

OFFICIAL

MANSFIELD PLANNING SCHEME
ORIGINAL VERSION

VERSION FOUR

August 2024

02 MUNICIPAL PLANNING STRATEGY

02.01 CONTEXT

Mansfield Shire is located approximately 150 kilometres north east of Melbourne and has an area of 3,891 square kilometres. The resident population in Mansfield Shire increased from 6,631 in 2001 to 8,605 in 2016. Victoria in Future data estimates that by 2031 the population in Mansfield Shire will increase to 10,485.

Many areas in the Shire are of significant visual, cultural and environmental value and under high demand and increasing pressure for recreation, lifestyle and development activity. The ageing community will result in an increasing demand for medium density housing.

The major urban centre is Mansfield Township, with numerous smaller settlements throughout the Shire. These include Merrijig, Sawmill Settlement, Alpine Ridge and Bonnie Doon, Jamieson, Macs Cove, Howqua Inlet, Goughs Bay, Tolmie, Maindample and Mountain Bay.

The population of some of these settlements is generally small and peaks considerably during holiday periods both from visitors and holiday homeowners. Many of these areas have poor infrastructure and this needs to be addressed if the residents are to enjoy sustainable development for the future.

There are 4 major valleys in the Shire – Upper Goulburn, Howqua, Jamieson and Upper Delatite that contain large tracts of productive agricultural land. Nearly 95 per cent of the municipality is within a Special Water Supply Catchment which impacts development potential, however a significant part of this is public land.

Major water storages include Lake Eildon and Lake Nillahcootie . The main waterways include the Delatite, Howqua, Jamieson, Goulburn and Big Rivers and the Brankeet and Fords Creeks; all of which directly or indirectly flow into Lake Eildon. The Broken River is the other major waterway and it flows into Lake Nillahcootie.

Major mountain features include Mount Buller, Mount Stirling (both Alpine Resorts) and the Great Dividing Range.

02.02 VISION

The Council Plan 2021-2025 is Council's primary forward planning document. It sets the following vision:

To live, work and play in an inclusive, dynamic and prosperous place where community spirit is strong and people are empowered to engage in issues that affect their lives.

02.03 STRATEGIC DIRECTIONS

02.03-1 SETTLEMENT

The settlement pattern in the Shire is characterised by Mansfield Township as the major urban centre, with a number of surrounding smaller settlements, significant areas for rural living and a number of isolated 'legacy' settlements principally located around the shores of Lake Eildon. The 4 major valleys: Upper Delatite, Upper Goulburn, Howqua and Jamieson provide a distinctive and valued landscape setting for all settlements.

The future growth of all towns will depend upon the provision of infrastructure, particularly reticulated sewerage. Mansfield Township, Bonnie Doon, Merrijig, Sawmill Settlement and Alpine Ridge are the only towns with reticulated sewerage. Development in other towns will be restricted to infill development provided wastewater can be managed on site.

Mansfield Township

The *Hume Regional Growth Plan 2014* considers Mansfield Township a sub-regional moderate growth centre in the Central Hume sub-region that is serviced by larger regional towns further west and north. It is the only urban centre with significant growth potential in the Shire 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. Existing infrastructure is capable of servicing growth however there is a need to increase water storage capacity.

Bonnie Doon

Bonnie Doon is an affordable and attractive town catering to a significant permanent population, as well as a substantial number of non-resident landowners and tourists. Given the existing reticulated water and sewer infrastructure, additional land may be made available for tourism development, holiday homes and retirement alternatives, as well as residential development should the anticipated population growth in this area eventuate.

Merrijig

Merrijig is a small town with excellent proximity to mountain and rural views located in the Upper Delatite Valley. It is appealing to people who desire a small town lifestyle with the additional services afforded by proximity to Mansfield. Its growth potential is supported by reticulated sewerage, however, its reticulated water and sewerage infrastructure will need to be significantly upgraded prior to any large scale residential development. The topography and environmental value of the land will also mean that creative urban design and strict development and density controls will need to be applied to any development.

Sawmill Settlement, Alpine Ridge and Pinnacle Valley

Sawmill Settlement, Alpine Ridge and Pinnacle Valley are settlements that cater predominantly for non-resident landowners, holiday makers and tourists. There are also a number of permanent residents whose needs must also be catered for.

The topography and environmental constraints such as the extent of native vegetation and the resultant fire risk and ambience of the land will mean that creative urban design and strict development and density controls will need to be applied to any development.

Jamieson

Jamieson is an attractive local service centre catering for the surrounding rural community and tourists, as well as a substantial number of non-resident landowners. There is no reticulated sewer. No additional large parcels of land will be made available for new development.

Merton

Merton will continue to develop as a small local service centre and as a town appealing to people who desire a small town lifestyle. It is an affordable housing alternative to the more tourist-oriented towns.

There is no reticulated sewerage so no new residential land will be made available and the current oversupply of Rural Living zoned land will be restricted to reduce the 'land bank'.

Maindample

Maindample is a 'green village' local service centre that provides affordable, environmentally-focused housing alternatives to the more tourist-oriented towns. There is no reticulated sewerage so no new land will be made available for residential development. Alternative forms of sewer and water supply may provide some limited opportunities.

