

# List of Submissions

Mansfield Open Space Strategy



Mansfield Shire

## Contents

|   |    |
|---|----|
| Agencies .....  | 2  |
| 1. Department of Environment, Land, Water and Planning..... | 2  |
| 2. Goulburn Broken Catchment Management Authority .....     | 5  |
| 3. Department of Transport.....                             | 6  |
| 4. Environmental Protection Agency, Victoria.....           | 8  |
| 5. Country Fire Authority.....                              | 9  |
| Community Groups .....                                      | 11 |
| 1. Friends of the Great Victorian Rail Trail.....           | 11 |
| 2. Mansfield Croquet Club .....                             | 18 |
| 3. Mansfield Agricultural & Pastoral Society .....          | 19 |
| Private Submissions .....                                   | 20 |
| 1. [REDACTED] .....   | 20 |
| 2. [REDACTED] .....   | 22 |
| 3. [REDACTED] .....   | 23 |
| 4. [REDACTED] .....   | 24 |
| 5. [REDACTED] .....   | 26 |

For more information, please contact Oscar Yencken, Strategic Planning Officer  
[mansfield.vic.gov.au](http://mansfield.vic.gov.au)

## Agencies

### 1. Department of Environment, Land, Water and Planning



Department of Environment,  
Land, Water and Planning

89 Sydney Road, Benalla  
Telephone: 03 5761 1611  
DX 214480

humeregion.planning@delwp.vic.gov.au

Manager Development Services  
Mansfield Shire Council  
Private Bag 1000  
MANSFIELD VIC 3724

Attn:

Dear

#### DRAFT MANSFIELD OPEN SPACE STRATEGY

Thank you for your correspondence dated and received on 14 April 2022 seeking comment from the Department of Environment, Land, Water and Planning (DELWP) on the draft Mansfield Open Space Strategy, May 2021 (the Strategy).

I provide this response under delegation from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) and the Minister of Energy Environment and Climate Change, as the Minister responsible for administering the Act under which the land is controlled or managed.

#### Response

The following response comprises the consolidated views of DELWP (excluding the Planning group) and Parks Victoria.

#### General comments

As described within the Introduction to the Strategy, *'The aim of the Open Space Strategy is to establish a strategic vision and policy directions to guide the future planning, provision and management of open space across the township over the next 20 years (2021-2040).'*

The Strategy also states that development growth in Mansfield *'is not expected to significantly increase demand for new/additional public open space, therefore, ..., the focus should be on improving existing public open space in order to enhance its capacity, amenity and appeal'*. DELWP considers the Strategy to also provide an opportunity to enhance biodiversity outcomes within the township.

#### Biodiversity Strategy

The Strategy does not appear to consider *Protecting Victoria's Environment – Biodiversity 2037 (Biodiversity 2037)*. DELWP recommends that further consideration be given to adopting some of the goals, principles and actions of *Biodiversity 2037*. This would not be an onerous task and one which DELWP would be happy to assist with, as the vision of the Strategy strongly aligns with many of the goals and principles of *Biodiversity 2037*, particularly with respect to providing a healthy environment for healthy Victorians, linking our society and economy to the environment, and investing together to protect our environment.

#### **SPECIFIC RECOMMENDATIONS**

##### **3.1 IMPROVING THE QUALITY OF OPEN SPACE**

It is recommended that *Action 3.1.3* be amended to include DELWP (as land owner/ manager) and Parks Victoria (as land manager) of any Crown land identified within the Strategy.

##### **3.2 EXPANDING THE OPEN SPACE NETWORK:**

It is recommended:

- an additional 'Action' be included worded to the effect *'Consider Protecting Victoria's Environment – Biodiversity 2037 in the planning and design of public open space'*.
- Action 3.2.5 be amended to include biodiversity values.

Any personal information about you or a third party in your correspondence will be protected under the provisions of the *Privacy and Data Protection Act 2014*. It will only be used or disclosed to appropriate Ministerial, Statutory Authority, or departmental staff in regard to the purpose for which it was provided, unless required or authorized by law. Enquiries about access to information about you held by the Department should be directed to [foi.unit@delwp.vic.gov.au](mailto:foi.unit@delwp.vic.gov.au) or FOI Unit, Department of Environment, Land, Water and Planning, PO Box 500, East Melbourne, Victoria 8002.



