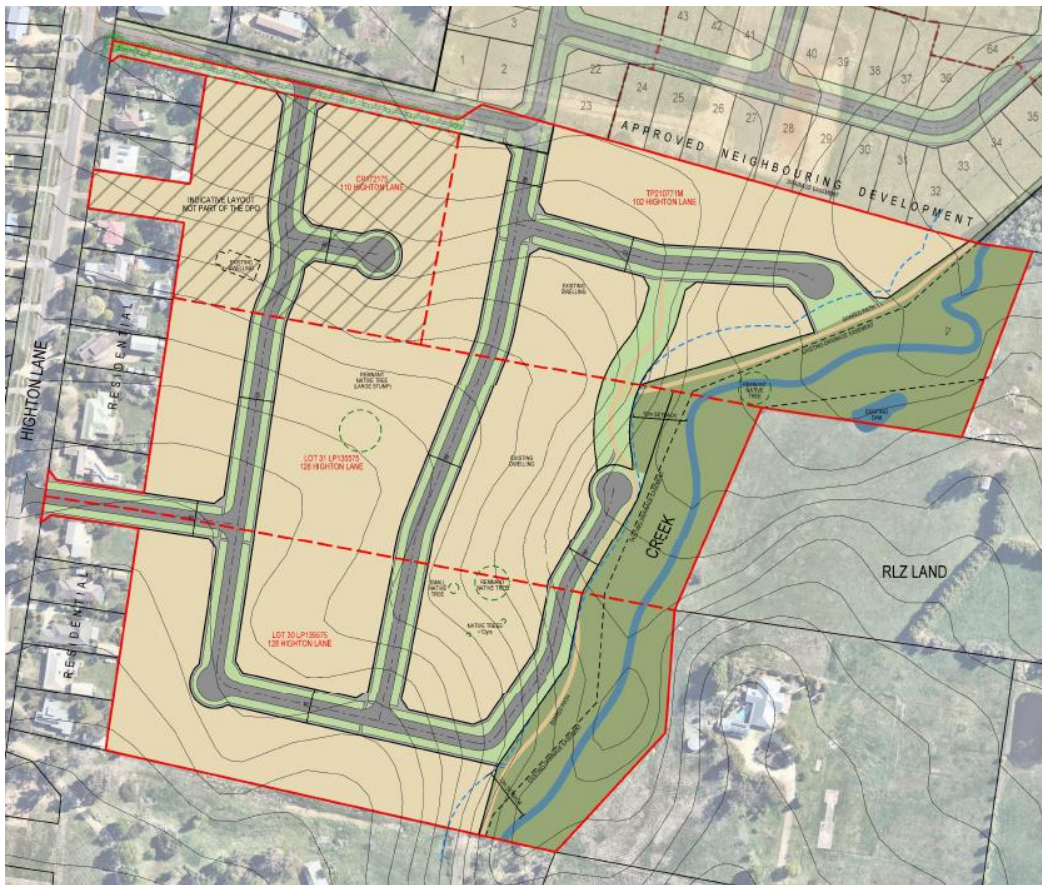




TOWN PLANNING REPORT

Highton Lane Development Plan Proposal

102, 126 & Lot 30 Highton Lane Mansfield



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- A. Property 102, 126 & Lot 30 Highton Lane Development Plan
- B. Site Analysis Plan
- C. Stormwater Drainage Plan and Report
- D. Landscape and Open Space Masterplan
- E. Bushfire Hazard Management Plan
- F. Title details
- G. Overall Subdivision Plan



1.0 Introduction

This report is prepared in support of a request to approve a Development Plan for 102, 126 & Lot 30 Highton Lane Mansfield. Approval of the Development Plan is sought pursuant to Schedule 1 of Clause 43.04-3 of the Mansfield Planning Scheme.

This report details how the proposed Development Plan (DP) meets the requirements of the Mansfield Planning Scheme by specifically addressing:

- Purposes and provisions of the General Residential Zone; and
- Objectives and requirements of Schedule 1 Clause 43.03 Development Plan Overlay.

2.0 Development Plan

2.1 Development Plan Proposal

Approval of the submitted Development Plan is sought from Mansfield Shire Council under Clause 43.04-2 of the Development Plan Overlay for land parcels described as Lot 1 TP210771, Lot 31 LP135575 and Lot 30 LP135575 and addressed as 102 Highton Lane, 126 Highton Lane & Lot 30 Highton Lane Mansfield (refer to **Figure 1** below).

