or proposed tram stop and 800 metres street walking distance from the nearest existing or proposed railway station.</p>	<p>The subject site is located within a walkable distance of Mansfield Town Centre. However, there is only one bus stop within Mansfield and it is located approximately 1.8km from the site.</p>	<p>N/A</p>
	<p>Lots of 300 square metres or less in area, lots suitable for the development of two dwellings or more, lots suitable for higher density housing and lots suitable for Residential buildings and Retirement villages should be located in and within 400 metres street walking distance of an activity centre.</p>	<p>There are no allotments under 300m<sup>2</sup> proposed.</p>	<p>N/A</p>

Objectives	Standards	Comments	Compliance
<p><b>C8 Lot Area and Building Envelope Objective (Clause 56.04-2)</b></p>			
<ul style="list-style-type: none"> <li>To provide lots with areas and dimensions that enable the appropriate siting and construction of a dwelling, solar access, private open space, vehicle access and parking, water management, easements and the retention of significant vegetation and site features.</li> </ul>	<p>An application to subdivide land that creates lots of less than 300 square metres should be accompanied by information that shows:</p> <ul style="list-style-type: none"> <li>That the lots are consistent or contain building envelope that is consistent with a development approved under this scheme, or</li> <li>That a dwelling may be constructed on each lot in accordance with the requirements of this scheme.</li> </ul>	<p>There are no allotments under 300m<sup>2</sup> proposed.</p>	<p>N/A</p>
	<p>Lots of between 300 square metres and 500 square metres should:</p> <ul style="list-style-type: none"> <li>Contain a building envelope that is consistent with a development of the lot approved under this scheme, or</li> <li>If no development of the lot has been approved under this scheme, contain a building envelope and be able to contain a rectangle measuring 10 metres by 15 metres, or 9 metres by 15 metres if a boundary wall is nominated as part of the building envelope.</li> </ul> <p>If lots of between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east and 20 degrees west of north unless there are significant physical constraints that make this difficult to achieve.</p>	<p>There are no allotments between 300m<sup>2</sup> and 500m<sup>2</sup> proposed.</p>	<p>N/A</p>
	<p>Lots greater than 500 square metres should be able to contain a rectangle measuring 10 metres by 15 metres, and may contain a building envelope.</p> <p>A building envelope may specify or incorporate any relevant siting and design requirement. Any requirement should meet the relevant standards of Clause 54, unless:</p> <ul style="list-style-type: none"> <li>The objectives of the relevant standards are met, and</li> </ul>	<p>All lots greater than 500m<sup>2</sup> will be able to contain a 10m x 15m rectangle. No building envelopes have been proposed. The subdivision design will ensure proper siting of a dwelling to gain street frontage and maximum solar access.</p>	<p>✓ Complies with objective</p>

Objectives	Standards	Comments	Compliance
	<ul style="list-style-type: none"> <li>The building envelope is shown as a restriction on a plan of subdivision registered under the Subdivision Act 1988, or is specified as a covenant in an agreement under Section 173 of the Act.</li> </ul>		
	<p>Where a lot with a building envelope adjoins a lot that is not on the same plan of subdivision or is not subject to the same agreement relating to the relevant building envelope:</p> <ul style="list-style-type: none"> <li>The building envelope must meet Standards A10 and A11 of Clause 54 in relation to the adjoining lot, and</li> <li>The building envelope must not regulate siting matters covered by Standards A12 to A15 (inclusive) of Clause 54 in relation to the adjoining lot. This should be specified in the relevant plan of subdivision or agreement.</li> </ul>	No building envelopes are proposed within the subdivision.	N/A
	<p>Lot dimensions and building envelopes should protect:</p> <ul style="list-style-type: none"> <li>Solar access for future dwellings and support the siting and design of dwellings that achieve the energy rating requirements of the Building Regulations.</li> <li>Existing or proposed easements on lots.</li> <li>Significant vegetation and site features.</li> </ul>	Lot dimensions are able to support appropriate siting and design of dwellings to achieve required energy rating requirements. The lot sizes also ensure the provision for servicing easements as required.	 Complies with objective
<p><b>C9 Solar Orientation of Lots Objective (Clause 56.04-3)</b></p>			
<ul style="list-style-type: none"> <li>To provide good solar orientation of lots and solar access for future dwellings.</li> </ul>	<p>Unless the site is constrained by topography or other site conditions, at least 70 percent of lots should have appropriate solar orientation.</p> <p>Lots have appropriate solar orientation when:</p> <ul style="list-style-type: none"> <li>The long axis of lots are within the range north 20 degrees west to north 30 degrees east or east 20 degrees north to east 30 degrees south.</li> <li>Lots between 300 square metres and 500 square metres are proposed to contain dwellings that are built to the boundary, the long axis of the lots should be within 30 degrees east</li> </ul>	All of the proposed lots are generally orientated to provide adequate solar access to the lots and will also take into account the relationship of neighbouring dwellings including the need for building along boundaries if required.	 Complies with objective