### 3.3 IMPROVING THE ACTIVE RECREATION OF OPEN SPACE – SPORT

It is recommended that *Figure 3.3.3* and/or the Strategy be amended to acknowledge the requirement for any trail network to be developed in accordance with the avoid and minimise principles of the *Guidelines for the removal, destruction or lopping of native vegetation* (DELWP 2017) and that any trail and/or associated infrastructure on Crown land will require land owner/ manager consent

### 3.4 IMPROVING THE CLIMATE RESILIENCE AND SUSTAINABILITY OF OPEN SPACE

It is recommended:

- Action 3.4.3 be amended to include biodiversity values.
- Action 3.4.4 be amended to include an indigenous tree planting list prepared in consultation with the Department of Environment, Land, Water and Planning.
- Action 3.4.6 be amended with words to the effect *'Increase canopy cover in open space (with an indigenous tree planting list prepared in consultation with the Department of Environment, Land, Water and Planning), prioritising Daview Street Reserve, Additional Playing Fields, Midland Highway Drainage Reserve, Oaksford Drive Detention Basin, Grange Estate Stormwater Basin and Donovans Way Reserve with tree species selected for a future climate condition. Encourage community participation through community tree planting days'*.

#### *Parks Victoria Comments*

The Strategy identifies the importance of Rifle Butts Reserve to the overall open space opportunities in Mansfield. Parks Victoria manages Rifle Butts Reserve (Loyola G50 Bushland Reserve) in accordance with the purpose of the reservation and government approved Land Conservation Council recommendations. The primary purpose is to maintain the character of the local landscape, protect native vegetation and areas with habitat value. Recreation opportunities in relatively natural surroundings may be provided where this does not conflict with the primary purpose.

Any references to Parks Victoria being a *'management committee'* in the Strategy should be amended to *'land manager'*.

If you have any questions regarding this matter, please contact me via email

[REDACTED]  
Yours sincerely

[REDACTED]  
[REDACTED]  
Program Officer  
Planning and Approvals

1 June 2022



Department of Environment,  
Land, Water and Planning

89 Sydney Road, Benalla  
Telephone: 03 5761 1611  
DX 214480  
humeregion.planning@delwp.vic.gov.au

Ref:SP482003  
20221026 ac

[REDACTED]  
Manager Development Services  
Mansfield Shire Council  
Private Bag 1000  
MANSFIELD VIC 3724

Attn: [REDACTED]

Dear [REDACTED]

**AMENDED MANSFIELD OPEN SPACE STRATEGY**

Thank you for your letter dated and received on 29 September 2022 seeking comment from the Department of Environment, Land, Water and Planning (DELWP) on the amended Mansfield Open Space Strategy, June 2022.

I provide this response under delegation from the Secretary to the Department of Environment, Land, Water and Planning (as constituted under Part 2 of the *Conservation, Forests and Lands Act 1987*) and the Minister of Environment and Climate Action, as the Minister responsible for administering the Act under which the land is controlled or managed.

The following comments from the Department of Environment, Land, Water and Planning (DELWP) comprise the consolidated views of DELWP (excluding the Planning group) and Parks Victoria.

Response

The Department of Environment, Land, Water and Planning and Parks Victoria supports the proposed amendments to the Mansfield Open Space Strategy.

If you have any questions regarding this matter, please contact Anya Cardilini on telephone 0436 937 492.

Yours sincerely

[REDACTED]  
Program Officer  
Planning and Approvals

27 October 2022



## 2. Goulburn Broken Catchment Management Authority

GBCMA Ref: GBCMA-F-2022-00536  
Contact Officer: [REDACTED]  
Council No: E9890



Date: 26 May 2022

[REDACTED] [council@mansfield.vic.gov.au](mailto:council@mansfield.vic.gov.au)  
Strategic Planning Officer  
Mansfield Shire Council  
PRIVATE BAG 1000,  
MANSFIELD VIC 3722

Dear [REDACTED]

**Floodplain Management Advice for  
Mansfield Open Space Strategy  
Allotment 9, Section 32, Parish of Mansfield  
33 Highett Street Mansfield Vic 3722**

I refer to your application of 14 April 2022, received by the Goulburn Broken CMA on 14 April 2022, regarding the above matter.

