

## 21.09 MANSFIELD TOWNSHIP

08/12/2016  
C37

### 21.09-1 Overview

18/12/2016  
C37

Mansfield Township has a population that is expected to grow from an estimated population of 3,120 (2011) to 4,385 in 2031. This growth will need to be supported by an additional 900 dwellings to 2031.

Mansfield Township is the only urban centre with significant growth potential and provides all major services and infrastructure for the community. Commercial and retail growth will occur within and around the shopping centre. There is a need for more industrial land to service demand.

The Mansfield Township is characterised by its unique alpine setting. The four key approaches to the town along the Maroondah Highway, Mount Buller Road, Midland Highway and Mansfield-Whitfield Road are renowned for their wide tree lined reserves with breathtaking views to the surrounding alpine peaks. These corridors support mature River Red Gums and a range of European species within large grassed road reserves creating a spacious landscaped setting. This feel is further supported by a number of adjacent public open space areas such as Mansfield Botanic Park, Mansfield Golf Course, Mansfield Mullum Wetlands, Railway Station Precinct, Mansfield Race course and Fords Creek. These corridors connect with the distinctly Mansfield main commercial corridors of Highett and High Streets.

Existing infrastructure is capable of servicing growth however there is a need to increase water storage capacity.

A diversity of housing opportunities is an important part of providing housing for all. Aged care and medium density housing will be important so the elderly can age in place. In fill development will be important.

The Mixed Use zone will be important in providing for a mix of residential and commercial outcomes.

The *Mansfield Urban Design Framework 2005* provided the basis for the first framework plan for Mansfield township. The *Mansfield Framework Plan* and *CBD Framework Plan* are based upon the *Mansfield Structure Plan 2015*.

#### Key issues

- Managing the residential, low density residential and rural living 'landbank'.
- Avoiding 'out of sequence' development and rezoning.
- Facilitating residential and commercial redevelopment opportunities of key strategic sites.
- Avoiding the fragmentation of the core retail uses.
- Reinforcing the preferred character of the approaches into Mansfield township

#### Objective 1 – Settlement, Housing and Character

To provide an adequate land supply to meet current and future housing needs.

#### Strategies

Strategy 1.1 Contain and intensify residential development within existing residentially zoned land.

Strategy 1.2 Encourage the redevelopment of key strategic sites, infill sites and currently vacant General Residential land.

- Strategy 1.3 Discourage any proposed General Residential rezonings in the short to medium term (0-10 years).
- Strategy 1.4 Discourage any proposed Low Density Residential rezonings in the short term (0-5 years).
- Strategy 1.5 Discourage any proposed Rural Living rezonings in the medium to long term (10-20 years).
- Strategy 1.6 Ensure land south of Stoneleigh Road is protected for a long term residential growth corridor.

## **Objective 2 – Settlement, Housing and Character**

To maintain housing affordability and increase the range of housing choices.

### **Strategies**

- Strategy 2.1 Encourage higher density development in areas that can capitalise on existing physical and social infrastructure in proximity to the town centre, including a range of smaller dwelling sizes.
- Strategy 2.2 Encourage a range of lot sizes within new subdivisions to provide for a variety of dwelling sizes.
- Strategy 2.3 Support smaller housing options and retirement and aged care accommodation within proximity to existing social and physical infrastructure close to the town centre.
- Strategy 2.4 Encourage opportunities to increase the supply of affordable housing within the private and public sector to cater for lower income households, older people and young people who wish to remain in the town.
- Strategy 2.5 Support facilities for temporary housing to provide accommodation for workers during peak summer and winter periods.

## **Objective 3 – Settlement, Housing and Character**

To encourage development that respects the unique character and location of Mansfield Township and protects areas of natural, environmental, architectural and cultural significance.

### **Strategies**

- Strategy 3.1 Implement the Mansfield Heritage Survey and provide appropriate statutory protection for places of heritage significance.
- Strategy 3.2 Use the Development Plan and Design and Development overlays and environmental buffer areas to ensure that new residential development does not disrupt or restrict existing or future viable agricultural, industrial, or rural activities.
- Strategy 3.3 Ensure that new residential development protects existing environmental features, including: large stands of trees, remnant River Red Gums, native vegetation, native animal habitat and movement corridors, high points, watercourses and drainage lines.
- Strategy 3.4 Ensure new development achieves high standards of urban design, architecture and landscape architecture.
- Strategy 3.5 Encourage new subdivisions to adopt best practice in relation to walkable neighbourhoods, water sensitive urban design and other energy efficient/sustainability initiatives.