Woods Point

Woods Point is an important heritage town, appealing primarily to those interested in the town's history, outdoor pursuits and the natural attractions in the surrounding area. There is no reticulated potable water or sewerage so development opportunities are very limited.

Goughs Bay

Goughs Bay was originally planned to act as a settlement catering predominantly for non resident land owners and holidaymakers. However there is an increasing trend towards permanent accommodation. There is no reticulated water or sewer so no additional land for residential land will be rezoned until such a time as the issue can be addressed satisfactorily.

Mountain Bay

Mountain Bay is a planned integrated development providing for a range of tourist, residential, accommodation, recreation and water based facilities and commercial activities.

Other smaller settlements

Macs Cove and Howqua are located in the Howqua valley. Paradise Point is located in the Jamieson valley. A1 Mine, Gaffneys Creek and Kevington are all located in the Upper Goulburn valley. Macs Cove, Howqua and Paradise Point are all isolated settlements on the shores of Lake Eildon. All smaller settlements do not have access to reticulated sewerage.

Council's strategic directions for settlement are to:

- Maintain the role of Mansfield Township as the main town with growth potential, supplying the majority of housing, commercial, retail and industrial growth.
- Limit development in unsewered towns to infill development based on land capability.
- Avoid out-of-sequence development and rezoning.
- Ensure there is sufficient land supply to meet current and future demand.

02.03-2 ENVIRONMENTAL AND LANDSCAPE VALUES**Biodiversity**

Large areas of native vegetation have been cleared for agriculture, especially in the Mansfield basin. Although the current rate of clearing has reduced, the incremental loss of remaining habitat is a major issue. Potential threats to remnant vegetation include clearing (including removal of single paddock trees), salinity, roadside management, lack of regeneration, inappropriate fire regimes, disturbance and damage; including that caused by livestock grazing, timber harvesting and intensification of use and development.

There are a number of endangered, vulnerable or depleted Ecological Vegetation Classes (including Plains Grassy Woodland, Grassy Woodland, Herb-rich Woodland and Valley Grassy Forest), and numerous threatened plant and fauna species including the nationally-listed Grassy White Box Woodland.

Protection of remnant vegetation is a high priority including in:

- Roadsides, which provide some of the most significant native habitats and are under threat through pressures from development and degradation.
- Riparian zones, where vegetation is particularly important for the protection of native habitat and biodiversity values, but also for its benefits to water quality that result from riparian buffer zones with a width of at least 30 metres.

Landscapes

The scenic value of the mountains, foothills, valleys and cleared grazing country is characteristic of the municipality and of intrinsic importance to its landscape.

Rural areas are acknowledged as one of the Shire's and the region's greatest assets. Significant for rural production as well as from a natural landscape perspective promoting tourism and attracting visitors to the Shire, many of the rural valleys are recognised as having significant landscape qualities unique to the State and worthy of protection.

Significant landscape and natural features include Mounts Buller, Stirling, Terrible and the Great Dividing Range, and parts of the Eildon and Alpine National Parks. Mount Buller and Mount Stirling are in the Alpine National Park.

Development along ridgelines or highly visible slopes can impact the landscape character of the area. Approaches to the mountains also need to be protected for their significance and high visual amenity, particularly the state significant Mount Buller and Mount Stirling alpine vista.

Council's strategic directions for environmental and landscapes values are to:

- Protect areas of Remnant vegetation for their environmental, habitat and scenic values, including roadside vegetation, riparian environments, scattered trees and native grasslands.
- Protect The landscape character of the Shire and significant landscape features including large old trees, visually significant ridges and view corridors.
- Protect the environmental, landscape and visual significance of Rural areas, mountain and environmental features and alpine approach areas.

02.03-3 ENVIRONMENTAL RISKS AND AMENITY

Due to climate change and climate variability, natural disasters and environmental hazards such as heatwaves, bushfires, floods and storms are likely to be more frequent and severe. This will present many challenges and some opportunities.

Due to the location and topography of the Shire buildings on ridgelines or prominent exposed areas are particularly vulnerable to natural hazards such as bushfire, flood and land slip.

Bushfire

Bushfires are a risk to life, property and community infrastructure. Risk is most significant in and around forested areas in mountainous topography. Other hazardous areas include extensive grassland areas, particularly along the urban and rural interface of existing settlements. Urban areas of Mansfield Township are generally unaffected.

Development pressure near forested land, often in locations where there is only one access road is a major risk. The bushfire risk is increasing in areas that are popular for residential and rural residential development, areas where there is a high number of non-resident landowners and where property maintenance can be variable, and in areas that may introduce vulnerable people to a location close to bushfire hazards.

This is the case for the National Parks, which are densely vegetated, a major tourist attraction, and present high numbers of part time resident and non-resident landowners.

The following settlements have also been rated for their high to extreme bushfire risk under the Victorian Bushfire Risk Register:

- Jamieson (high bushfire risk) and its surrounding forest (extreme bushfire risk).
- Goughs Bay (very high bushfire risk).
- Sawmill Settlement, Alpine Ridge (extreme risk) and Pinnacle Valley (high bushfire risk).
- A1 Mine, Kevington and Gaffneys Creek (extreme bushfire risk).

