

**SCHEDULE 2 TO THE DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as **DPO2**.

**LOW DENSITY RESIDENTIAL ZONE****1.0****Requirement before a permit is granted****A. All Land**

Before any planning permit is granted for any use or development of land that the Development Plan Overlay 2 applies to, the responsible authority must consider and be satisfied that the following decision guidelines and performance measures are met:

- The proposed use and/or development is consistent with any approved Development Plan and this overlay schedule.
- Site assessment and design response that addresses site constraints and opportunities, incorporates natural features and achieves environmentally sustainable subdivision and development.
- Future lots and dwellings have been determined through a detailed land capability assessment, prepared in accordance with the EPA publication 746.1 *Land Capability Assessment for Onsite Domestic Wastewater Management, March 2003*, that establishes that all effluent from the land and development can be treated, retained and disposed of on the land to comply with the *State Environment Protection Policy - Waters of Victoria and the Septic Tanks Code of Practice, March 2003*.
- A Transport Impact Assessment Report is to be prepared to the satisfaction of the Roads Corporation and the responsible authority where the proposal takes direct access of the main road network.
- Provision of a range of urban services, including reticulated water or alternative potable water supply, sealed roads, drainage, telecommunications and reticulated electricity or alternative energy supply.
- A requirement for public open space land or monetary contribution for recreation purposes when a contribution is required in accordance with the *Subdivision Act 1988*.
- The proposal incorporates and meets the following low density residential urban design principles:
  - Compatibility with the site, adjoining land and general area, and minimisation of potential amenity conflicts;
  - A range of lot sizes and housing types to meet a variety of housing needs, and cater for a range of different residential users;
  - A strong sense of place created by attractive built form, compact neighbourhood design, quality landscape and community safety;
  - Retention and enhancement ('net gain') of biodiversity and existing native vegetation to implement the objective of the *Victoria Native Vegetation Management – A Framework for Action*;
  - Environmentally sustainable subdivision and development to implement catchment and biodiversity objectives of the *Goulburn Broken Regional Catchment Strategy 2003* ;
  - Provision and enhancement of existing environmental, riparian and road reserve linkages;
- Capability of the land to contain onsite effluent disposal systems and that wastewater does not contaminate surface and groundwater quality;
- Pedestrian and vehicular provision, accessibility and safety;

- Accessibility and linkages to open space, and consideration of how to enhance existing linkages and open space;
- When additional open space is to be provided rather than a monetary contribution, provision of open space that is centrally located, accessible, safe and usable for recreational purposes;
- Quality urban environmental standards, including water sensitive urban stormwater and drainage design and treatment, energy efficiency, landscaping, and protection and incorporation of natural features;
- Road networks, vehicular accessibility and road safety for pedestrians and vehicles;
- Protection of significant ridgelines and landscapes;
- Adequate servicing for rural living development to Mansfield Shire Council and service authority standards

## **2.0**

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### **Requirements for development plan**

Any development plan for this land must outline and assess:

- Proposed future subdivision and development to allow for the full development and servicing of the land in accordance with the Low Density Residential Zone
- Site analysis and response, including natural features, slope, orientation, views, drainage lines, native vegetation, and impact on neighbouring and nearby land
- Proposed lot layout and density, including building envelopes and effluent disposal envelopes, if appropriate
- Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications
- The need to financially contribute toward development and community infrastructure that will be demanded by the residents of the future development, as specified in Section 13 of the Mansfield Urban Design Framework 2005. This will be achieved by negotiation with the Responsible Authority and formalised by a Section 173 Agreement as part of any Development Plan.
- Effluent disposal requirements based on a detailed land capability assessment
- Existing and future open space, including linkages to and between areas of open space
- Landscaping, existing native vegetation and streetscape treatment
- Relationship, effect and linkages of proposed use and development of the land to uses and developments on adjoining land and nearby land
- The stages, if any, in which the land is to be subdivided and developed

A Development Plan may be approved in stages.

#### **B. Land Between Withers Lane, Mullum Mullum Wetland and the Stock Route being Lot 1 TP568293, Parish Mansfield**

In addition to the requirements of section 1.0, any development plan for this land must include and address all of the following matters:

- That all new allotments are connected to reticulated sewerage and water supply.
- An appropriate buffer having a width of 60 metres to be created over the existing drainage line as a linkage to the Mullum Mullum Wetlands.

**C. Land on corner Mansfield Whitfield Road and adjoining northern boundary of Kareen Court, Mansfield**

In addition to the requirements of section 1.0, any development plan for this land must include and address all of the following matters:

- A subdivision that creates a maximum of 6 allotments with the ability for no more than one single storey dwelling per allotment;
- Each allotment to have a minimum area of 6000 square metres;
- Existing native vegetation protection and enhancement by the use of building envelopes situated using a similar front setback distance as dwellings located immediately to the south;
- Street lighting is not to be erected within the Kareen Court road reserve, however lighting can occur at the intersection of the Mansfield Whitfield Road;
- From the western boundary adjoining the Mansfield Whitfield Road, a 12 metre wide corridor is to be provided. This area is to be planted with native trees at the northern (rear) boundary of the new lots with a walking track constructed of crushed rock to meander along this area as a walking/riding linkage within the subdivision;
- A 12 metre wide buffer to be provided at the northern boundary of Lot 5 PS445533 to be planted with native trees to act as a visual buffer between the existing development and new subdivision;
- Rural type fencing to be used for all allotment boundaries.

**D. Lot 1 PS516739 and remainder of Lot 9 PS445533 Mansfield Whitfield Road, Mansfield**

In addition to the requirements of section 1.0, any development plan for this land must include and address all of the following matters:

- A maximum of 385 allotments to be created;
- A variety of lot sizes to be created to reflect a subdivision having a low density;
- A minimum lot size of 2250 square metres;
- No allowance for further subdivision of the land other than in accordance with the development plan;
- No more than one dwelling to be erected per allotment;
- Footpath construction to walking/bike paths by agreement with the responsible authority;
- Road drainage systems that use underground pipes rather than open drains.