Objectives	Standards	Comments	Compliance
	and 20 degrees west of north. <ul style="list-style-type: none"> <li>• Dimensions of lots are adequate to protect solar access to the lot, taking into account likely dwelling size and the relationship of each lot to the street.</li> </ul>		
<b>C10 Street Orientation Objective (Clause 56.04-4)</b>			
<ul style="list-style-type: none"> <li>• To provide a lot layout that contributes to community social interaction, personal safety and property security.</li> </ul>	Subdivision should increase visibility and surveillance by: <ul style="list-style-type: none"> <li>• Ensuring lots front all roads and streets and avoid the side or rear of lots being oriented to connector streets and arterial roads.</li> <li>• Providing lots of 300 square metres or less in area and lots for 2 or more dwellings around activity centres and public open space.</li> <li>• Ensuring streets and houses look onto public open space and avoiding sides and rears of lots along public open space boundaries.</li> <li>• Providing roads and streets along public open space boundaries.</li> </ul>	All of the allotments have proposed footpath access, which is provided along the frontages. The allotments are located proximate to open space and sporting grounds which allows for community social interaction.	✓ Complies with objective
<b>C11 Common Area Objectives (Clause 56.04-5)</b>			
<ul style="list-style-type: none"> <li>• To identify common areas and the purpose for which the area is commonly held.</li> <li>• To ensure the provision of common area is appropriate and that necessary management arrangements are in place.</li> <li>• To maintain direct public access throughout the neighbourhood street network.</li> </ul>	An application to subdivide land that creates common land must be accompanied by a plan and a report identifying: <ul style="list-style-type: none"> <li>• The common area to be owned by the body corporate, including any streets and open space.</li> <li>• The reasons why the area should be commonly held.</li> <li>• Lots participating in the body corporate.</li> <li>• The proposed management arrangements including maintenance standards for streets and open spaces to be commonly held.</li> </ul>	While there is no open space provided within the subdivision, there are open space areas and sporting grounds easily accessible via walking or cycling by all allotments which promote community engagement by encouraging active transport use by all-weather concrete footpaths to the frontage of all allotments within the subdivision.	✓ Complies with objective

Objectives	Standards	Comments	Compliance
<h2 style="margin: 0;">Clause 56.05 Urban Landscape</h2>			
<h3 style="margin: 0;">C12 Integrated Urban Landscape Objectives (Clause 56.05-1)</h3>			
<ul style="list-style-type: none"> <li>• To provide attractive and continuous landscaping in streets and public open spaces that contribute to the character and identity of new neighbourhoods and urban places or to existing or preferred neighbourhood character in existing urban areas.</li> <li>• To incorporate natural and cultural features in the design of streets and public open space where appropriate.</li> <li>• To protect and enhance native habitat and discourage the planting and spread of noxious weeds.</li> <li>• To provide for integrated water management systems and contribute to drinking water conservation.</li> </ul>	<p>An application for subdivision that creates streets or public open space should be accompanied by a landscape design.</p> <p>The landscape design should:</p> <ul style="list-style-type: none"> <li>• Implement any relevant streetscape, landscape, urban design or native vegetation precinct plan, strategy or policy for the area set out in this scheme.</li> <li>• Create attractive landscapes that visually emphasise streets and public open spaces.</li> <li>• Respond to the site and context description for the site and surrounding area.</li> <li>• Maintain significant vegetation where possible within an urban context.</li> <li>• Take account of the physical features of the land including landform, soil and climate.</li> <li>• Protect and enhance any significant natural and cultural features.</li> <li>• Protect and link areas of significant local habitat where appropriate.</li> <li>• Support integrated water management systems with appropriate landscape design techniques for managing urban run-off including wetlands and other water sensitive urban design features in streets and public open space.</li> <li>• Promote the use of drought tolerant and low maintenance plants and avoid species that are likely to spread into the surrounding environment.</li> <li>• Ensure landscaping supports surveillance and provides shade in streets, parks and public open space.</li> <li>• Develop appropriate landscapes for the intended use of public open space including areas for passive and active recreation, the exercising of pets, playgrounds and shaded areas.</li> </ul>	<p>The subdivision has been designed in accordance with the surrounding streetscapes.</p> <p>The subdivision provides for walking and cycling networks that link with the Mansfield Town Centre.</p> <p>A detailed landscape design plan can be provided as a condition of any planning permit issued.</p>	<p style="text-align: center;">✔ Complies with objective</p>