Flooding

The catchments of Lake Eildon, Lake Nillahcootie, Fords Creek, Doolam Creek, Glen Creek, Broken River, Delatite River, Goulburn River and Howqua River include areas of flood prone land where flooding has historically caused damage to the natural and built environment. Parts of the Mansfield Township and Jamieson Township have been most affected by past flooding events.

Floods are naturally occurring events. The inherent functions of floodplains are to convey and store floodwater. Natural flooding, long term productivity of flood prone land, river and wetland health are all closely linked. Inappropriate development on the floodplain can lead to the deterioration of environmental values and reduced agricultural production.

The impact of floods has the potential to increase due to land use and vegetation changes, such as:

- Urban expansion, by increasing the speed and quantity of flood runoff while at the same time reducing natural flood storage and obstructing flood flows leading to an increase in the risk to life, health and safety of occupants of the floodplain.
- Raised earthworks (including but not limited to roadworks, levees and farm channels), by reducing natural flood storage, obstructing or redirecting flood flows and increasing flow velocities and levels.
- Clearing of land for rural and urban development.

Council's strategic directions for environmental risks and amenity are to:

- Strengthen resilience to bushfire and minimise the risk to life.
- Preserve the inherent functions of floodplains to minimise the long term flood risk to floodplain production, assets and communities.
- Discourage use and development in areas where an environmental hazard has been identified and cannot be sufficiently mitigated.

02.03-4 NATURAL RESOURCE MANAGEMENT**Agriculture**

Rural land is under increasing pressure for residential use and development not associated with the rural use of the land. Productive agricultural land must be maintained to remain agriculturally viable and ensure the ongoing ability to farm is protected. To do so, it is important that only marginal rural land in areas with a minimal visual impact be developed for small scale rural or rural living style development.

Maintaining large rural allotments in the rural zones plays a vital role in maintaining agriculture and rural amenity. A legacy from past decisions is the large number of ‘undersized’ lots created in rural areas for the purpose of rural residential living without the appropriate zoning changes to reflect that purpose. As a result, landowners have an expectation that those lots can be developed for dwellings. A balance needs to be struck between this and the need to protect agricultural land for agricultural use.

Council’s strategic directions for the management of agricultural land are to:

- Protect productive agricultural land from land fragmentation and incompatible use and development.
- Protecting the on-going viability of agricultural land for agricultural purposes particularly from amenity conflicts arising from dwellings.
- Support diversifying the agricultural base to include the development of viticulture, horticulture, and more intensified agricultural pursuits.

Water and Declared Special Water Supply Catchments

Over 95 per cent of the Shire lies within a Declared Special Water Supply Catchment. The catchments include: Parts of the Goulburn Broken Catchment (Upper Goulburn and Upper Goulburn (Upper Delatite), Lake Eildon Environs and Lake Nillahcootie.

The Goulburn Broken Catchment is the source of the Mansfield Township water supply and one of Victoria’s highest priorities for nutrient reduction. Major sources of nutrients include treated effluent, sediment mobilisation and urban stormwater run-off.

Lake Eildon and Lake Nillahcootie are artificial water storage lakes and significant economic, environmental and tourism resources. However, their primary function is to regulate water supply to downstream irrigation areas. Onsite wastewater management for surrounding use and development is a key issue, with their cumulative impact risking to affect catchment health, water quality and public health. Unsewered towns such as Goughs Bay, Macs Cove and Howqua are located on the shores of Lake Eildon, and Jamieson is located on two of the Lake’s key tributaries.

Other key water sources include the Broken, Goulburn, Delatite, Jamieson, Howqua and Big Rivers, and the Brankeet, Merton and Fords Creeks.

The upper catchments of the Broken and Goulburn Rivers provide 11 per cent of the entire water resource of the Murray Darling Basin and need to be protected.

Council’s strategic directions for catchment planning and management are to:

- Protect productive agricultural land from land fragmentation and incompatible use and development.
- Avoid development in catchments that is detrimental to water quality.
- Minimise the cumulative impact of onsite wastewater treatment systems on the water quality of Declared Special Water Supply Catchments.

02.03-5 BUILT ENVIRONMENT AND HERITAGE

The history of settlement and development in the Shire has resulted in Mansfield's rich built, cultural and natural heritage.

Township and neighbourhood character

Development of land along the Maroondah Highway and other major routes such as Mount Buller Road in the Shire need to be sensitive to their role as gateways to the Alpine areas

Mansfield Township's residential areas are characterised by wide streets with on street parking, large lots and street trees. Infill and medium density development will challenge the urban character of some areas in town but key attributes such as their spacious garden settings and identified heritage buildings should remain and be protected.

Heritage

The Shire's rich cultural and built heritage is a major part of the attractiveness and amenity of Mansfield. However, there remain gaps in the knowledge of heritage assets of Aboriginal or post-European settlement significance, particularly in rural areas and smaller settlements.

The character of Mansfield is linked to its heritage and expressed most clearly through its surviving original buildings. These include prominent buildings within the central retail area of High Street, as well as less obvious residential buildings.

The location of some of the key heritage buildings of Mansfield Township around the central High Street/Highett Street intersection, which also contains the Police Memorial, provides the opportunity to consider the street system as an integral component of the built heritage in order to strengthen the tourism and economic potential of the town centre.