The Goulburn Broken CMA welcomes the opportunity to provide comment on the proposed strategy and acknowledges the importance of these areas in providing recreational, environmental and cultural outcomes.

The Mansfield Open Space Strategy currently recognises that there are three existing waterway public open space sites which account for the largest proportion of total hectares (approximately 30%) and notes the challenge to sustainably manage these resources and the ability to provide unencumbered open space.

The Goulburn Broken CMA is supportive of the six guiding principles and associated actions in general, and specifically principles 3.1, 3.4 and 3.5. The Goulburn Broken CMA is also supportive of actions which help to improve the community connection to the environment and waterways. However, any proposed actions or future development of these open spaces needs to ensure that any infrastructure associated with these activities meets the appropriate setbacks along the waterway to protect the water quality and preserve the function of the waterway and associated floodplain.

The Goulburn Broken CMA notes that the current flood mapping within Mansfield is limited in its coverage. However, the Mansfield Flood Study is a priority project identified in the Regional Floodplain Management Strategy and when undertaken will help to identify the risk of flooding to both private and public land within the Mansfield Township. The Goulburn Broken CMA notes the support of Mansfield Shire Council to progress this priority project.

[www.gbcma.vic.gov.au](http://www.gbcma.vic.gov.au)

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Yea VIC 3717  
Tel: (03) 5797 4400

The Goulburn Broken CMA supports the retention of native vegetation in the landscape, including paddock trees located across the catchment. The Goulburn Broken CMA would encourage any future development to retain the natural features, including vegetation, of the landscape as well as actions which seek to increase the native vegetation and environmental values of waterways..

If you have any queries, please contact Rachael Spokes on **(03) 5822 7700**. To assist in handling any enquiries please quote **GBCMA-F-2022-00536** in your correspondence. Please note that all electronic correspondence should be directed to [planning@gbcma.vic.gov.au](mailto:planning@gbcma.vic.gov.au).

Yours sincerely



**Statutory Planning and  
Floodplain Manager**

### **3. Department of Transport**

Hi [REDACTED]

Back in March you forwarded our team the draft Open Space Strategy for Mansfield Shire & have not yet had a response from the Department.

Please accept my apologies for the delay in getting back to Council. Not that this excuses anything, but we have been undergoing a significant restructure & have consequently lost some staff in the process.

In this instance we don't have a formal response for Council like we did on the draft planning strategy earlier in the year, we have reviewed the strategy and feel that many of the general comments provided in our earlier response to the draft planning strategy could apply here – specifically, the importance of connections.

The draft OSS does mention connections, but only briefly, we wondered if there was scope to further explore the importance of connections and linkages to the open spaces & perhaps even how Developers might be responsible for contributing to those important connections.

With the changes to Clause 18 introduced by DoT earlier in the year, one could argue a nexus could be formed for making developers responsible for contributing to those important connections and for better integrated transport outcomes that supports all modes.

I'm not sure how useful this is for Council, I'd be happy to discuss further should you want to catch up.

Kind Regards,

████████

#### 4. Environmental Protection Agency, Victoria

Dear [REDACTED]

Thank you for contacting EPA regarding the Mansfield Open Space Strategy.

Referring to Section 2 of Ministerial Direction 19, it is unclear to us whether this matter triggers the need for early advice from EPA.

Should Council be seeking comments on specific matters, we would ask Council to confirm whether the strategy will:

- Allow the use or development of **potentially contaminated land**, and/or trigger the requirements of **Ministerial Direction No. 1**
- Allow the use or development of land that could **result in water, noise, air or land pollution** impacts on the environment, amenity or human health
- Allow the use or development of land **within a buffer or separation distance for industry**, including as set out in the *Recommended Separation Distances for Industrial Residual Air Emissions – Guideline – EPA Publication 1518*
- Allow the use or development of land within a **buffer or separation distance for an industry engaged in materials recycling, refuse disposal, transfer station** (waste and resource recovery facility).

We take this opportunity to remind Council of the need to review, and if necessary, satisfy the requirements of *Ministerial Direction 1 - Potentially Contaminated Land* particularly where land is rezoned for sensitive use which includes use as a children's playground.