Objectives	Standards	Comments	Compliance
	<ul style="list-style-type: none"> <li>• Provide for walking and cycling networks that link with community facilities.</li> <li>• Provide appropriate pathways, signage, fencing, public lighting and street furniture.</li> <li>• Create low maintenance, durable landscapes that are capable of a long life.</li> </ul>		
	<p>The landscape design must include a maintenance plan that sets out maintenance responsibilities, requirements and costs.</p>	<p>A maintenance plan can be provided as a condition of any planning permit issued.</p>	<p>✓ Complies with objective</p>

## Clause 56.06 Access and Mobility Management

### C15 Walking and Cycling Network Objectives (Clause 56.06-2)

<ul style="list-style-type: none"> <li>• To contribute to community health and well being by encouraging walking and cycling as part of the daily lives of residents, employees and visitors.</li> <li>• To provide safe and direct movement through and between neighbourhoods by pedestrians and cyclists.</li> <li>• To reduce car use, greenhouse gas emissions and air pollution.</li> </ul>	<p>The walking and cycling network should be designed to:</p> <ul style="list-style-type: none"> <li>• Implement any relevant regional and local walking and cycling strategy, plan or policy for the area set out in this scheme.</li> <li>• Link to any existing pedestrian and cycling networks.</li> <li>• Provide safe walkable distances to activity centres, community facilities, public transport stops and public open spaces.</li> <li>• Provide an interconnected and continuous network of safe, efficient and convenient footpaths, shared paths, cycle paths and cycle lanes based primarily on the network of arterial roads, neighbourhood streets and regional public open spaces.</li> <li>• Provide direct cycling routes for regional journeys to major activity centres, community facilities, public transport and other regional activities and for regional recreational cycling.</li> <li>• Ensure safe street and road crossings including the provision of traffic controls where required.</li> <li>• Provide an appropriate level of priority for pedestrians and cyclists.</li> <li>• Have natural surveillance along streets and from abutting dwellings and be designed for personal safety</li> </ul>	<p>The addition of all-weather footpaths will increase the safety of walking and cycling within the subdivision and create a division between vehicles and walking paths which is also provided for people with impaired mobility to access the Mansfield Town Centre.</p>	<p>✓ Complies with objective</p>
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Objectives	Standards	Comments	Compliance
	and security particularly at night. <ul style="list-style-type: none"> <li>Be accessible to people with disabilities.</li> </ul>		
<b>C17 Neighbourhood Street Network Objective (Clause 56.06-4)</b>			
<ul style="list-style-type: none"> <li>To provide for direct, safe and easy movement through and between neighbourhoods for pedestrians, cyclists, public transport and other motor vehicles using the neighbourhood street network.</li> </ul>	The neighbourhood street network must: <ul style="list-style-type: none"> <li>Take account of the existing mobility network of arterial roads, neighbourhood streets, cycle paths, cycle paths, footpaths and public transport routes.</li> <li>Provide clear physical distinctions between arterial roads and neighbourhood street types.</li> <li>Comply with the Roads Corporation's arterial road access management policies.</li> <li>Provide an appropriate speed environment and movement priority for the safe and easy movement of pedestrians and cyclists and for accessing public transport.</li> <li>Provide safe and efficient access to activity centres for commercial and freight vehicles.</li> <li>Provide safe and efficient access to all lots for service and emergency vehicles.</li> <li>Provide safe movement for all vehicles.</li> <li>Incorporate any necessary traffic control measures and traffic management infrastructure.</li> </ul>	The proposed subdivision will provide safe access and egress for emergency vehicles which will have a clear access point to each lot from Coonara Court. The footpaths provide direct links to the Mansfield Town Centre, education facilities/health services and public transport. The internal road (Coonara Court) also provides direct access to a major road and connections for personal motor vehicles.	✓ Complies with objective
	The neighbourhood street network should be designed to: <ul style="list-style-type: none"> <li>Implement any relevant transport strategy, plan or policy for the area set out in this scheme.</li> <li>Include arterial roads at intervals of approximately 1.6 kilometres that have adequate reservation widths to accommodate long term movement demand.</li> <li>Include connector streets approximately halfway between arterial roads and provide adequate reservation widths to accommodate long term movement demand.</li> </ul>	The neighbourhood street network allows for efficient movement for pedestrians, cyclists and vehicles. The street network (Coonara Court) allows for faster and safer access and egress of emergency vehicles throughout the subject site, and also allows for safe turning spaces/throughfares for all emergency and waste removal vehicles. The added traffic for the proposed dwellings (and visitors) would not be detrimental to the amenity of the area due to adequate road hierarchy network (for the whole area) and connections. The position of the lots would provide a large amount of solar access for each dwelling within the site.	✓ Complies with objective