The Goulburn, Howqua and Big Rivers have been declared Heritage Rivers under the *Heritage Rivers Act 1992*, which has implications for land use in the vicinity of watercourses.

Council's strategic directions for the built environment and heritage are to:

- Support development (including advertising signage) that is sensitive to the role of the Alpine approaches as gateways to Mansfield Township and the Alps.
- Encourage development that respects the unique character and location of each settlement and protects areas of natural, environmental and architectural character.
- Protect places of identified European and Aboriginal heritage significance.
- Protect the heritage values of the Goulburn, Howqua and Big Rivers.

02.03-6 HOUSING

A diversity of housing opportunities is an important part of providing housing for all. As the major urban centre of the Shire, the majority of housing growth will take place in Mansfield Township, where aged care, infill and medium density housing development will be key for the community to be able to age in place.

Housing development will also take place in some of the smaller towns, at a lower scale and only where infrastructure permits. Bonnie Doon, Merrijig, Sawmill and Alpine Ridge are the only towns apart from Mansfield Township with reticulated sewerage. Development in other towns will be further restricted to infill development provided wastewater can be managed on site.

Subdivision of rural land for rural living opportunities has been a major element of development in the Shire.

Areas zoned Rural Living seek to recognise existing developed areas able to support a mix of small-scale commercial farming operations and rural living situations. These areas generally avoid land of high quality agricultural value or environmental hazard. The areas may be capable of being used for a wide variety of small-scale intensive agricultural and horticultural uses.

The *Rural Living Strategic Study 2003* found there was an oversupply of rural living land. The focus is therefore on reducing its extent rather than rezoning more land.

Council's strategic directions for housing are to:

- Provide for housing needs to be met within townships and designated rural living areas.
- Maintain housing affordability and increase the diversity of housing choices, including opportunities for rural living and medium density housing.

02.03-7 ECONOMIC DEVELOPMENT**Agriculture**

Agriculture remains a significant contributor to the local economy with the major agricultural pursuits being timber processing, pasture seed production, wool production, prime lamb and beef production. Most agricultural land has a moderate agricultural land capability rating that is best suited to grazing and crop production.

Industrial development

Mansfield Township is the only location that provides significant industrial development opportunities. There are 90 hectares of industrial zoned land. The industrial areas are relatively fragmented and poorly connected by suitable heavy vehicle routes.

There has been very little recent activity in Mansfield Township's industrial land sector, reflecting the existing situation in which any latent demand cannot be realised because of the lack of available industrial land for sale or lease.

Tourism

With the significant visual, cultural and environmental value of many areas in the Shire, tourism is a key local economic driver, particularly around nature-based, food and wine, (on- and off-road) bicycle tourism. Popular tourist destinations in and around Mansfield include:

- Mount Buller, one of Victoria's most popular ski resorts.
- Mount Stirling, a very popular cross country skiing and bushwalking area.
- Lake Eildon, Lake Nillahcootie and local rivers, for water-based activities such as house boating, fishing and water skiing.

Other key nature-based tourism infrastructure and recreational facilities include the Great Victorian Rail Trail (Australia's longest dedicated rail trail) and the Epic Mountain Bike trail on Mount Buller.

The proximity of Lake Eildon to Melbourne has also made its environs popular for the establishment of 'weekenders' and holiday homes, similarly to other local townships providing both close access to Melbourne, Mansfield infrastructure and services and nature.

The increasing number of visitors and added pressure to provide entertainment and recreation facilities that help reinforce Mansfield's competitive advantage in the tourism sector can negatively impact the built and natural environment and landscape character of the area.

Council's strategic directions for economic development are to:

- Diversify the economic base, particularly to reinforce the role of the Shire as a year-round tourism destination.
- Provide sufficient retail/commercial and industrial land to meet demand.
- Support commercial and retail development that complements anticipated urban growth and infrastructure improvements.
- Support viable industrial business opportunities.
- Support environmentally sustainable industries as alternatives to the traditional forms of industry.
- Attract high quality tourism development that is compatible with the environmental attributes and character of the area.
- Support Mount Buller as Victoria's premier snow skiing destination.
- Minimise the negative impact that tourism can have on the built and natural environment.

02.03-8 TRANSPORT

The region is characterised by east-west transport connections providing access to the Hume and Goulburn Valley corridors, with many of these roads playing an additional role as Alpine approaches and major tourism routes.

It is becoming increasingly important to provide freight access to the regional centre to minimise its adverse impacts on existing road networks. Council in conjunction with VicRoads has identified an interim and ultimate Heavy Vehicle Alternative Route through Mansfield Township. The ultimate northern route will require further road augmentation works to divert traffic away from the shopping centre.

Council's strategic directions for transport are to:

- Facilitate improved transport linkages and east/west connections to the Hume and Goulburn Valley Highway corridors in particular.
- Protect the Alpine approaches as major transport and tourism routes.
- Facilitate use and development that directs heavy vehicle/freight traffic away from Mansfield Township and minimises any adverse impact on existing road networks and local traffic.
- Improve road safety by supporting the provision of an efficient movement network for vehicles, pedestrians and cyclists.