This report aims to provide the Mansfield Shire, relevant authorities, adjoining landowners and the wider community with an overview of the proposed future development of the three properties to ensure the co-ordinated development of land in the context of the surrounding area and with respect to the aspirations for land development in Highton Lane.

The subject land is contained within three separate titles shared between three different owners. Refer to the cadastral boundaries shown in white in **Figure 1**. Once a Precinct Development Plan has been approved, separate applications will be made to Mansfield Shire to subdivide the land in accordance with the approved Development Plan. This will be in the form of planning permit applications for the staged subdivision of the Precinct and may include additional permit triggers such as the removal of native vegetation.

The submitted PDP proposes the subdivision of the subject land into general residential sized lots for the development of new dwellings. The Precinct will have an average lot size of between 700-800m² and has capacity for approximately 78 lots in total across the three sites.

Highton Lane is an existing collector road along the western boundary of the properties. Highton Lane is identified for future upgrading by Mansfield Shire and upgrade works may be required as part of any future planning approval for subdivision of land.





Figure 1: Three land parcels (shown in white outline) (Source: NearMap)

New internal access streets are proposed to provide vehicle and pedestrian connections throughout the Precinct. Roads, open space areas and drainage infrastructure are provided, generally in accordance with the draft development plan done for these properties previously, although some minor variations are proposed.

The submitted PDP also addresses stormwater management. A separate Stormwater Management Plan and Report have been provided which illustrate how stormwater will be collected, stored and conveyed from the Precinct to stormwater infrastructure to the east of the Precinct.

Key details of the Development Plan are summarised below:

- Opportunity for approximately 78 new general residential lots with an average lot size between 700-900m².
- Creation of new local access road network with two intersections to Highton Lane.
- Creation of one large new passive open space along the creek that will also serve to protect remnant native vegetation within the Precinct.
- Provision of stormwater drainage infrastructure including a bio-retention basin adjacent the Creek.

Refer to **Figure 2** below and the full Development Plan provided at **Appendix A** for details.

Refer to **Appendix G** for the overall Subdivision Plan.

- Designing stormwater infrastructure to accommodate the development as a stand-alone project, including a temporary drainage solution to respond to staged infrastructure delivery.
- Addressing the strategic objectives of the Development Plan Overlay - Schedule 1

A Site Analysis Plan is attached at **Appendix B** and details the relevant findings from a series of site visits and the relevant background reports. Key issues include:

- Creation of an appropriate interface with properties to the north, west and south.
- Creation of an appropriate interface with the unnamed waterway on the eastern boundary.
- Protection of native vegetation.
- Creation of a stormwater catchment basin in the east of the Precinct.
- Protection of existing dwellings within the Precinct.
- Appropriate response to the natural drainage of the site.
- Provision of all relevant infrastructure (where possible) as required.

It is noted that the site does contain native vegetation and is adjacent a waterway. The site is not identified as an area of cultural heritage sensitivity. The site is bordered to the west by dwellings fronting Highton Lane.

2.4 Design Response

The final layout and design of the Development Plan takes account of site constraints as well as the opportunities afforded the site through its position close to Highton Lane (which provides a route back into Mansfield’s Central Business District); views from the site; access to infrastructure; and relatively unconstrained nature of the site in terms of topography, bushfire risk and flooding.

The following plans are provided as part of the overall Design Response, as required by DPO - Schedule 1:

- | | |
|-------------------------------------|-------------------|
| • Development Plan | Appendix A |
| • Site Analysis Plan | Appendix B |
| • Stormwater Management Plan | Appendix C |
| • Landscape & Open Space Masterplan | Appendix D |
| • Bushfire Hazard Management Plan | Appendix E |
| • Overall Subdivision Plan | Appendix G |

The design responds to the strategic directions of the DPO1. This is discussed in detail at Section 5.0 of this report. The proposal put forward for Council’s consideration and approval is a well-balanced and appropriate response to the challenges and opportunities of the site and its broader context.



3.0 Precinct Site and Surrounds

3.1 Subject site

The Highton Lane Development Plan area comprises three parcels of land held in three different ownerships. Refer to **Table 1** below that shows the breakup of land ownership.

