

MANSFIELD PLANNING SCHEME

AMENDMENT C45

EXPLANATORY REPORT

Who is the planning authority?

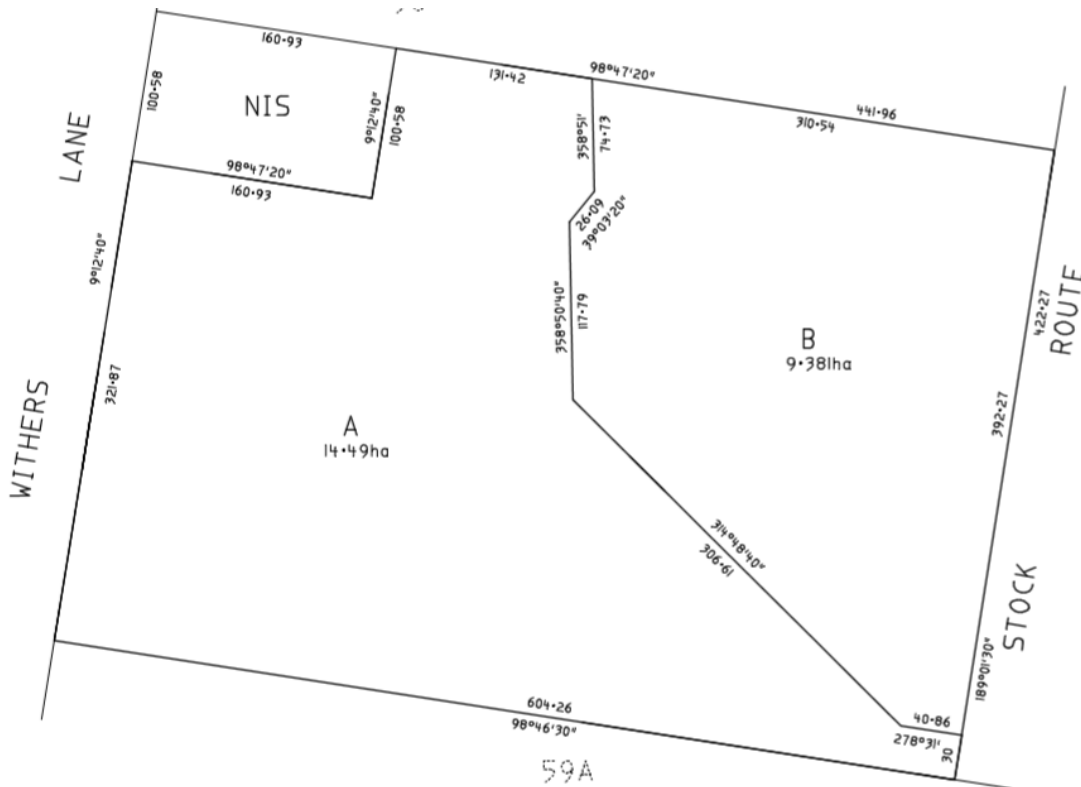
This amendment has been prepared by the Mansfield Shire Council, which is the planning authority for this amendment.

The Amendment has been made at the request of the developer and is supported by the Mansfield Shire Council.

Land affected by the Amendment

The Amendment relates to the eastern section of the Stockman's Rise' subdivision, between Withers Lane and the Stock Route, Mansfield known. The land lies in the northwestern corner of the Mansfield Township, north of Maroondah Highway and south of Dead Horse Lane. Specifically the land can be described as 57 Stock Route, Mansfield, being Lot B, PS749838M ('the land').