02.03-9 INFRASTRUCTURE**Community infrastructure**

The municipality is well serviced in terms of open space amenity and outdoor recreation. As the population continues to grow and age, providing a wide range of community infrastructure for existing and future residents is becoming increasingly important.

While the community is generally prosperous, there are areas of social and economic disadvantage. Existing networks of services are at risk of being put under pressure by any exacerbation of socio-economic disadvantage. Additional services will be required to adequately support all members of the community.

Council's strategic directions for community infrastructure are to:

- Support the provision of community facilities that are well-connected, easily accessible and respond to the current and future needs of residents and visitors.

Development infrastructure

It is expected development will connect to all available infrastructure or provide it as part of larger developments.

Stormwater, onsite water catchment facilities, water sensitive urban design, drainage, reticulated water and sewerage systems, public open space, variety of lot sizes, provision of quality internal and access roads and detailed landscaping plans are necessary to improve development outcomes.

There are many unsewered small towns and settlements that consist of small lots and are located in Special Water Supply Catchments. Both the cumulative impacts of wastewater management systems and on-site treatments need to be considered.

Council's strategic directions for development infrastructure are to:

- Support the provision of infrastructure that meets current and future needs.
- Support the provision of full reticulated infrastructure to all urban areas.
- Support the fair and equal distribution of infrastructure and services to new development.
- Support the provision of wastewater management systems that will minimise adverse impact on Special Water Supply Catchments.

02.03-10 GAMING

Access to entertainment and recreational uses with potential adverse impacts on local amenity and community wellbeing such as electronic gaming machines should not be made more convenient by their location. Given the settlement structure and characteristics of the Shire it is preferable to locate gaming machines away from settlements that merely service the local community, as well as communities that might be most vulnerable to the negative effects of gaming.

Council's strategic direction for gaming machines and venues is to:

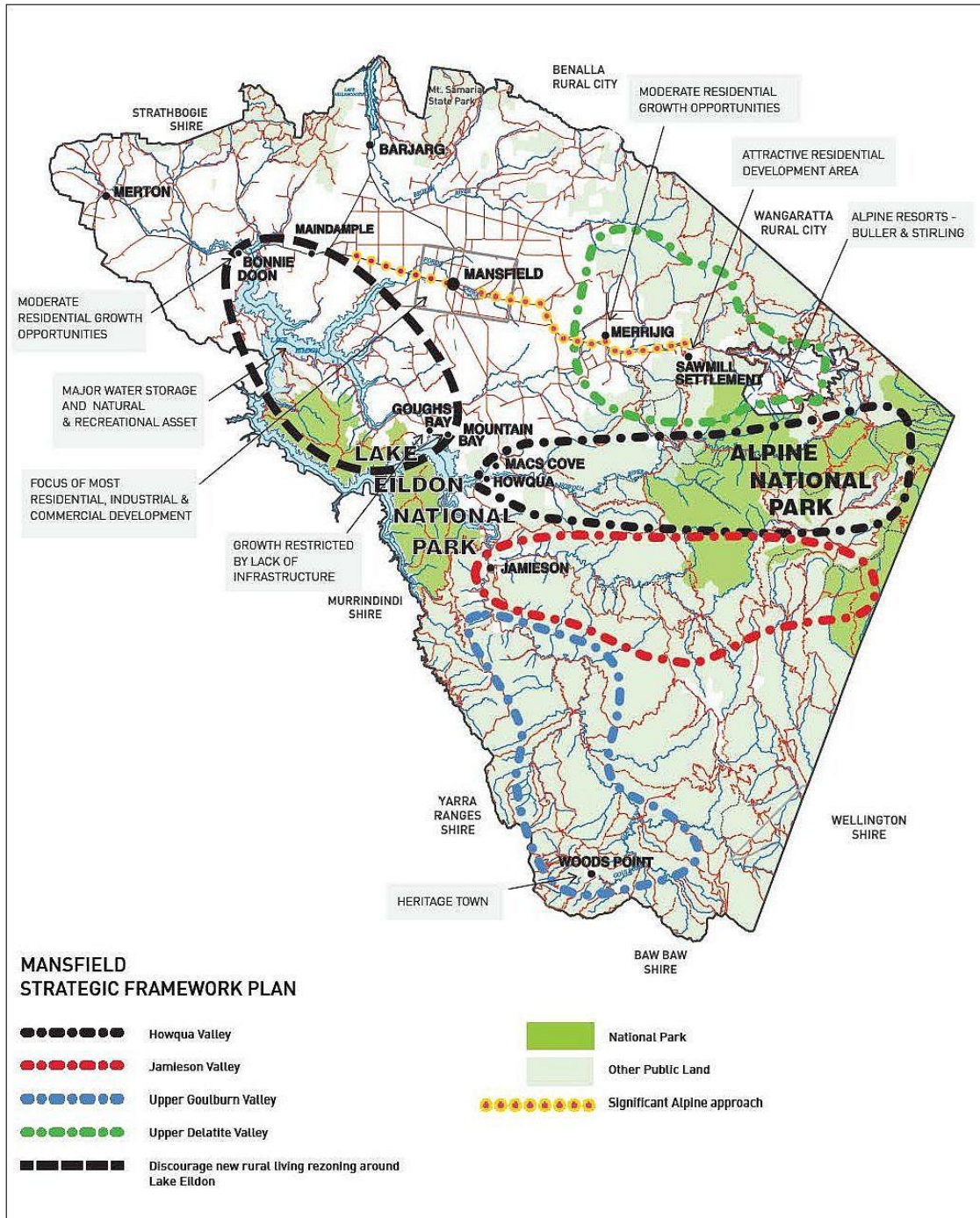
- Direct gaming machines and venues to areas where any potential harm to the community can be minimised.

