

08/07/2024 --/--/----
G43mans Proposed C51mans

SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as DPO4.

SOUTHERN SIDE OF HIGH STREET, MANSFIELD INDUSTRIAL 1 ZONE

1.0 Objectives

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~~None specified.~~

- Outline the form and conditions of future use and development in the Industrial 1 Zone.
- Establish broad directions for future land use, development, subdivision and servicing of an area.

2.0 Requirement before a permit is granted

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Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

A permit may be granted before a development plan has been prepared for:

- Subdivision of the land into two allotments or re-subdivision of existing allotments.
- A single building on a lot.
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 4 applies to, the responsible authority must consider ~~and be satisfied that the following decision guidelines and performance measures are met~~the:

- ~~The proposed use and/or development is consistent with any approved Development Plan and this overlay schedule.~~
Consistency of any proposal with any approved development plan.
- ~~A site assessment and design response that provides layout and development that is compatible with the site, adjoining land and general area.~~
Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on declared arterial roads.
- ~~Road, footpath, drainage and water sensitive urban stormwater provision to meet Mansfield Shire Council standards.~~
Provision of servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- ~~Reticulated water and sewerage provision to meet service authority standards.~~
- ~~Underground electricity, street lighting and telecommunications provision to meet service authority standards.~~
- ~~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*.~~
Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*
- ~~Compliance with The Mansfield Urban Design Framework 2005.~~

~~Pedestrian and vehicular provision, accessibility and safety, including:~~

- ~~A road alignment for an east – west access way connecting Bank Place with the existing Mansfield Shire Council car park, the preferred location being an easterly extension of the existing Mansfield Shire Council land north of the laundry.~~
- ~~Pedestrian connections through the precinct, addressing the use of the upgraded Mansfield Shire Council car park as a primary pedestrian connection between High and Ailsa Streets, the~~

~~conversion of the northern end of Bank Place to pedestrian use only, and an east – west pedestrian connection between Bank Place and the Mansfield Shire Council car park.~~

3.0 Conditions and requirements for permits

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~~None specified~~A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter relevant to the proposal, including contributions towards infrastructure and environmental management.

4.0 Requirements for development plan

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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.~~
- ~~■ Site analysis and response for the whole area affected by the Development Plan Overlay 4.~~
- Relationship, effect and linkages of proposed use and development of the land to uses and developments on land affected by the Development Plan Overlay 4.
Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, viewlines and adjoining land.
- ~~■ Proposed lot layout and density, including the location and orientation of buildings if appropriate.~~
- Internal and external road and pedestrian access provision and linkages.
Proposed subdivision layout and density, indicating internal roads, external road linkages and impacts, pedestrian linkages and if appropriate, lot layout.
- ~~■ All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunications.~~
All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunication to meet the standards of the relevant service authority.
- Bushfire risk and bushfire protection measures for the site and area, as appropriate.
- ~~■ Existing and future open space, including linkages to and between areas of open space.~~
Existing and future open space, including linkages to and between areas of open space.
- ~~■ Landscaping and streetscape treatment.~~
Proposed measures to address native vegetation, landscaping and streetscape treatment.
- ~~■ The stages, if any, in which the land is to be subdivided and developed.~~
The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- ~~■ Recommendations of The Mansfield Urban Design Framework 2005.~~
Compliance with the Mansfield Planning Scheme, including relevant planning strategies, the Industrial 1 Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads access management policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.

An approved development plan may be amended to the satisfaction of the responsible authority. |