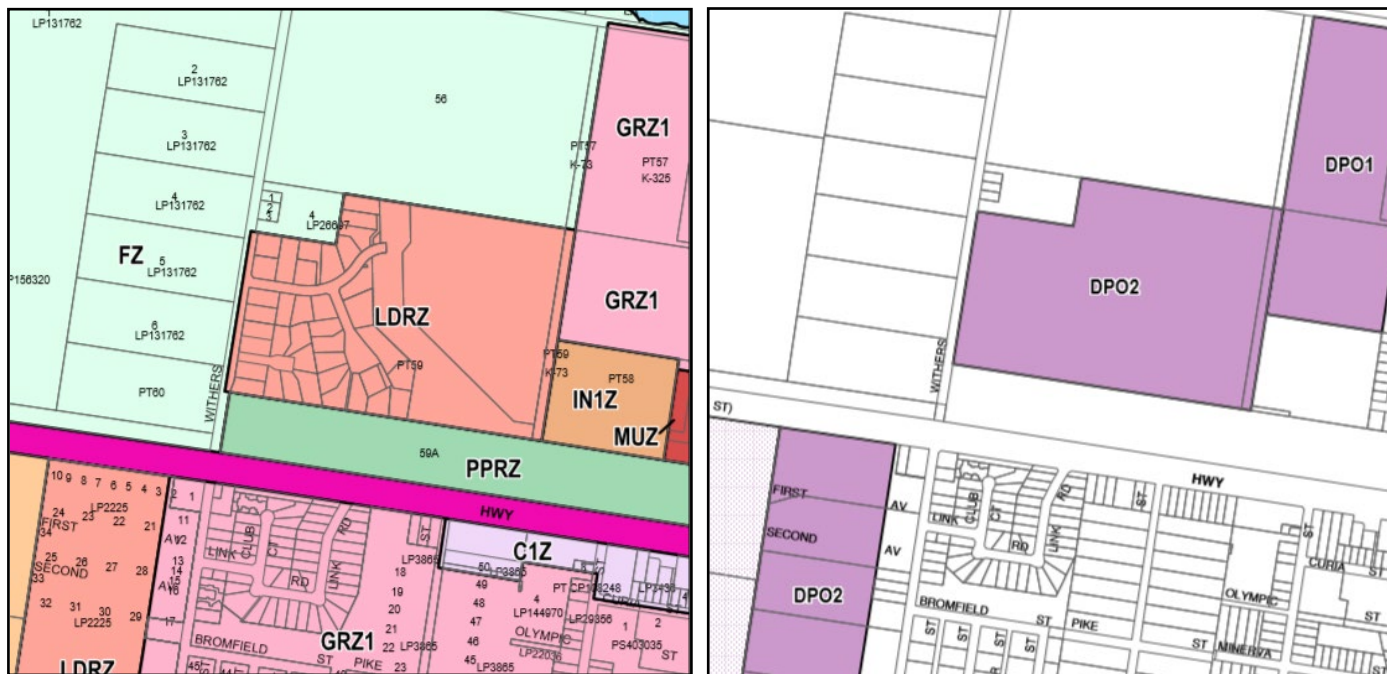
Lot B, PS749838M, is indicated in the plan below.



What the amendment does

The proposed amendment to the Mansfield Planning Scheme comprises:

1. Rezoning 57 Stock Route, Mansfield (Lot B, PS749838M) from Low Density Residential to General Residential 1 (GRZ1).
2. Removing the Development Plan Overlay 2 (Low Density Residential Zone) (DPO2) from 57 Stock Route, Mansfield (Lot B, PS749838M).



Source: Mansfield Planning Scheme

Strategic assessment of the Amendment

Why is the Amendment required?

The proposed amendment is required to:

1. Rezoning 57 Stock Route, Mansfield (Lot B, PS749838M) from Low Density Residential to General Residential 1 (GRZ1):
The rezoning is required to facilitate an enhanced range of fully serviced residential land in close proximity to the central section of the Mansfield Township.
2. Removing the Development Plan Overlay 2 (Low Density Residential Zone) (DPO2) from 57 Stock Route, Mansfield (Lot B, PS749838M):

The overlay is not required as the land is capable of being fully planned, coordinated and serviced on its merits through a planning permit process without a development plan (or application of the DPO).

The proposed amendment seeks to promote the orderly and sustainable urban expansion of Mansfield Township through facilitating fully serviced residential development at conventional densities. Rezoning of land to General Residential 1 will assist in containing and intensifying residential development in an identified residential area within the Mansfield township boundary.

The amendment seeks to address projected future housing demand from Mansfield residents as resulting from growing population and a need to provide a range of smaller and more diverse residential lots. With a demonstrated demand from the release of the initial western section of the land zoned Low Density Residential (with all 38 developed lots selling out within two years of release), the amendment to rezone the eastern section of the land to General Residential 1 will better utilise remaining land for residential development in a location with a demonstrated demand from local residents.

The amendment seeks to improve the supply, diversity and affordability of land and housing opportunities in Mansfield Township in a convenient and accessible location with proximity to Mansfield township's commercial, community, recreation and employment facilities and opportunities. The location will make more efficient use of available residential land that is reasonably close to central Mansfield, allowing a full range of urban services to be more efficiently and cost effectively provided to the land.