Property details of the subject site are summarised in Table 1 below:

Table 1: Property details

Property	Parcel description	Address	Ownership
102	Lot 1 TP210771M	102 Highton Lane Mansfield	Buttercup Developments Pty Ltd
126	Lot 31 PS135575	126 Highton Lane Mansfield	Kenneth Norman Marks & Dorothy Anne Marks
	Lot 30 PS135575	Highton Lane Mansfield	Robert Gordon Ross & Helen Elizabeth Gregory

3.2 Site description

These three properties have a total area of approximately 12.3 hectares (based on title plans). The site is largely a rectangular shape with an irregular eastern boundary along the adjacent waterway. The northern boundary, abutting an approved Development Plan for 100 Highton Lane is approximately 534 metres, and the southern boundary, abutting Highton Manor, is approximately 260 metres. Refer to **Figure 3** below for an aerial image of the site.

The land is comprised of three parcels as described above, in three different ownerships. The parcels are located on the eastern side of Highton Lane. The Precinct adjoins the creek. The land is located in the south-eastern corner of the broader Mansfield Township.

The site is currently bounded by residential land to the north and west. Land immediately to the east is zoned for Rural Living, this is on the opposite side of the waterway.

Most of the subject land is used primarily for small scale stock grazing, or horses. All properties are used for rural living purposes, with each lot containing a dwelling, sheds, gardens and assorted domestic and rural infrastructure.





Figure 3: An aerial photograph of the area and surrounds (Source: NearMap)

Vehicle access to the parcels is currently from each individual lot, with all driveways from Highton Lane.

The properties contain scattered native vegetation. There is a mix of exotic and planted native trees around each existing dwelling and some planted trees that form shelter belts along some paddock boundaries. The design of the Precinct Development Plan has taken careful account of the vegetation.

The land falls to the east to the creek, which provides good opportunities for stormwater drainage in this direction.

Refer to **Appendix B** for the Site Analysis Plan that details the features of the site, including the topography, native vegetation, dwellings, shedding and roads.

3.3 The surrounds

The site is surrounded by land used and developed as follows:

To the north, south and west the land borders general residential zoned land.

The land to the east across the creek contains existing rural living residential development. This area is characterised by large lots and a rural profile to the roads with open swale drains rather than kerb and channel and no constructed footpaths.

Land to the north has an approved Development Plan.



Figure 4: Site and surrounds (Source: Google Maps)

3.4 Cultural heritage significance

Properties 102, 126 and Lot 30 are not affected by any areas of identified cultural heritage sensitivity. Whilst the proposed future subdivision of the land for residential development constitutes a high impact activity, the absence of any areas of cultural sensitivity means that the preparation of a mandatory Cultural Heritage Management Plan (CHMP) is not required.

4.0 Planning Assessment

It is proposed to subdivide the three properties into approximately 78 general residential lots in the future and construct an internal road network, public open spaces, drainage reserve and services to support the subdivision of land. The subject site, however, is affected by Schedule 1 to the Development Plan Overlay, contained at Clause 43.04 of the Mansfield Planning Scheme. This means that prior to any subdivision of land under the provisions of the General Residential Zone, a Development Plan must be prepared for the site and approved by Mansfield Council in accordance with Clause 43.03 of the Scheme.

Section 4.0 of this report assesses the Precinct Development Plan against the following provisions of the Mansfield Planning Scheme:

Table 2: Planning scheme provisions

Section	Clause	Provision
Zone		
	32.08	General Residential Zone
Planning Policy Framework		
	19.03	Development Infrastructure
	19.03-1L	Development and Infrastructure and Contribution Plans
Overlays		
	43.04	Development Plan Overlay

Section 5.0 of this report makes a detailed assessment of the Development Plan against the provisions of Schedule 1 to Clause 43.04 of the Scheme. Further detailed assessment against local planning policy, particular and general provisions of the Scheme will be made at the time of subdivision of each property.

4.1 Zone provisions

Clause 32.08 General Residential Zone

The subject site is located within the General Residential Zone – Schedule 1 (GRZ1) as shown at **Figure 5** below. Clause 32.08-3 requires a planning permit to subdivide land. There is no minimum lot size under the provisions of the zone.