02.04 STRATEGIC FRAMEWORK PLAN

The plan contained in Clause 02.04 is to be read in conjunction with the strategic directions in Clause 02.03.

Mansfield Strategic Framework Plan

MANSFIELD PLANNING SCHEME
ORIGINAL VERSION



11.01-1L-01 MANSFIELD TOWNSHIP**Policy application**

This policy applies to all land identified in the Mansfield Township Strategic Framework Plan and Mansfield CBD Framework Plan to this clause.

Objectives

To support it's the growth of Mansfield township as the focus of development in the Shire.

To consolidate the Mansfield Township Central Business District (CBD) shopping centre.

To protect the development and future growth of the Lakins Road precinct as the Shire's primary industrial area.

Housing strategies

Contain and intensify residential development within existing residentially zoned land.

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

Discourage any proposed Low Density Residential rezonings in the short term (0-5 years).

Discourage any proposed Rural Living rezonings in the medium to long term (10-20 years).

Ensure land (zoned Rural Living) south of Stoneleigh Road is protected for a long-term residential growth corridor.

Commercial strategies

Retain the current supply of Commercial 1 zoned land.

Avoid the fragmentation of the core retail uses.

Consolidate the retail and commercial shopping centre core of Mansfield township.

Encourage a range of retail and commercial opportunities in the town centre.

Locate major commercial and industrial developments in Mansfield township.

Encourage more intensive use of existing retail establishments through renovation and redevelopment.

Encourage larger-format retailing (e.g. homemaker) in the Commercial 2 zoned land on Mount Buller Road.

Encourage supermarket uses to locate in the core High Street shopping centre and discourage them at the Mount Buller Road commercial area.

Encourage redevelopment of existing residential properties in Commercial 1 zoned land in the town centre for commercial uses.

Encourage the redevelopment of vacant or under-utilised sites including retail and mixed use with possible car parking opportunities to the rear where possible.

Encourage the redevelopment for commercial and retail purposes of key strategic sites located at the former saleyards, Toyota dealership, 34 High Street, 1-7 High Street, Council depot and the former Sawmill.

Encourage the redevelopment of the Toyota dealership to incorporate:

- A front section along High Street for retail purposes.
- Possible mixed use in the rear portion along Curia Street.

Encourage a mix of tourist related uses, including cafes, restaurants, accommodation and tourist related retail within High Street and the town centre.

Support the development of the northern side of Mount Buller Road on the eastern side of Mansfield Township as the preferred linear corridor for business, commercial, mixed use and service industry.

Industrial strategies

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.

Protect Lakins Road industrial precinct from residential encroachment.

Site and design industrial development in Dead Horse Lane to reduce amenity conflicts with neighbouring residential properties to the south by incorporating the necessary landscape and acoustic buffers.

Support the continuity of the Dead Horse Lane industrial area as an established industrial area.

Support the rejuvenation and redevelopment of Dead Horse Lane through improved road infrastructure.

Implement buffering treatments to manage interactions between existing industrial uses and growing residential dwellings to the south of Dead Horse Lane.

Encourage relocation of manufacturing, construction, rural supplies and vehicle repair uses to new industrial land in Dead Horse Lane.

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.

Transport strategies

Improve connectivity by using existing mid-block connections such as Bank Place and Eisners Lane) as pedestrian links.

Provide on-site car parking as part of retail and commercial development, wherever possible.
Support development and growth in Lakins Road industrial area through improvements to transport infrastructure.

Open space and recreation strategies

Support the ongoing role of the Mansfield Golf Course in providing sport and recreational opportunities.

Set aside land along Ford Creek for the creation of a linear shared path as part of the residential subdivision of any land adjacent to the creek.

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

Infrastructure strategies

Ensure urban development is connected to existing town infrastructure.

Station Precinct, Maroondah Highway, Mansfield

Guide use and development in the precinct in accordance with *Mansfield Station Precinct Activation Project, Master Plan and Implementation Plan, May 2019.*

Attract further investment in, redevelopment and revitalisation of the precinct for a range of recreational, cultural, community, environmental, tourism and economic uses and development.

Foster use and development in the precinct in a manner that makes a positive contribution to the local and regional economies, public realm, built form, movement and access and character of the precinct.

Enhance significant features and features within the Mansfield Station Precinct, including the Great Victorian Rail Trail trail head, the Mansfield Information Centre, Aboriginal interpretations and gathering space, the Mansfield Mullum Wetlands and historic displays and interpretations within the former railway station and associated buildings.