How does the Amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- *Providing for the fair, orderly, economic and sustainable use and development of land:*

The proposal provides for a sound planning that facilitates both the economic and sustainable use of the subject land. The rezoning is a logical extension of residential areas of the Mansfield Township, providing a fair and orderly expansion of the town in a more sustainable manner than utilisation of the existing Low Density Residential Zone. The rezoning will allow opportunity to apply for the conventional residential subdivision of the land, better utilising reticulated services and leading to the more sustainable use and development of land.

- *Balancing the present and future interests of all Victorians:*

The proposal balances and provides for both present and future interests of the landowners, Mansfield Township and the general community.

- *Ensuring sound, strategic planning and coordinated action at State, regional and municipal levels:*

The proposal provides sound and coordinated planning at a local level for the Mansfield Township. The rezoning provides a strategic and natural extension to the township to implement identified strategic directions for the township under the Mansfield Planning Scheme and relevant planning strategies.

- *Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels:*

Social, environmental and economic policies have been considered and met at local, regional and state levels. The rezoning provides for the integration of environmental, social and economic issues, design and benefits for the land and Mansfield community.

- *Ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land:*

Social, environmental and economic effects have been considered and met. The proposal will not cause any adverse environmental effects and will result in positive social and economic benefits for the Mansfield Township.

- *Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes:*

The proposal facilitates the potential use and development of land that achieves the objectives of planning in Victoria and the strategic policy directions outlined in the Mansfield Planning Scheme.

How does the Amendment address any environmental, social and economic effects?

Environmental effects:

The proposal is anticipated to create environment benefits through the more efficient and sustainable use of the land and protection of environmental values in the future subdivision of the land.

Positive environmental benefits are expected as a result of this proposal through improved future subdivision and housing design, resulting in improved resource conservation, enhanced pedestrian and vehicle circulation, integrated water management and minimisation of waste.

Social effects:

The proposal will have social benefits through facilitating a greater subdivision and housing supply, increasing housing diversity and increasing housing choice to meet the evolving needs of current and future residents of Mansfield. The rezoning will provide a range of smaller, serviced subdivision sizes in an area well connected and in close proximity to central Mansfield, commercial and community services and a variety of public spaces, including the Station Precinct, Mansfield Mullum Wetlands and Rail Trail.

Through consolidation and appropriate intensification of housing in an identified residential growth area, the proposal seeks to reinforce the role of Mansfield as the primary township of the municipality, helping maintain Mansfield's strong sense of community feeling and limiting future residential pressures outside the town's urban boundary.

Economic effects:

A range of positive economic benefits are anticipated as a result of the proposed amendment through increased subdivision and building activity and better utilisation of services to the land. Increased subdivision and building activity will generate increased direct and indirect employment opportunities, benefiting local businesses and the broader municipal community generally.

Economic benefits will accrue as a result of the proposal from greater efficiency in infrastructure and service provision by both Mansfield Shire Council and other service authorities, improving the use and cost efficiency of public funds.

Through facilitating a wider range, supply and diversity of housing, the amendment will assist in meeting current housing market requirements and delivering more affordable housing options with proximity to employment, transport, commercial facilities and a full range of physical and community services.

Does the Amendment address relevant bushfire risk?

The amendment will not result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire. The land forms part of the established Mansfield township with reticulated water supply and urban fire-fighting services. The Bushfire Management Overlay does not apply to the land, nor is the land part of the designated Bushfire Protection Area.

Does the Amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with all Minister's Directions under Section 12 of the Planning and Environment Act 1987. Specifically, the amendment has considered and complies with the following Ministerial Directions:

- Ministerial Direction 11, *Strategic Assessment of Amendments*: The amendment has been strategically assessed and justified in accordance with this direction.
- Ministerial Direction No. 15, *The Planning Scheme Amendment Process*: All process requirements to be met under the direction have been considered and met in the preparation of the amendment.
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

No other Minister's Direction is directly affected by the amendment.

The proposed removal of the Development Plan Overlay 2 from the land complies with the guidance for the overlay under Planning Practice Note 23, *Applying the Incorporated Plan and Development Plan Overlays*, November 2018.