Objectives	Standards	Comments	Compliance
	<ul style="list-style-type: none"> <li>• Ensure connector streets align between neighbourhoods for direct and efficient movement of pedestrians, cyclists, public transport and other motor vehicles.</li> <li>• Provide an interconnected and continuous network of streets within and between neighbourhoods for use by pedestrians, cyclists, public transport and other vehicles.</li> <li>• Provide an appropriate level of local traffic dispersal.</li> <li>• Indicate the appropriate street type.</li> <li>• Provide a speed environment that is appropriate to the street type.</li> <li>• Provide a street environment that appropriately manages movement demand (volume, type and mix of pedestrians, cyclists, public transport and other motor vehicles).</li> <li>• Encourage appropriate and safe pedestrian, cyclist and driver behaviour.</li> <li>• Provide safe sharing of access lanes and access places by pedestrians, cyclists and vehicles.</li> <li>• Minimise the provision of cul-de-sac.</li> <li>• Provide for service and emergency vehicles to safely turn at the end of a dead-end street.</li> <li>• Facilitate solar orientation of lots.</li> <li>• Facilitate the provision of the walking and cycling network, integrated water management systems, utilities and planting of trees.</li> <li>• Contribute to the area's character and identity.</li> <li>• Take account of any identified significant features.</li> </ul>		

Objectives	Standards	Comments	Compliance
<b>C18 Walking and Cycling Network Detail Objectives (Clause 56.06-5)</b>			
<ul style="list-style-type: none"> <li>• To design and construct footpaths, shared path and cycle path networks that are safe, comfortable, well-constructed and accessible for people with disabilities.</li> <li>• To design footpaths to accommodate wheelchairs, prams, scooters and other footpath bound vehicles.</li> </ul>	<p>Footpaths, shared paths, cycle paths and cycle lanes should be designed to:</p> <ul style="list-style-type: none"> <li>• Be part of a comprehensive design of the road or street reservation.</li> <li>• Be continuous and connect.</li> <li>• Provide for public transport stops, street crossings for pedestrians and cyclists and kerb crossovers for access to lots.</li> <li>• Accommodate projected user volumes and mix.</li> <li>• Meet the requirements of Table C1.</li> <li>• Provide pavement edge, kerb, channel and crossover details that support safe travel for pedestrians, footpath bound vehicles and cyclists, perform required drainage functions and are structurally sound.</li> <li>• Provide appropriate signage.</li> <li>• Be constructed to allow access to lots without damage to the footpath or shared path surfaces.</li> <li>• Be constructed with a durable, non-skid surface.</li> <li>• Be of a quality and durability to ensure:                             <ul style="list-style-type: none"> <li>▪ Safe passage for pedestrians, cyclists, footpath bound vehicles and vehicles.</li> <li>▪ Discharge of urban run-off.</li> <li>▪ Preservation of all-weather access.</li> <li>▪ Maintenance of a reasonable, comfortable riding quality.</li> <li>▪ A minimum 20-year life span.</li> </ul> </li> <li>• Be accessible to people with disabilities and include tactile ground surface indicators, audible signals and kerb ramps required for the movement of people with disabilities.</li> </ul>	<p>The footpaths will provide an extension to the integrated pedestrian network for the subdivision and future development to the north. The construction standards of the footpath infrastructure will be of a high standard, which will allow for accessibility for people with impaired mobility and other footpath bound vehicles.</p>	<p>✓ Complies with objective</p>

