

DP001/23 – 102, 126 and Lot 30 Highton Lane, Mansfield		
Objection	Applicant Response	Council Officer Assessment
<p><u>126 Highton Lane</u> The landowner of 126 Highton Lane has no intention of developing and therefore this Plan is pointless</p>	<p><i>The Developers are aware the owners at 126 Highton Lane are not selling or apart of this subdivision, however we were asked by council to include this land is the Development Plan. The development plan is not a permit to subdivide the land, it is a higher-level plan that can be amended in the future if necessary.</i></p>	<p>There is a general understanding in the community, and as was highlighted through the submissions, that the owners of 126 Highton Lane have no intention of selling and/or developing their land. Council Officers have been able to explain the process of a Development Plan and that approval of the plan would not then require any development or subdivision, but merely provided a master plan to ensure any development of these three (3) parcels of land would not be in isolation.</p> <p>Also, Council Officers have spoken at length with the landowners of 126 Highton Lane, who are comfortable with the Development Plan process, understand the opportunities it presents for them, and did not lodge any submissions.</p> <p>The importance of the Development Plan providing for the last three remaining parcels of the land in the DPO is to ensure that future subdivision and development provides for connected development, rather than isolated Court Bowls. The submitted design suitably provides for through road connections but</p>

		it also designed in such a way that each existing parcel of land could be developed in isolation.
<p><u>Native Vegetation</u> Lack of detail for the potential native vegetation removal and impacts</p>	<p><i>Any significant native vegetation has been highlighted in the Development Plan. Most of the vegetation within the Monkey Gully Creek Reserve is not native. Our client is the owner of 102 Highton Lane, where no native vegetation will be removed when the land is subdivided. We had not conducted a native vegetation removal report as owners of 126 Highton Lane and Lot 30 are not involved in the subdivision process (a native vegetation removal report has since been done and has satisfied DEECAS concerns). Land at 126 Highton Lane and Lot 30 have been included in the overall Development Plan as council has asked, we include these properties so an overall layout can be designed in case land at 126 Highton Lane and Lot 30 is developed in the future.</i></p>	<p>The subject land has very little existing native vegetation and the Development Plan proposes to protect two significant large native trees, one within the development area and the second in the Creek Reserve. There is one small native tree and some re-growth (less than 10 years old) identified for potential removal. A detailed assessment of the native vegetation would be required at planning permit stage for subdivision and suitable requirements for offsetting and additional plantings.</p> <p>The submitted supporting Landscaping Plan provides significant details of potential new native plantings along the Creek Reserve and Street Trees.</p>
<p><u>Neighbourhood Character</u> Increase in density does not reflect the existing neighbourhood character</p>	<p><i>The lot sizes show in the Development Plan are in line with the Draft Highton Lane Development Plan which is 800m²-3000m². Although this Development Plan was never adopted, NESD have done their best to follow this plan where</i></p>	<p>The subject land is currently developed in such a way that reflects the rural living land adjoining to the east, however, is within the General Residential Zone which assumes that the land would be developed for medium density residential development. The submitted</p>

	<p><i>practical whilst still meeting our client's needs.</i></p>	<p>Development Plan provides an indicative lot layout which respects the existing character of the residential development along Highton Lane and previous approvals north and south of the subject land.</p> <p>The Mansfield Planning Scheme and relevant strategies determine residential areas in the Mansfield Township are suitable for infill development and higher densities, additionally a variety of lot sizes are encouraged to provide diversity in housing choices. It is considered that the submitted Development Plan have suitably addressed these requirements and will provide for housing diversity through future planning permits for subdivision.</p>
<p><u>Traffic Impacts</u> <i>Additional traffic impacts to the Highton Lane and Mt Buller Road intersection</i></p>	<p><i>The Developer's do not have any control over the upgrades for Highton Lane. Access to the subject land from Highton Lane will be upgraded at the time of subdivision.</i></p>	<p>As detailed in the Delegate Assessment Report, Council is currently undertaking the upgrade of Highton Lane through the IMPACT Route Project, which involves the widening of Highton Lane, to provide safer on-street parking, formalised drainage with kerb and channel and sealed footpaths. It is likely that the upgrade works will be completed along the length of Highton Lane before any planning permit for subdivision of the subject land is completed.</p>