How does the Amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports and implements the State Planning Policy Framework (SPPF) of the Mansfield Planning Scheme, specifically relevant strategic directions under:

Clause 11, Settlement:

- Clause 11.01-1S, Settlement
- Clause 11.01-1R, Settlement Hume
- Clause 11.02-1S, Supply of urban land
- Clause 11.02-3S, Sequencing of development

Clause 15, Built environment and heritage:

- Clause 15.01-1, Urban Design
- Clause 15.01-3S, Subdivision design
- Clause 15.02-1S, Energy and resource efficiency

Clause 16, Housing:

- Clause 16.01-1S, Integrated Housing
- Clause 16.01-2S, Location of Residential Development
- Clause 16.01-3S, Housing Diversity
- Clause 16.01-4S, Housing Affordability

Clause 19, Infrastructure:

- Clause 19.03-2S, Infrastructure design and provision

The proposed amendment promotes the orderly urban expansion of Mansfield Township within settlement boundaries through the intensification of residentially zoned land close to central Mansfield. The proposal will better utilise limited residential land within the identified town boundary, provide more efficient and cost effective use of services and limit pressure for future urban extension outside town boundaries.

The amendment will improve the sequencing and coordination of residential options and growth in Mansfield through the enhanced utilisation of land in close proximity to central Mansfield. The rezoning of the land will improve energy and resource efficiency and lead to more sustainable development of the land compared to its existing zoning.

The amendment will improve the supply of land and housing opportunities in Mansfield Township by facilitating an appropriate increase in yield of an under-utilised residential land. This additional supply of residential land will improve the diversity and affordability of land and housing options to the benefit of current and future residents of the Mansfield community.

How does the Amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports and implements the Local Planning Policy Framework (LPPF) of the Mansfield Planning Scheme, specifically relevant strategic directions under:

Clause 21.01, Municipal Profile

Clause 21.03, Settlement and Housing

Clause 21.09, Mansfield Township

The proposed amendment seeks to facilitate the logical and appropriate extension of Mansfield Township, helping to co-ordinate, contain and intensify development within existing residentially zoned land. The land lies within an identified residential growth area ideally situated to capitalise on existing physical and social infrastructure in close proximity to the town centre.

Through improved utilisation and appropriate intensification, the proposal provides for a greater variety and diversity of lot and dwelling sizes, assisting in maintaining housing choices for a wide range of Mansfield current and future residents who wish to remain close to town.

This amendment recognises that the subject land is already residential land, simply amending the actual residential zoning for the eastern section of the land (57 Stock Route) and therefore the potential density of future residential development on the land. Both the Mansfield Framework Plan under Clause 21.09, Mansfield Township, and the settlement and housing plan in the *Mansfield Township Structure Plan 2015*, a reference document to the planning scheme, identify the land as residential, recognising that smaller lots may be considered for the land based on the merits of the land. Given this established strategic direction for the residential use of the land, no change to Clause 21.09, Mansfield Township is required as part of this amendment.

Does the Amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provision tools, in this case to change planning scheme mapping to amend the zoning of land and to delete an overlay applying to the land. Mapping changes to the planning scheme are the only means to make these intended changes.

How does the Amendment address the views of any relevant agency?

In preparation of this amendment proposal (and future planning permit proposal), preliminary consultations have taken place with the following relevant service and other agencies:

- DELWP, Planning.
- Mansfield Shire Council, Planning Department.
- Mansfield Shire Council, Engineering Department.
- Goulburn Broken Catchment Management Authority.
- DELWP, Environment.
- Goulburn Valley Water.
- CFA.
- SPI AusNet.

All relevant agencies will be notified of the amendment.

Does the Amendment address relevant requirements of the Transport Integration Act 2010?

Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?

The land affected by the amendment adjoins local roads only, administered by Mansfield Shire Council. The amendment is not considered to have a significant impact on the transport system. The amendment does not propose any rezoning or overlay changes that would affect the transport system.

Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?

There are no statements of policy principles applicable to the amendment under section 22 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed amendment is not expected to have any significant impact in relation to the resource and administrative costs of the responsible authority. Prescribed fees will apply to be paid to Council for any future subdivision proposal following the rezoning of the land.

Where you may inspect this Amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Mansfield Shire Council
33 Highett Street
MANSFIELD

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by _____

A submission must be sent to:

Mansfield Shire Council
Private Bag 1000
MANSFIELD VIC 3724

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: _____
- panel hearing: _____