The primary purposes of the GRZ1 are:

- *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 a limited range of other non-residential uses to serve local community needs in appropriate locations.

The proposed Development Plan is consistent with the purposes of the GRZ1. In particular, subdivision undertaken in accordance with the proposed Development Plan will deliver a diversity of housing types and facilitate housing growth in an establishing growth corridor of Mansfield. Of the approximately 78 potential lots, the average lot size will be between 700-900m². There is opportunity to locate the smaller lots fronting areas of public open space and main roads. There is also opportunity to provide larger lots to meet market demand, and provide the option of further limited subdivision where access to services and roads permits.

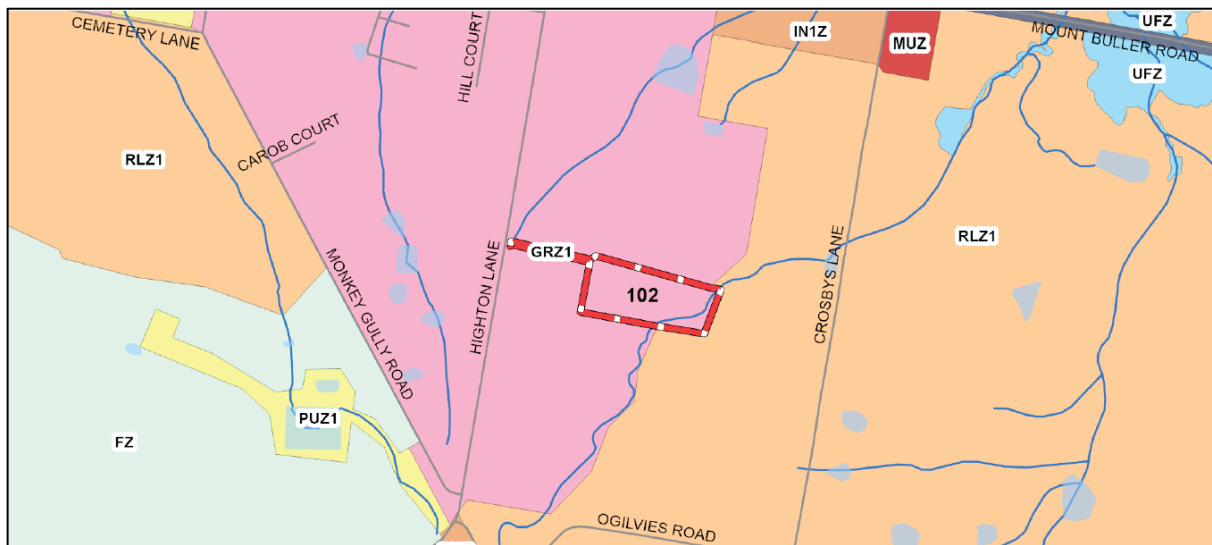


Figure 5: Zoning map showing the subject land in red outline (Source: DTP online mapping)

The Development Plan delivers a new neighbourhood character that responds to the objectives of the Draft Highton Lane Development Plan. The neighbourhood will be characterised by a diversity of lot sizes; good pedestrian and vehicle connectivity throughout the Precinct; excellent vehicle and public transport connections back into Mansfield CBD via Highton Lane; easy access to local parks and the broader shared path network; and excellent access to the adjacent Creek reserve along the shared path networks to the east.

The overall PDP road layout will enable the design of lots with good solar access, with the majority of lots being able to orientate east-west to maximise northern solar exposure. Smaller lots can be located along the frontages to the open space reserves, to capitalise on views and access to public open space. A number of other areas through the Development Plan have been identified for smaller lots – the aim is to increase housing diversity through the Precinct where the orientation and access to the local road network allow.



The proposed PDP responds to relevant decision guidelines of the GRZ1 for subdivision as the pattern of subdivision is broadly based on the directions of the area, particularly the location of main collector roads and open spaces. The total number of new intersections onto Highton Lane from the properties has been minimised to two.

The potential layout of lots, based on the road network, will provide housing diversity, along with good solar orientation, and a permeable pedestrian network that promotes passive transport and connections to the broader shared path networks into Mansfield.

4.2 Planning Policy Framework

Clause 19.03 Development Infrastructure

This clause relates to development contributions being made to improve or construct infrastructure to benefit the whole of the community.

