

08/07/2024 --/--/----  
G43mansProposed C50mans**SCHEDULE 1 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY**

Shown on the planning scheme map as DPO1.

**GENERAL RESIDENTIAL ~~ZONE AND MIXED USE~~ 1 ZONE****1.0****Objectives**08/07/2024 --/--/----  
G43mansProposed C50mans~~None specified.~~

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

**2.0****Requirement before a permit is granted**08/07/2024 --/--/----  
G43mansProposed C50mans

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

~~A. All land:~~

- Subdivision of the land into two allotments or re-subdivision of existing allotments.
- A single dwelling 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 ~~residential~~ subdivision, use or development of land that ~~the Development Plan Overlay~~ this schedule 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~~ Consistency of any proposal with any approved ~~Development Plan and this overlay schedule~~ development plan.
- ~~A site assessment and design response is undertaken that addresses site constraints and opportunities, incorporates natural features and achieves environmentally sustainable subdivision and development.~~
- ~~Road, footpath, drainage and stormwater provision~~ Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with the relevant road authority on declared arterial roads.
- ~~Reticulated water and sewerage provision.~~
- ~~Underground electricity, street lighting and telecommunications provision.~~
- ~~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 off the main road network~~ Provision of services, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.-
- ~~A requirement for public open space~~ Need for a land or monetary contribution for ~~recreation purposes~~ open space in accordance with the *Subdivision Act* or as negotiated with the applicant prior to approval by the responsible authority *Subdivision Act* 1988.
- The proposal incorporates and meets the following residential urban design principles:
  - Urban design and layout principles to meet objectives and standards of Clauses 54 and 55.
  - A site assessment and design response that provides layout and development that is compatible with the site, adjoining land and general area.
  - 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.~~
- ~~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 in accordance with the *Best Practice Environmental Management Guidelines for Urban Stormwater (CSIRO), 1999*.~~
- ~~Retention of existing native vegetation.~~
- ~~Adequate reticulated urban servicing for residential development to Mansfield Shire Council and service authority standards.~~

~~Any development plan that is prepared and approved must include a process for making changes to the development plan, including a public consultation period and a requirement that the responsible authority approve any changes to the development plan.~~

### 3.0 Conditions and requirements for permits

~~08/07/2021 - / - / - - - -  
G43mans Proposed C50mans~~ None specified.

### 4.0 Requirements for development plan

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G43mans Proposed C50mans~~ ~~Any~~ A development plan ~~for this land must outline and assess~~ must include the following requirements:

- ~~Proposed future subdivision and development to allow for the full development and servicing of the land in accordance with the General Residential Zone and ResCode.~~
- ~~Site analysis~~ assessment and ~~design~~ response, including natural features, slope, and orientation, ~~views~~, drainage lines, native vegetation, ~~and impact on neighbouring and nearby~~ heritage and archaeological significance, potential impacts, viewlines and adjoining land.
- ~~Proposed lot layout and density, including building envelopes if appropriate.~~
- ~~Internal road layout and external road access, including future road linkages, street lighting, and proposed road surfacing and standards.~~ 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 to meet the standards of the relevant service authority.
- An assessment of relevant 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~~ open spaces.
- ~~Landscaping, existing native vegetation~~ Proposed measures to address native vegetation, landscaping 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.

## MANSFIELD PLANNING SCHEME

- Consistency with any adopted structure plan, urban design framework or strategy relevant to the area.
- ~~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.~~

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.

- ~~The stages, if any, in which the land is to be subdivided and developed.~~

~~A Development Plan may be approved in stages.~~