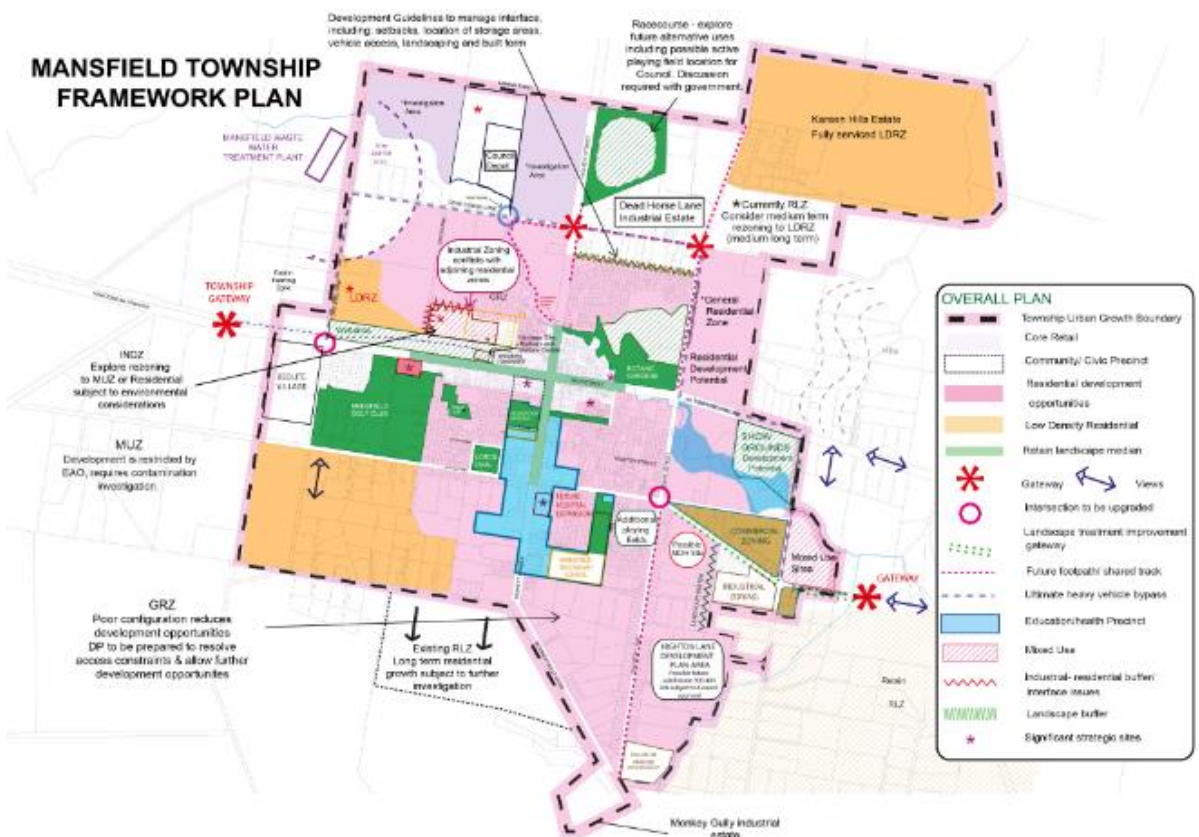
Expand community and commercial activities that complement the recreational, cultural and historic uses of the land and contribute to the sustainable future of the precinct and Mansfield township.

Reduce vehicular, pedestrian and bicycle traffic conflicts within the precinct through the closure of Stock Route to prevent vehicular movement through the precinct.

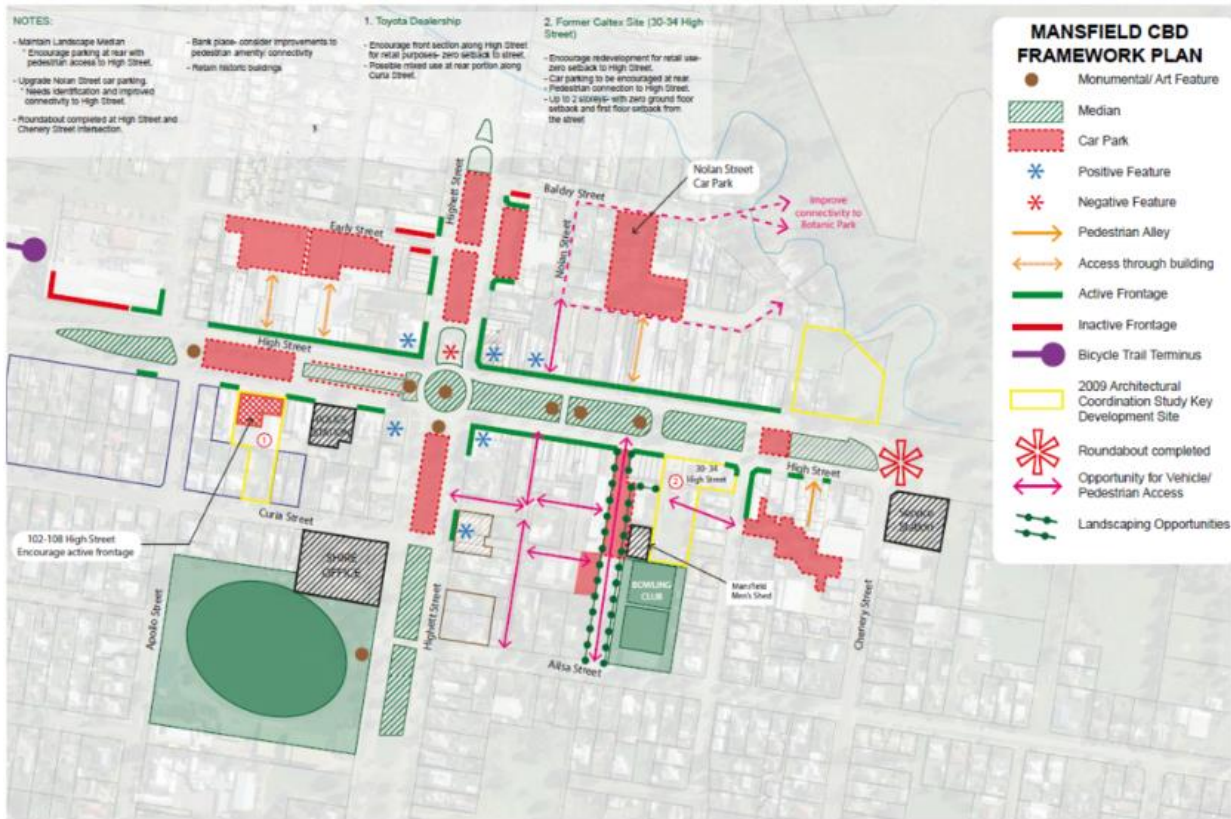
Manage activities and built form at the interface of the precinct to ensure compatibility with adjoining private and public land.