#### **Objective 4 – Mansfield High Street Central Business District**

To consolidate the Mansfield Central Business District (CBD) shopping centre and ensure new development responds to the existing character of the centre.

##### **Strategies**

- Strategy 4.1 Ensure use and development is consistent with the Mansfield CBD Framework Plan
- Strategy 4.2 Improve connectivity in the town's centre through the use of existing mid block connections (Bank Place/ Eisners Lane) as pedestrian through ways.
- Strategy 4.3 Retain the predominant single storey built form and structure of High Street and Highett Street by limiting height to two storeys, with the upper level to be setback from the kerb.
- Strategy 4.4 Ensure new commercial development includes the use of verandahs extending to the kerb to maintain sense of character and provide pedestrian amenity.
- Strategy 4.5 Encourage signage to be designed to be proportionate to the building facade and directed to the verandah and below verandah.
- Strategy 4.6 Ensure there is full activation of retail frontages along High Street and Highett Street.

#### **Objective 5 – Mansfield Township Approaches**

To ensure future development along the four key Mansfield Township Approaches is compatible with the existing and preferred future character of these areas.

##### **Strategies**

- Strategy 5.1 Ensure development is consistent with the *Mansfield Design Guidelines*.
- Strategy 5.2 Require subdivision layouts to appropriately address identified township approaches.
- Strategy 5.3 Ensure future development within identified township approach corridors meets stipulated built form design outcomes.
- Strategy 5.4 Retain and enhance the landscape qualities of each approach
- Strategy 5.5 Minimise the impact of visual clutter from signs through controls to ensure local streetscapes and key view lines to the surrounding alpine foothills are retained and enhanced over time.

#### **Objective 6 – Economic Development and Employment**

To provide a sustainable business environment for retail and commercial businesses.

##### **Strategies**

- Strategy 6.1 Retain the current supply of Commercial 1 zoned land.
- Strategy 6.2 Encourage more intensive use of existing retail establishments through renovation and redevelopment.
- Strategy 6.3 Encourage a range of retail and commercial opportunities in the town centre.
- Strategy 6.4 Encourage larger-format retailing (e.g.homemaker) in the Commercial 2 zoned land on Mount Buller Road.
- Strategy 6.5 Encourage supermarket uses to locate in the core High Street shopping centre and discourage them at the Mount Buller Road commercial area.
- Strategy 6.6 Encourage redevelopment of existing residential properties in Commercial 1 zoned land in the town centre for commercial uses.

- Strategy 6.7 Encourage the redevelopment of vacant or underutilised land/sites including retail and/or mixed use with possible car parking opportunities to the rear where possible.
- Strategy 6.8 Encourage the appropriate redevelopment of key strategic sites located at the former saleyards, Toyota dealership, 34 High Street, 1-7 High Street, Council depot and the former Sawmill.

### **Objective 7 – Economic Development and Employment**

To support viable industrial business opportunities in Mansfield Township.

#### **Strategies**

- Strategy 7.1 Encourage relocation of service industries, light industrial, rural supplies, and vehicle repair uses from the town centre to new industrial areas, including Mount Buller Road and Lakins Road once subdivided.
- Strategy 7.2 Require new development in Dead Horse Lane to maintain a suitable landscape and acoustic buffer to the residential properties to the south to reduce amenity conflicts.

### **Objective 8 – Economic Development and Employment**

To continue to promote tourism based activities, accommodation and complementary land uses.

#### **Strategies**

- Strategy 8.1 Encourage the development of quality affordable short and long term accommodation for visitors and temporary staff.
- Strategy 8.2 Encourage a mix of tourist related uses, including cafes, restaurants, accommodation and tourist related retail within High Street and the town centre.

### **Objective 9 – Open space and recreation**

To meet the current and future recreational and sporting requirements of Mansfield Township.