Clause 19.03-1L Development and Infrastructure Contributions Plans

The strategy for this clause is to:

Ensure that the cost of new infrastructure required to serve a specific development is met by the developer.

It is acknowledged that development contributions will need to be made in agreement between the developer and council at the time of subdivision.

5.0 Development Plan Overlay Assessment

The subject site is affected by the Development Plan Overlay – Schedule 1 (refer to **Figure 6** below). Pursuant to Clause 43.04-2 of the DPO, a permit must not be granted to use or subdivide land until a development plan has been prepared to the satisfaction of the responsible authority.



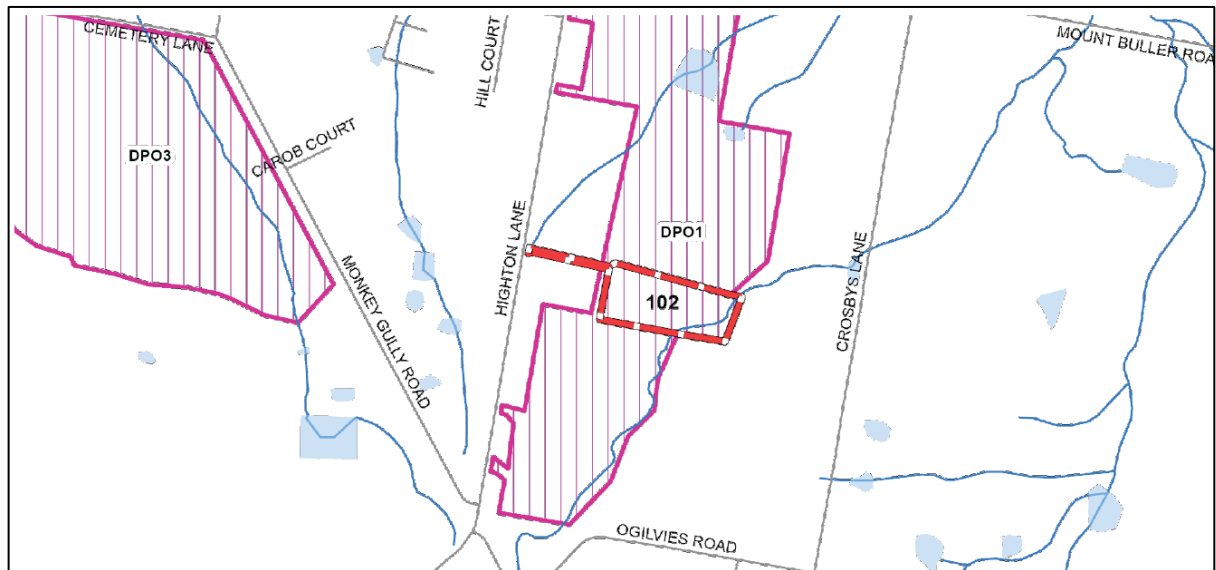


Figure 6: Development Plan Overlay map showing the subject land in red outline

The Development Plan prepared and attached with this report is submitted to Council for approval under the provisions of Clause 43.04 of the Scheme. As advised at Clause 43.04-3, the *'development plan may consist of plans or other documents and may, with the agreement of the responsible authority, be prepared or implemented in stages'*.

It is noted a Draft Development Plan was prepared for this Highton Lane precinct in 2013, however it appears not to have been formally approved by Council (Refer to **Figure 7** below). The vision and some key development principles in the draft development plan included:

- *A high standard residential development*
- *High quality street planting*
- *Rehabilitation of Monkey Gully Creek*
- *Retention of native vegetation*
- *Connectivity – streets/shared paths/pedestrian friendly/open space*
- *Making use of the natural feature including the views and creek*
- *Variety of lot sizes*
- *Quality drainage and urban stormwater design*

Every effort has been made to take in some of the key principles mentioned in the draft development plan. The proposed development plan for the three properties includes a variety of lot sizes ranging from 500m² to 4000m² and significant native vegetation is proposed to be retained where possible. There is road connectivity through the properties whilst retaining the existing dwellings. Adequate open space and paths are provided for the public to use close to the creek. The Development Plan is also designed so each property can develop individually and not be reliant upon a neighbour to develop first.