Objectives	Standards	Comments	Compliance
<b>C20 Neighbourhood Street Network Detail Objective (Clause 56.06-7)</b>			
<ul style="list-style-type: none"> <li>To design and construct street carriageways and verges so that the street geometry and traffic speeds provide an accessible and safe neighbourhood street system for all users.</li> </ul>	<p>The design of streets and roads should:</p> <ul style="list-style-type: none"> <li>Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met.</li> <li>Provide street blocks that are generally between 120 metres and 240 metres in length and generally between 60 metres to 120 metres in width to facilitate pedestrian movement and control traffic speed.</li> <li>Have verges of sufficient width to accommodate footpaths, shared paths, cycle paths, integrated water management, street tree planting, lighting and utility needs.</li> <li>Have street geometry appropriate to the street type and function, the physical land characteristics and achieve a safe environment for all users.</li> <li>Provide a low-speed environment while allowing all road users to proceed without unreasonable inconvenience or delay.</li> <li>Provide a safe environment for all street users applying speed control measures where appropriate.</li> <li>Ensure intersection layouts clearly indicate the travel path and priority of movement for pedestrians, cyclists and vehicles.</li> <li>Provide a minimum 5 metre by 5 metre corner splay at junctions with arterial roads and a minimum 3 metre by 3 metre corner splay at other junctions unless site conditions justify a variation to achieve safe sight lines across corners.</li> </ul>	<p>The proposed road (Coonara Court) will be to a standard that will be approved by the responsible authority, with access to and from the subject site.</p> <p>The internal road will be of low speed in order to maintain a safe community with promotion of walking and cycling over sole vehicle dependency.</p> <p>The proposed road will be in accordance to the nearby roads within the Mansfield Town Centre.</p>	<p>✓ Complies with objective</p>

Objectives	Standards	Comments	Compliance
	<ul style="list-style-type: none"> <li>• Ensure streets are of sufficient strength to:                             <ul style="list-style-type: none"> <li>▪ Enable the carriage of vehicles.</li> <li>▪ Avoid damage by construction vehicles and equipment.</li> </ul> </li> <li>• Ensure street pavements are of sufficient quality and durability for the:                             <ul style="list-style-type: none"> <li>▪ Safe passage of pedestrians, cyclists and vehicles.</li> <li>▪ Discharge of urban run-off.</li> <li>▪ Preservation of all-weather access and maintenance of a reasonable, comfortable riding quality.</li> </ul> </li> <li>• Ensure carriageways of planned arterial roads are designed to the requirements of the relevant road authority.</li> <li>• Ensure carriageways of neighbourhood streets are designed for a minimum 20 year life span.</li> <li>• Provide pavement edges, kerbs, channel and crossover details designed to:                             <ul style="list-style-type: none"> <li>▪ Perform the required integrated water management functions.</li> <li>▪ Delineate the edge of the carriageway for all street users.</li> <li>▪ Provide efficient and comfortable access to abutting lots at appropriate locations.</li> <li>▪ Contribute to streetscape design.</li> </ul> </li> <li>• Provide for the safe and efficient collection of waste and recycling materials from lots.</li> <li>• Be accessible to people with disabilities.</li> <li>• Meet the requirements of Table C1. Where the widths of access lanes, access places, and access streets do not comply with the requirements of Table C1, the requirements of the relevant fire authority and roads authority must be met. Where the widths of connector streets do not comply with the requirements of Table C1, the requirements of the</li> </ul>		