Until we receive a further specific request for advice from Council which references the scope of MD19, we have no further comments to make at this stage.

Kind regards

[REDACTED]



## 5. Country Fire Authority

Our patron, Her Excellency the Honourable Linda Dessau AC, Governor of Victoria

CFA Fire Prevention and Preparedness  
8 Lakeside Drive Burwood East Vic 3151  
Email: [firesafetyreferrals@cfa.vic.gov.au](mailto:firesafetyreferrals@cfa.vic.gov.au)

CFA Ref: 23000-76253-118737  
Telephone: 8739 4012

21 July 2022

[REDACTED]  
Mansfield Shire Council  
33 Highett Street  
MANSFIELD VIC 3722

Dear [REDACTED]

### SUBMISSION TO PROPOSED STRATEGY

**Proposal:** Mansfield Open Space Strategy  
**Location:** Mansfield Shire

Thank you for providing the CFA with the opportunity to comment on Mansfield Open Space Strategy. CFA has reviewed the available material and can provide the following information for further consideration:

In principle, CFA broadly supports Council seeking to create policy that grows and manages open space opportunities in the Mansfield township and immediate surrounds.

However, there are potential bushfire impacts with such a strategy that we recommend warrant some further investigation and consideration. Ultimately, introducing or enhancing vegetation in areas where there are immediate interfaces with existing hazards may increase bushfire risks if not qualified or required to be undertaken to certain standards.

Changes to open space also have the potential to impact growth opportunities and expose exiting communities to new bushfire risks. CFA encourages Council to add more actions that explore bushfire hazards and ensure policy and guidance is in place to manage potential conflicts into the future.

Clear open space policy has the potential to be a valuable fire prevention asset, whilst also creating wellbeing, living and ecological benefits.

The following advice seeks to provide additional information on key areas where actions and guidance could be focused to better identify and respond to bushfire:

#### New Bushfire Hazards

Whilst CFA supports the creation of more open space within the Mansfield township, careful consideration of the potential impacts on bushfire risk, both in terms of risk reduction, risk management and risk creation is needed. New bushfire risks should be avoided.

Unmanaged areas of open space can create new bushfire hazards.

These should not be located in areas where there are existing communities or where the risk cannot be adequately managed. The strategy should include policy that addresses these conflicts.

For example, actions for healthy waterways are valuable ecological tools, however, if not done properly can lead to increased unmanaged riparian vegetation that act like wicks that can bring fires from rural areas into local townships. CFA encourages Council to adopt more actions that actively consider bushfire hazards and the need to manage any conflicts before including any projects within the proposed schedule of works.

Policy that links the open space strategy to fire management plans and emergency management planning functions is also encouraged.

#### Development Impacts

Changes to open space can influence settlement patterns and change bushfire risk profiles. The Open Space Strategy should consider what impacts it may have on Council's future growth opportunities for Mansfield township.

Open space changes should not increase bushfire risks to existing communities. Whilst the proposed changes to open space are not likely to impact landscape scale bushfire scenarios, localised bushfire outcomes for the immediate surrounds may be affected.

#### Canopy Cover

Consider the fuel structure in new open space areas, including the consequences of policy that seeks to introduced greater areas of tree canopy. CFA generally encourages between 2 and 5m of canopy separation. In circumstances where this may not be met, careful consideration of ground fuels is recommended to ensure that their potential to create a 'ladder fuel effect' is minimised. Fires that extend into the tree canopy are typically more severe and destructive.

For example, it may be more suitable to have a connecting canopy in Main Street and less suitable for this approach along the south western township boundary. You may want to consider referencing various vegetation management standards for bushfire purposes, potentially using terms such as 'low threat' or 'defendable space'. More information on these standards can be found in the bushfire planning section of the DELWP website.

#### Vegetation Management

Vegetation management of open space areas plays an important role in reducing and managing bushfire risks.

CFA encourages the open space strategy to consider where vegetation in open space will need to be managed for fire management purposes, what level of management is likely to be required, whether Council is likely to be able to commit to this management over time and whether there are further actions or policy responses that are needed to support the proposed open space strategy outcomes.

If you wish to discuss this matter in more detail, please do not hesitate to contact the Darren Viney - Manager Community Safety on 8739 4012.