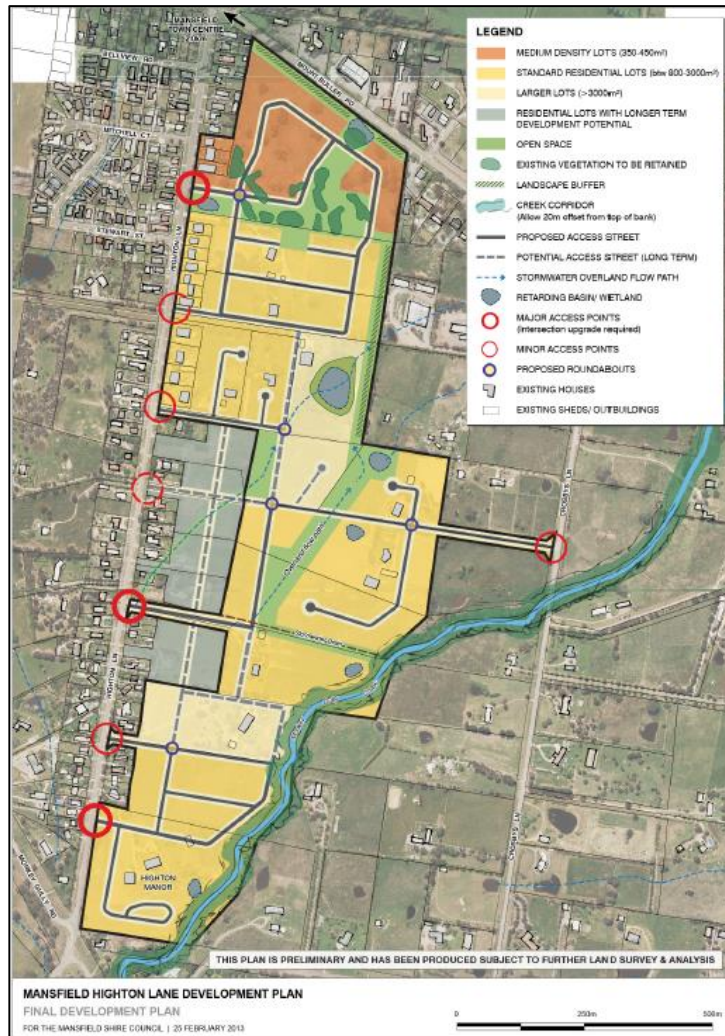


Figure 7: Draft Development Plan for Highton Lane (Planisphere 2013)

The PDP for three properties submitted here for approval consists of six plans, being:

1. Highton Lane Development Plan
2. Site Analysis Plan
3. Stormwater Management Plan
4. Landscape and Open Space Plan
5. Bushfire Hazard Management Plan
6. Overall Subdivision Plan

The table below sets out each requirement of Clause 4.0 of the DPO and how the proposed PDP responds to those requirements:

5.1 Site Analysis

Any development plan must include a detailed site analysis and design response that includes the following to the satisfaction of the Responsible Authority:

Table 3: Site analysis requirements – DPO Schedule 1

DPO Schedule 1 Requirement – Site Analysis	Development Plan – Response
<p>Site assessment and design response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, potential impacts, view lines and adjoining land.</p>	<p>There are significant views to the east and south to nearby hills. The land slopes to the east to the creek. There is very limited native vegetation on site with some remnant vegetation along the creek line. Most vegetation has been planted by the various owners of each property. Lot 30 Highton Lane neighbours Highton Manor to the south.</p> <p>Refer to Site Analysis Plan at Appendix B for further details.</p>
<p>Proposed subdivision layout and density, indicating internal roads, external road linkages and impacts, pedestrian linkages and if appropriate, lot layout.</p>	<p>Refer to Development Plan at Appendix A for details. Every effort has been made to avoid the removal of existing dwellings and vegetation. There will be two road connections to Highton Lane. There will be a shared path along the creek. Footpaths will be provided along each road reserve.</p> <p>An example lot layout has been prepared and is provided for information to demonstrate the variety of lot sizes, lot orientation and yield across each property. Refer to Appendix G for details.</p>
<p>All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.</p>	<p>When subdivided each property will be adequately serviced in accordance with the requirements of the relevant service authorities. Available reticulated services include water, sewer, power and telecommunications. Gas will not be connected to any subdivision. Service authorities will have further opportunity to input at the formal subdivision application stage.</p>
<p>An assessment of relevant bushfire risk and bushfire protection measures for the site and area, as appropriate.</p>	<p>Refer to the Bushfire Hazard Management Plan at Appendix E for details.</p>
<p>Existing and future open space, including linkages to and between open spaces.</p>	<p>Refer to the Landscape and Open Space Master Plan at Appendix D for details.</p> <p>An assessment of the landscape within and surrounding properties shows the site to have a fall towards the east to the creek, with long distance views to Mount Buller; and short-range views to the creek.</p> <p>The ability to retain the short and medium distance views from within properties once it is under</p>