Objectives	Standards	Comments	Compliance
	<p>relevant public transport authority must be met.</p> <p>A street detail plan should be prepared that shows, as appropriate:</p> <ul style="list-style-type: none"> <li>• The street hierarchy and typical cross-sections for all street types.</li> <li>• Location of carriageway pavement, parking, bus stops, kerbs, crossovers, footpaths, tactile surface indicators, cycle paths and speed control and traffic management devices.</li> <li>• Water sensitive urban design features.</li> <li>• Location and species of proposed street trees and other vegetation.</li> <li>• Location of existing vegetation to be retained and proposed treatment to ensure its health.</li> <li>• Any relevant details for the design and location of street furniture, lighting, seats, bus stops, telephone boxes and mailboxes.</li> </ul>	<p>Future detailed design of the road will comply with the requirements and guidelines of the Mansfield Shire Council. The footpath along the road within the subject site will increase public safety and passive surveillance.</p>	<p>✓ Complies with objective</p>
<p><b>C21 Lot Access Objective (Clause 56.06-8)</b></p>			
<ul style="list-style-type: none"> <li>• To provide for safe vehicle access between roads and lots.</li> </ul>	<p>Vehicle access to lots abutting arterial roads should be provided from service roads, side or rear access lanes, access places or access streets where appropriate and in accordance with the access management requirements of the relevant roads' authority.</p>	<p>The road shown within the proposed Plan of Subdivision (Coonara Court) shows appropriate road access to each lot within the subdivision and future access to the north in accordance with access management requirements of the roads authority.</p>	<p>✓ Complies with objective</p>

Objectives	Standards	Comments	Compliance
	Vehicle access to lots of 300 square metres or less in area and lots with a frontage of 7.5 metres or less should be provided via rear or side access lanes, places or streets.	There are no lots less than 300m <sup>2</sup> within the proposed subdivision.	N/A
	The design and construction of a crossover should meet the requirements of the relevant road authority.  <b>Table C1 sets out requirements for the design of roads and neighbourhood streets.</b>	The road and construction of crossovers will meet the requirements of the relevant roads authority and Council standards.	✓ Complies with objective
<h3 style="text-align: center;">Clause 56.07 Integrated Water Management</h3>			
<h4>C22 Drinking Water Supply Objectives (Clause 56.07-1)</h4>			
<ul style="list-style-type: none"> <li>To reduce the use of drinking water.</li> <li>To provide an adequate, cost-effective supply of drinking water.</li> </ul>	The supply of drinking water must be: <ul style="list-style-type: none"> <li>Designed and constructed in accordance with the requirements and to the satisfaction of the relevant water authority.</li> <li>Provided to the boundary of all lots in the subdivision to the satisfaction of the relevant water authority.</li> </ul>	Lot sizes allow for water tanks to be located on each lot if required.	✓ Complies with objective
<h4>C23 Reused and Recycled Water Objective (Clause 56.07-2)</h4>			
<ul style="list-style-type: none"> <li>To provide for the substitution of drinking water for non-drinking purposes with reused and recycled water.</li> </ul>	Reused and recycled water supply systems must be: <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant water authority, Environment Protection Authority and Department of Human Services.</li> <li>Provided to the boundary of all lots in the subdivision where required by the relevant water authority.</li> </ul>	Lot sizes allow for water tanks to be located on each lot if required.	✓ Complies with objective
<h4>C24 Waste Water Management Objective (Clause 56.07-3)</h4>			
<ul style="list-style-type: none"> <li>To provide a waste water system that is adequate for the maintenance of public health and the</li> </ul>	Waste water systems must be: <ul style="list-style-type: none"> <li>Designed, constructed and managed in accordance with the requirements and to the satisfaction of the relevant</li> </ul>	Sewerage infrastructure will be provided to the boundary of all lots within the subdivision.	✓ Complies with objective





Objectives	Standards	Comments	Compliance
management of effluent in an environmentally friendly manner.	water authority and the Environment Protection Authority. <ul style="list-style-type: none"> <li>Consistent with any relevant approved domestic waste water management plan.</li> </ul>		
	Reticulated waste water systems must be provided to the boundary of all lots in the subdivision where required by the relevant water authority.	Reticulated waste water systems to be provided to the boundary of each lot within the subdivision.	✓ Complies with objective
<b>C25 Stormwater Management Objectives (Clause 56.07-4)</b>			
<ul style="list-style-type: none"> <li>To minimise damage to properties and inconvenience to residents from urban run-off.</li> <li>To ensure that the street operates adequately during major storm events and provides for public safety.</li> <li>To minimise increases in stormwater run-off and protect the environmental values and physical characteristics of receiving waters from degradation by urban run-off.</li> </ul>	The urban stormwater management system must be: <ul style="list-style-type: none"> <li>Designed and managed in accordance with the requirements and to the satisfaction of the relevant drainage authority.</li> <li>Designed and managed in accordance with the requirements and to the satisfaction of the water authority where reuse of urban run-off is proposed.</li> <li>Designed to meet the current best practice performance objectives for stormwater quality as contained in the Urban Stormwater – Best Practice Environmental Management Guidelines (Victorian Stormwater Committee 1999) as amended.</li> <li>Designed to ensure that flows downstream of the subdivision site are restricted to pre-development levels unless increased flows are approved by the relevant drainage authority and there are no detrimental downstream impacts.</li> </ul>	The stormwater management system/drainage system will be developed to connect to existing system within and adjacent to the site. A drainage system will be designed to ensure there are no detrimental impacts within the immediate area.	✓ Complies with objective
	The stormwater management system should be integrated with the overall development plan including the street and public open space networks and landscape design.	Drainage will be designed in accordance with Council standards.	✓ Complies with objective