#### **Strategies**

- Strategy 9.1 Ensure that any residential development / subdivision comply with open space provision guidelines.
- Strategy 9.2 Seek opportunities for provision of additional playing areas on private land as part of subdivision proposals, including utilising flood prone land that cannot be developed for urban purposes.
- Strategy 9.3 Support the ongoing role of the Mansfield Golf Course in providing sport and recreational opportunities.
- Strategy 9.4 Continue to support the use of High and Highett Street medians for public use and events.

### **Objective 10 – Open space and recreation**

To provide a connected pedestrian and bicycle network through Mansfield Township.

### **Strategies**

Strategy 10.1 Improve linkages between open space reserves and key community facilities, such as schools through improved paths and trails, development of landscape themes and directional and information signage.

Strategy 10.2 Create a linear landscaped passive park with pedestrian paths along Fords Creek connecting to existing and future planned paths.

### **Objective 11 – Community services and facilities**

To provide a range of community and cultural facilities that are well connected and easily accessed by all members of the community.

### **Strategies**

Strategy 11.1 Support and consolidate health related services in the precinct surrounding Mansfield District Hospital.

Strategy 11.2 Encourage the development of retirement and aged care accommodation with walkable access to the town centre and social infrastructure.

Strategy 11.3 Support the sharing of facilities between education providers.

### **Objective 12 – Transport and access**

To provide an efficient movement network for vehicles, pedestrians and cyclists.

### **Strategies**

Strategy 12.1 Improve the key intersection of Malcolm Street/Highton Lane in consultation with VicRoads.

Strategy 12.2 Require new residential subdivisions to fund footpath and shared path upgrades along road frontages to improve connectivity.

Strategy 12.3 Require new residential subdivisions adjacent to Fords Creek to set aside land along the creek for the creation of a linear shared path.

Strategy 12.4 Provide for a long term heavy vehicle bypass.

Strategy 12.5 Require the key township approaches in Mansfield to be developed as envisaged by their preferred character, enhancing tourist appeal and usability for residents.

### **Objective 13 – Carparking**

To ensure that car parking can accommodate existing conditions and future growth.

### **Strategies**

Strategy 13.1 Require new retail and commercial developments to provide on-site car parking, wherever possible.

Strategy 13.2 Upgrade the Erril Street and Nolan Street car parking areas to improve utilisation through construction, line marking and way finding signage.

Strategy 13.3 Encourage long vehicle parking along High Street next to the tourist information centre and Mullum Mullum wetlands.

Strategy 13.4 Access to parking should be via a secondary streets, laneways or other parking areas or minimise impacts on activated frontages of new development.

## **Objective 14 – Infrastructure**

To ensure the provision of infrastructure services to meet current and future needs.

### **Strategies**

Strategy 14.1 Require development proponents to fund infrastructure upgrades through developer contributions.

Strategy 14.2 Ensure new urban development is connected to town infrastructure.

### **Implementation**

The strategies in relation to the Mansfield Township Approaches will be implemented by:

### **Application of zones and Overlays**

- Applying the Design and Development Overlay to land that contributes to the creation of the unique character of the Mansfield Township Approaches.

## **21.09-2**

08/12/2016  
C37

### **Further strategic work**

- Review the planning scheme provisions for the former Sawmill site and its environs to facilitate appropriate redevelopment.
- Investigate the creation of an industrial/business park subdivision on the Lakins Road site.
- Investigate land to the east and west of the Lakins Road depot site for long term future industrial zone.
- Investigate the use of private and under-utilised public land within Mansfield Township for additional sports facilities and the location of events.
- Prepare masterplans for key open space areas including the co-location of facilities where possible.
- Investigate long term opportunities in Mansfield Township to develop key heavy vehicular route alternatives to re-route large vehicle trips out of the town centre.
- Investigate the application of the Parking Overlay and schedule to the town centre to meet future car parking demand generated by new retail, tourism and commercial development.
- Investigate locations for a long term secure car parking area within the proximity of the town centre to accommodate parking demand generated by traders, temporary staff associated with Mount Buller and visitors.
- Develop a stormwater and drainage management plan to guide requirements for future development and new infrastructure.

Insert images for gazetted Clause 21.09

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