

Our Ref: M8046

2nd April 2024

Nicole Embling
Planning Coordinator
Mansfield Shire Council
Email: planningenquiries@mansfield.vic.gov.au

**Re: DP001/23 – Development Plan 102, 126 and Lot 30 Highton Lane Mansfield
Response to Objections**

I refer to the objections regarding the above application for planning permit. In response to the concerns/queries raised, we provide the following information below.

- NESD do not have any control over the upgrading of Highton Lane. Access to these properties from Highton Lane will be upgraded at the time of subdivision.
- 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 DECCAS 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.
- 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 practical whilst still meeting our client's needs.
- NESD are completely 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 in 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 trust that the information contained in this letter adequately responds to the issues raised.