Objectives	Standards	Comments	Compliance
	<p>For storm events up to and including the 20% Average Exceedence Probability (AEP) standard:</p> <ul style="list-style-type: none"> <li>Stormwater flows should be contained within the drainage system to the requirements of the relevant authority.</li> <li>Ponding on roads should not occur for longer than 1 hour after the cessation of rainfall.</li> </ul>	<p>Stormwater drainage is to be consistent with current practices within the road network of adjoining streets and will be constructed to standards and requirements of the responsible authority.</p>	<p>✓ Complies with objective</p>
	<p>For storm events greater than 20% AEP and up to and including 1% AEP standard:</p> <ul style="list-style-type: none"> <li>Provision must be made for the safe and effective passage of stormwater flows.</li> <li>All new lots should be free from inundation or to a lesser standard of flood protection where agreed by the relevant floodplain management authority.</li> <li>Ensure that streets, footpaths and cycle paths that are subject to flooding meet the safety criteria <math>d_a V_{ave} &lt; 0.35 \text{ m}^2/\text{s}</math> (where, <math>d_a</math> = average depth in metres and <math>V_{ave}</math> = average velocity in metres per second).</li> </ul>	<p>The detailed design of the stormwater system will be consistent with surrounding streets and will be constructed to standards and requirements of the responsible authority.</p>	<p>✓ Complies with objective</p>
	<p>The design of the local drainage network should:</p> <ul style="list-style-type: none"> <li>Ensure run-off is retarded to a standard required by the responsible drainage authority.</li> <li>Ensure every lot is provided with drainage to a standard acceptable to the relevant drainage authority. Wherever possible, run-off should be directed to the front of the lot and discharged into the street drainage system or legal point of discharge.</li> <li>Ensure that inlet and outlet structures take into account the effects of obstructions and debris build up. Any surcharge drainage pit should discharge into an overland flow in a safe and predetermined manner.</li> </ul>	<p>The local drainage network is to be consistent with the existing lots and streets within the adjoining lots and subdivisions to the standards and requirements of the responsible authority.</p>	<p>✓ Complies with objective</p>

Objectives	Standards	Comments	Compliance
	<ul style="list-style-type: none"> <li>Include water sensitive urban design features to manage run-off in streets and public open space. Where such features are provided, an application must describe maintenance responsibilities, requirements and costs.</li> </ul>		
	Any flood mitigation works must be designed and constructed in accordance with the requirements of the relevant floodplain management authority.	All flood mitigation works will be in accordance with the requirements of the floodplain management authority.	 Complies with objective


### Clause 56.08 Site Management

#### C26 Site Management Objectives (Clause 56.08-1)

<ul style="list-style-type: none"> <li>To protect drainage infrastructure and receiving waters from sedimentation and contamination.</li> <li>To protect the site and surrounding area from environmental degradation or nuisance prior to and during construction of subdivision works.</li> <li>To encourage the re-use of materials from the site and recycled materials in the construction of subdivisions where practicable.</li> </ul>	A subdivision application must describe how the site will be managed prior to and during the construction period and may set out requirements for managing: <ul style="list-style-type: none"> <li>Erosion and sediment.</li> <li>Dust.</li> <li>Run-off.</li> <li>Litter, concrete and other construction wastes.</li> <li>Chemical contamination.</li> <li>Vegetation and natural features planned for retention.</li> </ul>	Relevant conditions requiring a construction management plan can be included in any planning permit issued.	 Complies with objective
	Recycled material should be used for the construction of streets, shared paths and other infrastructure where practicable.	Relevant conditions requiring a construction management plan can be included in any planning permit issued.	 Complies with objective