Yours sincerely,



**Land Use Planning Team Manager**  
**CFA Fire Prevention and Preparedness**

## Community Groups

### 1. Friends of the Great Victorian Rail Trail

Morning [REDACTED],

With the release of the draft Open Space Strategy to identify areas for possible future parks, pedestrian and bike paths, we provide the attached submission for potential development of the rail reserve (GVRT) at Withers Lane.

The area in question lends itself to development of a grade separation under Withers Lane, returning the rail trail to its original alignment. This would address a number of existing concerns and safety issues plus enable the area to be landscaped and revegetated in sympathy with its surroundings, complimenting the Station Precinct redevelopment project.

The pathway thru the Mullum Wetlands was constructed in the early 2000's as a walking path using the remnant railway infrastructure. When the rail trail from Withers Lane opened in 2012, this pathway became an integral part of the overall trail, but without any change to the infrastructure. There has been a considerable change of use of this pathway over time – in 2021, the average monthly count was 5,330 with highest monthly count being 7,456.

We appreciate the opportunity to engage with Council on this very important strategy.

Kind regards,

[REDACTED]

[REDACTED] Friends of the GVRT

[REDACTED] [REDACTED]



Friends of the Great Victorian Rail Trail  
24 Highett Street  
Mansfield 3722  
Tel: 03/5775 1332

May 19, 2022

Mansfield Shire Council  
33 Highett Street,  
MANSFIELD VIC 3724

Attention: [REDACTED]

**Subject: Mansfield Open Space Strategy – Station Precinct Western end**

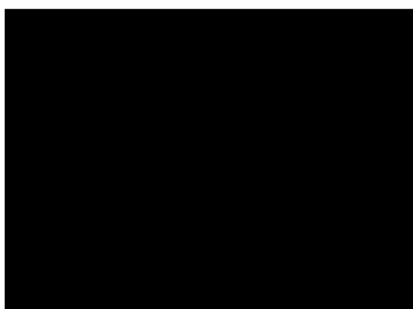
Railway stations were once central to the urban design and fabric of towns. Having lain dormant and underutilised for 30+ years, it is imperative the station precinct area is transformed into a more useable space for recreation, community building and tourism.

However, the Station Precinct masterplan does not address the area West of the stock route. There is a disconnect between the eastern and western ends of the site. Redevelopment of the abandoned rail alignment at the Western end of the site involving a grade separation at Withers Lane provides the opportunity to create an iconic entrance to the station precinct area along the rail trail. It would also resolve several long-standing issues associated with this abandoned corridor.

The planned development of the station precinct area has the potential to transform this long-neglected section of our history by drawing the community and visitors to this area. This will further increase the demand on the rail trail (shared pathway) which is the most visited section of the entire Great Victorian Rail Trail.

We appreciate the opportunity to engage with Councils Open Space strategy. The abandoned rail reserve at Withers Lane is an exciting opportunity to further develop the rail trail and compliment the Station Precinct redevelopment project.

Kind regards,





## Mansfield Open Space Strategy – Great Victorian Rail Trail

With the release of the draft Open Space Strategy to identify areas within Mansfield Shire for possible future parks, pedestrian and bike paths, we provide the following submission for potential development of the Great Victorian Rail Trail (GVRT) at Withers Lane.

### **Mansfield Station precinct – Western end:**

The Great Victorian Rail Trail is an important feature of this precinct area. It is the entrance to Mansfield for cyclists or walkers either setting out on a journey, or arriving in Mansfield. Currently it presents an extremely poor image to users due to the incremental and haphazard approach to its development, or lack of.

This planning project provides an ideal opportunity for the rail trail alignment where it crosses Withers Lane to be considered as part of improving Mansfield's public space for future generations. It would address a number of existing deficiencies and safety concerns within the current arrangement, plus provide the potential to greatly improve the rail trail user's experience and the rail reserve area.

The original rail alignment entered a cutting as it left the Mansfield station precinct area and travelled under Withers Lane before rising to meet ground level West of Withers Lane. When the rail infrastructure was removed, the original timber bridge was removed and replaced with earthfill to maintain access to Withers Lane. Over the last 4 or 5-years, there has been additional back-filling of soil into the original cutting West of Withers Lane, further vandalising the site!

