

24/04/2014  
C66**SCHEDULE 13 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO13**.

**THE MANSE ESTATE**

The Manse Estate is located on the south western rise of the Shelford township. Specifically, the site is bound by the Rokewood-Shelford Road to the north and South Street to the south. The eastern boundary abuts Tolson Street and the western boundary abuts Carpenters Road.

The site contains the historic Presbyterian Manse and has significant views to related historic properties in the township, particularly Golf Hill and the Presbyterian Church. The site also contributes to the rural landscape qualities of the township when viewed from the eastern entrance of the Shelford valley.

The Development Plan is required to ensure this estate is subdivided in accordance with a clear vision and delivers a high quality residential development. It must present a natural extension of the Shelford Township, fully integrated with the existing town and embrace the particular historic and visual sensitivities of the site.

**1.0**24/04/2014  
C66**Conditions and requirements for permits**

- Building envelopes must be identified on any Plan of Subdivision in accordance with those identified in the approved Development Plan.
- No additional access shall be provided to the Rokewood-Shelford Road.

**2.0**24/04/2014  
C66**Requirements for development plan**

The Development Plan must

- Demonstrate the relationship between the proposed subdivision layout, landscaping and design features and the existing heritage, topographic, environmental and visual features of the site.
- Demonstrate how the proposed subdivision and development will integrate with the township and its setting.
- Articulate a vision for the development of the site that includes a schedule of preferred building heights, materials and colours which respond to the historic and visual sensitivities of the site.
- Include and respond to a land capability assessment, undertaken in accordance with Environmental Protection Authority Publication 746.1 Land Capability Assessment for Onsite Domestic Wastewater Management 2003 which demonstrates that wastewater can be treated and retained within each proposed allotment of the subdivision successfully.
- Include a 20 metre wide buffer either side of the waterway which traverses the southern portion of the site, to ensure its protection. A Waterway Management Plan must be prepared for this waterway and the 20 metre buffer either side. The Management Plan must include detail of the existing environmental values, any initial stabilisation and vegetation works, a maintenance regime and any long term management actions that may be required. This plan should be developed by a suitably qualified and experienced professional.
- Respond to a topographical survey of the site with contours identified at 0.5 metre intervals to ensure development of the site is sensitive to the valley setting of the township, particularly views from the eastern entrance to the Shelford valley as well as ensuring development does not obstruct views between the Manse, Golf Hill and the Presbyterian Church.
- Identify a lot layout including building envelopes which respond to the land capability assessment, topographical survey, water management plan, vegetation management plan and overall landscaping plan including the retention of mature vegetation and provides for the protection of traditional views of the Manse site and the views between the Manse, Golf Hill and the Presbyterian Church.

## GOLDEN PLAINS PLANNING SCHEME

- Include a Stormwater Management Plan detailing how stormwater will be collected and treated within the subdivision and identifying the proposed methods for disposing of stormwater, with particular emphasis on removal of sediment, prevention of erosion, mitigation of flows and ultimately the protection of the Leigh River to the satisfaction of the responsible authority.
- Identify the future road network and traffic management works showing internal road networks, providing for a high level of access within the development for all vehicular and non-vehicular traffic, responding to the topography of the land and historical features including the existing driveway and entrance which must be integrated into the future road network of the site. The existing and traditional driveway shall be used as the entrance and main internal access road within the subdivision design of the site, with no additional access points from the Rokewood-Shelford Road.
- Identify and respond to projected traffic volumes created by the development of land affected by this development plan, by making provision for necessary treatments of intersections affected (including the existing and historical driveway to the site to be retained as the entrance and internal road access for the site) in accordance with AUSTRROADS Publications and Council or Vic Roads requirements.
- Demonstrate that there is adequate provision of potable water to service proposed development and/ or lots within the subdivision, to the satisfaction of the responsible authority.
- Include a Vegetation Management Plan that identifies existing mature trees on the site and demonstrates how these mature trees will be protected and incorporated into the design of the subdivision and development of the site through building and effluent envelopes and the location of utility infrastructure such as roads and reticulated services. The protection of existing mature trees and avoidance of building and infrastructure should also include a three (3) metre exclusion zone radiating from the tree drip line (extent of crown).
- Provide an overall landscaping plan, in keeping with the historic context of the site and making necessary arrangements for the preservation or regeneration of existing vegetation.
- Show suitable linkages for vehicular, pedestrian and bicycle movement within and from the site to the area identified for future residential to the west of the site as well as the existing township, recreation reserve and primary school.
- Identify the staging and anticipated timing of the development.