### Clause 56.09 Utilities

#### C27 Shared Trenching Objectives (Clause 56.09-1)

<ul style="list-style-type: none"> <li>To maximise the opportunities for shared trenching.</li> <li>To minimise constraints on landscaping within street reserves.</li> </ul>	Reticulated services for water, gas, electricity and telecommunications should be provided in shared trenching to minimise construction costs and land allocation for underground services.	Reticulated services will be provided underground to all lots within the subdivision.	 Complies with objective
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Objectives	Standards	Comments	Compliance
<b>C28 Electricity, Telecommunications and Gas Objectives (Clause 56.09-2)</b>			
<ul style="list-style-type: none"> <li>To provide public utilities to each lot in a timely, efficient and cost-effective manner.</li> <li>To reduce greenhouse gas emissions by supporting generation and use of electricity from renewable sources.</li> </ul>	<p>The electricity supply system must be designed in accordance with the requirements of the relevant electricity supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant electricity authority.</p>	<p>Electricity will be provided to the boundary of each lot within the subdivision, and located underground.</p>	<p>✓ Complies with objective</p>
	<p>Arrangements that support the generation or use of renewable energy at a lot or neighbourhood level are encouraged.</p>	<p>Renewable energy sources such as solar power will be encouraged.</p>	<p>✓ Complies with objective</p>
	<p>The telecommunication system must be designed in accordance with the requirements of the relevant telecommunications servicing agency and should be consistent with any approved strategy, policy or plan for the provision of advanced telecommunications infrastructure, including fibre optic technology. The telecommunications system must be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant telecommunications servicing authority.</p>	<p>Telecommunication systems will be supplied to the boundary of each lot within the subdivision, and are to be located underground.</p>	<p>✓ Complies with objective</p>
	<p>Where available, the reticulated gas supply system must be designed in accordance with the requirements of the relevant gas supply agency and be provided to the boundary of all lots in the subdivision to the satisfaction of the relevant gas supply agency.</p>	<p>Gas is not currently available to the site.</p>	<p>N/A</p>
<b>C29 Fire Hydrants Objective (Clause 56.09-3)</b>			
<ul style="list-style-type: none"> <li>To provide fire hydrants and fire plugs in positions that enable fire fighters to access water safely,</li> </ul>	<p>Fire hydrants should be provided:</p> <ul style="list-style-type: none"> <li>A maximum distance of 120 metres from the rear of each lot.</li> <li>No more than 200 metres apart.</li> </ul>	<p>Fire hydrants are to be supplied (when and where necessary) along the street frontage in accordance with the fire authority's requirements. Valves currently are provided along Highton Lane.</p>	<p>✓ Complies with objective</p>

Objectives	Standards	Comments	Compliance
effectively and efficiently.	Hydrants and fire plugs must be compatible with the relevant fire service equipment. Where the provision of fire hydrants and fire plugs does not comply with the requirements of Standard C29 fire hydrants must be provided to the satisfaction of the relevant fire authority.	Hydrants and plugs (as required) will be compatible with the relevant fire service equipment.	✔ Complies with objective
<b>C30 Public Lighting Objectives (Clause 56.09-4)</b>			
<ul style="list-style-type: none"> <li>To provide public lighting to ensure the safety of pedestrians, cyclists and vehicles.</li> <li>To provide pedestrians with a sense of personal safety at night.</li> <li>To contribute to reducing greenhouse gas emissions and to saving energy.</li> </ul>	Public lighting should be provided to streets, footpaths, public telephones, public transport stops and to major pedestrian and cycle paths including public open spaces that are likely to be well used at night to assist in providing safe passage for pedestrians, cyclists and vehicles.	Street lighting will be consistent with Council's and Australian street lighting standards.	✔ Complies with objective
	Public lighting should be designed in accordance with the relevant Australian Standards.	Public lighting will be in accordance with relevant Australian Standards.	✔ Complies with objective
	Public lighting should be consistent with any strategy, policy or plan for the use of renewable energy and energy efficient fittings.	Any renewable energy plan which is to be introduced will be applied to contribute to reducing costs and greenhouse gas emissions.	✔ Complies with objective

Revision A – 12 October 2022