### **Withers Lane Underpass for rail trail alignment**

Suggestion is that by installing a box culvert under Withers Lane (see photo), the rail trail can be returned to its original alignment to provide a grade separation from the increased traffic flow that the Withers Lane/Maroonah Highway intersection is now experiencing. This opportunity to further develop our rail trail asset addresses a number of serious issues:

- Potential for conflict between cyclist/walkers and vehicle traffic with Withers Lane becoming a heavy vehicle bypass, along with increased residential development North of the rail trail resulting in increased vehicle traffic.
- Address the long standing environmental hazard with trapped water West of Withers Lane (see photo) by installing drainage to direct surface water via the underpass into the wetlands.
- Eliminate a safety hazard on the current pathway as it meanders up from the Mullum wetlands due to poor line of sight and less than recommended width for a shared pathway.
- Would enable the clearing of regrowth and overgrown vegetation from the abandoned cutting on the Mansfield side in preparation for planned landscaping in keeping with future development of the station precinct area.
- At Council's March 2019 meeting, the 'Station Precinct Concept Plan' was endorsed with the comment that it receive submissions for improvements to the rail trail West of the stock route, including proposed grade separation.





Original rail alignment cutting looking East towards Withers Lane, February 2015



Original rail alignment looking East towards Withers Lane, October 2017





Original rail alignment West of Withers Lane with Great Bear Log Homes on left, April 2020



Abandoned rail alignment leading towards Withers Lane, April 2020





Looking West from Mullum Wetlands where rail trail leaves original rail alignment, April 2020



Original rail alignment with regrowth vegetation leading West to Withers Lane, April 2020





Rail trail crossing at Withers Lane looking East as currently existing, May 2022



Potential grade separation under Withers Lane with the rail trail returned to original alignment

## 2. Mansfield Croquet Club

I received your email regarding Mansfield Open Space feedback.

I am the President of the Mansfield Croquet Club, and we play croquet every Monday and Wednesday morning on the Lord's Ground.

The ground is shared with Little Athletics, Cricket, and the Football players.

During Summer, the ground is kept in pristine condition by the Shire, and it makes for a wonderful playing surface. We are very thankful to the Shire for that.

However, in Autumn and Winter the ground is also used by the Footballers, and it is not mowed, and the grass makes it very difficult to play Croquet.

It would be wonderful if the Footballers had another place to play .

I hope this will be given some consideration.

Yours sincerely,

██████████

██████████

Mansfield Croquet Club

### 3. Mansfield Agricultural & Pastoral Society



President: [REDACTED]  
Secretary: [REDACTED]  
Mobile: [REDACTED]  
Treasurer: [REDACTED]  
Postal: PO Box 304, Mansfield, Vic. 3724  
Email: mansfieldap@outlook.com

Website: www.mansfielddaandsociety.com.au

ABN: 25 561 401 568

18 May 2022

Attention: [REDACTED]

Dear [REDACTED]

I am writing on behalf of the Mansfield A&P Society in my capacity as an executive councillor to voice my serious concern at a matter which has just come to light regarding the showgrounds and a proposal by the Mansfield Shire to obtain part of our property for open space for public use.

The society received one letter in the past month inviting people to participate in a survey regarding the Shire's "Open Space Strategy". The letter which we have attached does not indicate any action being taken by the shire to use our land at the Mansfield Showgrounds and was probably regarded as a general mass mailout to all ratepayers. At no time has there been any other communication with the A&P Society regarding a proposal to establish a pathway through the grounds.

On viewing the "Open Space Strategy" per the link [\\*cbe7f4350654ff96aa4a3918996cfada Mansfield Open Space Strategy.pdf \(amazonaws.com\)](https://www.amazonaws.com/cbe7f4350654ff96aa4a3918996cfada) and the accompanying documents, we are no clearer on what the council's intention is. The maps are appalling if one is to identify where exactly the proposed pathways are to be located.