DPO Schedule 1 Requirement – Site Analysis	Development Plan – Response
	construction can be achieved, given the topography across the site. Views to the east, however, should be protected where possible from within the proposed public open space reserves.
Proposed measures to address native vegetation, landscaping and streetscape treatment.	Significant native vegetation has been protected where possible. Each street will contain planted trees on both sides of the road. See Attachment E for details in the Landscape and Open Space Master Plan.
The stages, if any, in which the land is to be subdivided and developed.	Property 102 Highton Lane will be subdivided first. The other two land parcels are included at the request of council. It is not known when these two properties will be developed. Refer to Appendix G for subdivision layout.
Consistency with any adopted structure plan, urban design framework or strategy relevant to the area.	Although there is no adopted structure plan for this area, there was a draft development plan prepared for Council nearly ten years ago that included these properties. It is understood that the draft Development Plan for the whole Highton Lane area was not formally adopted by Council or include in the Mansfield Planning Scheme. We have tried to follow the objectives and directions in the draft Plan as much as possible given constrains such as vegetation, existing dwellings and the creek.
If the proposal is likely to have an effect on an arterial road, a Transport Impact Assessment Report (TIAR) should be prepared to the satisfaction of the relevant road authority. The TIAR must have regard to the relevant road authority’s access management policies and determine the extent of mitigating works required on arterial roads in consultation with the relevant road authority.	At this early stage we have not provided a TIAR. It is understood that Highton Lane is a collector road that feeds into Mt Buller Road to the north. Mt Buller Road is an arterial road. Given that the development Plan has not been approved, and it is not known how many lots might be approved under future subdivision application, it is premature to provide a TIAR at this stage. A TIAR can be prepared to accompany each subdivision application when the number of lots, local road layout and location of intersections can be more clearly shown.



6.0 Conclusion

This report details the merits of a proposal to develop land at 102 Highton Lane Mansfield (with the inclusion of properties 126 and Lot 30 as requested by Mansfield Council) for general residential subdivision.

This report details how the submitted Development Plan meets the requirements of the Mansfield Planning Scheme. In particular, the submitted Development Plan has addressed the purposes and provisions of the General Residential Zone and the Development Plan Overlay – Schedule 1.

The site has few constraints aside from remnant native vegetation and a waterway to the east, both of which are also attributes of the Precinct. The proposed road network and lot layout demonstrate that the land is fundamentally suitable for the proposed development. The proposal capitalises on the new General Residential zoning; access to the local collector road network; and proximity to the proposed shared path connection along the creek.

This report leads to the following conclusions:

- The proposal meets the purposes and provisions of the General Residential Zone for the development of a multi-lot general residential estate.
- The proposal has addressed and satisfies the requirements of the Development Plan Overlay – Schedule 1.
- The proposed Development Plan will allow for a new general residential development to establish in stages on a site zoned for this purpose with good road exposure and access to services.

It is requested, therefore, that approval is granted for the Development Plan as submitted under Clause 43.04-3 of the Development Plan Overlay.



Appendix A
Highton Lane Development Plan

(Refer to separate plan)



Appendix B
Site Analysis Plan
(Refer to separate plan)



Appendix C
Stormwater Management Plan

(Refer to separate plan)



Appendix D

Landscape and Open Space Masterplan

(Refer to separate plan)



Appendix E

Bushfire Hazard Management Plan

(Refer to separate plan)



Appendix F

Title details

(Refer to separate documents)



Appendix G
Overall Subdivision Plan
(Refer to separate documents)