There is also reference on P15 item 3.3.2 to forming a partnership with the Mansfield A&P Society to provide additional sport and recreational opportunities. The showgrounds is described as a social and family recreational facility on P5. This is misleading because the grounds also host major equestrian sports including our annual campdraft and the Mansfield Pony Club's state horse trials. The showgrounds already hosts various community events as well as our annual agricultural show for more than 132 years. All activities on the showgrounds need to be insured and any public access could affect our current premium,

I would like to request more time to review the council's strategy and the impact on the use of the Mansfield Showgrounds. It is very disappointing that there has been a lack of communication and transparency regarding this strategy. I look forward to your quick response to this correspondence.

Yours Sincerely,  
[REDACTED]

## Private Submissions

1. [REDACTED]

Your ref E7605

Dear [REDACTED]

Re Your letter dated 14 April 2022,

I am very surprised to learn the above letter does not mention what is proposed or intended with regard to our land at 102A Malcolm Street Mansfield, and the time line that has been allowed for responses. The way the document is presented it appears like a generic mail with no mention of the specifics or the serious nature of this proposal or the impact on our land.

Given the way it is presented, I didn't pay much attention or concern but, I am astounded to learn what is proposed and the detrimental impact this proposal will have to the value of our land.

It was only on the off chance my wife decided to scan qr code, that we learnt what is going on here.

We need all the information and a reasonable amount of time to properly consider all the ramifications of this proposal in order to make an informed decision.

It looks to me like your proposal requires the use of private land and is impacting on private land.

Also, I think it would be important to be transparent regarding this matter, with other stake holders next door that are impacted, and also our neighbours to the rear of us.

On face value, unfortunately we have nothing in the way of information or documentation it appears this proposal will severely impact our property and accordingly we will suffer substantial losses, however we are happy to engage with you to get a clear picture and understanding before we make a final decision.

Look forward to meeting with you at a time of mutual convenience to discuss the above.

Could you please email me a receipt for this mail.

Kind regards,

[REDACTED]  
[REDACTED]  
[REDACTED]

Your Ref E7605

Dear [REDACTED]



Re OBJECTION TO THE ABOVE PROPOSAL

Further to my emails of the 5<sup>th</sup> and 11<sup>th</sup> May and our meeting regarding this matter at Council Chambers on the 30<sup>th</sup> May.

Please be advised we object to the abovementioned proposal. Please find below some of our reasons.

- Council were unable to advise how much land we would lose, where the proposed pathway would be located on our property, the width of the pathway, how the pathway could be approved given the restrictions from the authority in doing anything near the drain, how our property would be fenced from the public space and if council would pay the cost of the fencing.
- We have grave concerns regarding our safety, security and privacy under the proposal. Anyone could wander on to our land, gardens and external living areas unchecked.
- We would suffer the loss of our right to quiet enjoyment.
- We could suffer a substantial loss of a large parcel of land to council without recompense.
- We have been advised by our neighbours to the rear of our property they have no intention of developing their land or agreeing to this proposal and accordingly this proposed pathway would be a pathway to nowhere.
- The noise created by the public access and the loss of our privacy in our backyard given the proposed path.
- We would suffer a substantial loss to the value of our private property due to unchecked public access. Or the possibility of the pathway, even if the pathway never happens.
- We own (on title) a parcel of land on the opposite side of the drainage line and we would not be able to access that land under this proposal.
- Most importantly we bought this property in August 2021, in good faith after visiting Council and doing our due diligence to find out about any proposal or overlays relating to this site. We were advised there were none, so went ahead with the purchase.

Kind regards,

██████████

██████████

102A Malcolm St Mansfield Vic

2. [REDACTED]

Hello

We wish to formally object to the proposed open space strategy in relation to our property at 99 Highett Street.

Our objection is based on the unsuitability of watercourses for walking and cycling paths. In addition, it appears from the simplistic plan that a proposed pathway would go down our driveway. Sharing this access with the general public is not appropriate, safe nor desirable.

Thanks for your attention.

Sincerely

[REDACTED]

3. [REDACTED]

Attention, Oscar Yencken:

I have a property at [REDACTED] Griffin avenue which neighbours the Mansfield cemetery.

It has come to my attention that the council has decided to extend the walking/cycling track from High St Mansfield to Monkeygully Rd.

I have viewed the proposed map and have noticed that it just happens to cross thru my property line.

As a rate payer of the Mansfield Shire and a permanent resident, I do not agree to this happening.

I have not had any official notification of this.

Please advise me of when the council was thinking of doing so.

I am absolutely against my property being used for this purpose.

Yours sincerely

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]



Open Space Assessment of existing open spaces in the Mansfield Shire. With the key findings being reviewed, Realm has since determined areas within Mansfield Township requiring additional public open space and pedestrian/bicycle access. The proposed areas are shown in the map below:



4. [REDACTED]

Hi [REDACTED]

Thankyou for your time today and your explanation of the proposed Open Space plans. While Jen and I are great supporters of the Open Space idea we would like to raise an objection to the part of the plan that specifically relates to our property at 95 Monkey Gully Rd, Mansfield. Our objection relates to the fact that our property (and our neighbours at 79 Monkey Gully Rd) appear to have been singled out as the only option for consideration in Monkey Gully Rd between High St and the corner of Highton Lane.

While we recognised that this is only a proposal and is for future planning considerations; without our objection we believe it could easily be passed into law without any further consideration. Given that this is a plan for the period 2021 to 2040, we believe there are other options available now and with possible changes to the town boundary, further options in the future. We have no intentions to subdivide our land now or in the future, however if the current plan was accepted there is a very good chance that it would drastically reduce the value of our land and/or place severe restrictions on what we are able to do with our land.

We believe the attached area shown in Yellow, gives greater options for Open Space in this part of Monkey Gully Rd into the future.

Regards

[REDACTED]  
[REDACTED]  
[REDACTED]

Ref E 7605

Attn: [REDACTED]

Manager of Planning and Environment

Dear [REDACTED]

Jennifer received your letter (to the Homeowner) regarding the Mansfield Open Space Strategy last week (we are co-owners of 95 Monkey Gully Rd, Mansfield, so I do not know why I did not receive a notification as well?).

Upon reading the documentation we were certainly alarmed when we saw on the Draft Open Space Contribution Plan (May 2021, 3cb0e74), Page 8, that our home is marked as "Proposed future open space". On the Victorian Government "Planning Property Report" our land is clearly marked as General Residential with no encumbrances or easements.

This seems to apply to our neighbour at 79 Monkey Gully Rd as well. See your Draft Open Space Contribution Plan, dated May 2021, Page 8 and maps attached.

It is imperative that someone call to discuss this issue as we are going on holidays from 4 May and will not return till 29 May so would appreciate a reply, ASAP.

We object in the strongest terms to having our private land earmarked for an open space area.

Yours Sincerely

[Redacted signature block]



Monkey Gully Rd,  
Mansfield



Possible Open Space  
Area for consideration

Hi [Redacted]

Thanks for your time yesterday. We have considered the changes to the Open Space Strategy as outlined in the attachment and are happy that our objections and concerns have been address. The issue is now resolved.

Regards

[Redacted signature block]



5. [REDACTED]

Hello [REDACTED],

**Appreciate if the below email content is not included on public display.**

I write as an interested community member and user at the Mansfield Racecourse site. With regards to the current Draft Open Space Strategy Plan out for engagement, I refer to the Mansfield Racecourse site identified within the plan as being a potential future sporting ovals space.

My recommendation would be to amend the terminology being documented at the Mansfield Racecourse site, with a change to a multi-use open space event facility & sporting precinct.

My concern is in documenting the site, as being strictly sporting ovals. This may create weight for a user group to limit the communities' potential uses of the site in future and use the Mansfield Shire Council Open Space Strategy Plan as the support for limiting the sites usage. Presently the site is used to operate the Covid testing centre, dog training, picnic race meetings and racehorse training facility.

Hopefully, the Mansfield Shire Council Open Space Strategy Plan will see the sites potential developed for more uses and users in the future.

My other suggestion to the proposed plan relating to the Mansfield Racecourse site is to amend the proposed pathway network (walking, bike paths etc) and have these paths constructed around the boundaries of the site and not within the site. So, the site can continue to operate as a secured site for both current and future events securely. Keeping the paths outside the existing boundaries will eliminate the need to go through a process of closing public pathways and causing community disruption and inconvenience on a regular basis resulting in likely backlash to the Mansfield Shire Council and user groups holding an event at the site.

Should you have any queries regarding the abovementioned matters, please do not hesitate to me.

[REDACTED]  
[REDACTED]  
[REDACTED]