Manage transport movements and access interfaces with the surrounding transport network to improve access arrangement and navigation to and from the site for all transport modes.

Mansfield Township Framework Plan



Mansfield Township CBD Framework Plan



11.01-1L-02 OTHER LOCAL AREAS**Policy application**

This policy applies to all land identified in the following township framework plans to this clause:

- Bonnie Doon Framework Plan.
- Merrijig Framework Plan.
- Sawmill Settlement, Alpine Ridge and Pinnacle Valley Framework Plan.
- Jamieson Framework Plan.
- Merton Framework Plan.
- Maindample Framework Plan.
- Woods Point Framework Plan.
- Goughs Bay and Mountain Bay Framework Plan.
- Macs Cove and Howqua Framework Plan.

All townships strategies

Discourage linear development along the Maroondah Highway.

Site and design linear development along the Maroondah Highway and Mount Buller Road to be sensitive to the 'Alpine Approach' role of the roads.

Towns with reticulated sewerage

In Bonnie Doon and Merrijig, encourage residential development within the existing urban areas and their ongoing urban consolidation via improvement and enhancement of existing dwellings.

In Sawmill settlement and Alpine Ridge, limit development to areas within township boundaries and land zoned General Residential.

Towns without reticulated sewerage

Support development at Pinnacle Valley provided it responds to any environmental and infrastructure constraints.

In Jamieson, Merton, Maindample, Woods Point, Goughs Bay, Mountain Bay, Macs Cove and Howqua limit residential development to infill opportunities and consolidate existing residential areas provided wastewater can be managed on site.

In Macs Cove and Howqua prevent any additional settlement expansion due to lack water and sewerage infrastructure.

Provide for reticulated sewerage infrastructure in Maindample and Woods Point.

Provide reticulated water and sewer infrastructure to Goughs Bay and Mountain Bay as a priority.

Bonnie Doon strategy

Support the retention of the football ground.

Merrijig Strategies

Develop Merrijig as a tourist gateway to Mount Buller and Mount Stirling as well as a local commercial and community centre for the surrounding rural community.

Provide for infill housing opportunities at Merrijig between Alpha Street and Omega Street.

Avoid the further subdivision of land fronting the Delatite River along the northern side of Mount Buller Road between Merrijig and Sawmill Settlement).

Discourage any new direct vehicle access to Mount Buller Road.

Provide access to any redevelopment on the east side of Mount Buller Road via McCormacks Road.

Merrijig policy guidelines

Consider as relevant:

- Limiting development on land fronting the Delatite River along the northern side of Mount Buller Road between Merrijig and Sawmill Settlement to only one dwelling per lot.
- A 30 metre building setback between any development and the Delatite River.

Sawmill Settlement, Alpine Ridge and Pinnacle Valley strategies

Encourage a variety of uses on existing sites that have commercial uses.

Support rezoning the General Residential Zone land to Township Zone for Pinnacle Valley, to reflect the lack of infrastructure to support more intensive development.

Develop a walking trail network in the open space corridor along the Delatite River.

Jamieson strategies

Encourage small scale commercial and retail development to complement existing development.

Support rezoning the General Residential Zone land to Township Zone to reflect the lack of infrastructure to support more intensive development.

Merton Strategies

Encourage limited commercial and retail development.

Support the consolidation of old crown titles to facilitate development of land within township boundaries.

Maindample strategies

Create a community park as a focus for the local community.

Design development to improve vehicle and pedestrian safety where they intersect with the Maroondah Highway.

Woods Point strategy

Improve tourism links and facilities once the infrastructure is provided.

Goughs Bay and Mountain Bay strategy

Facilitate development that supports foreshore improvements. [\[11.01-1L-02p38\]](#)

Smaller settlements strategy

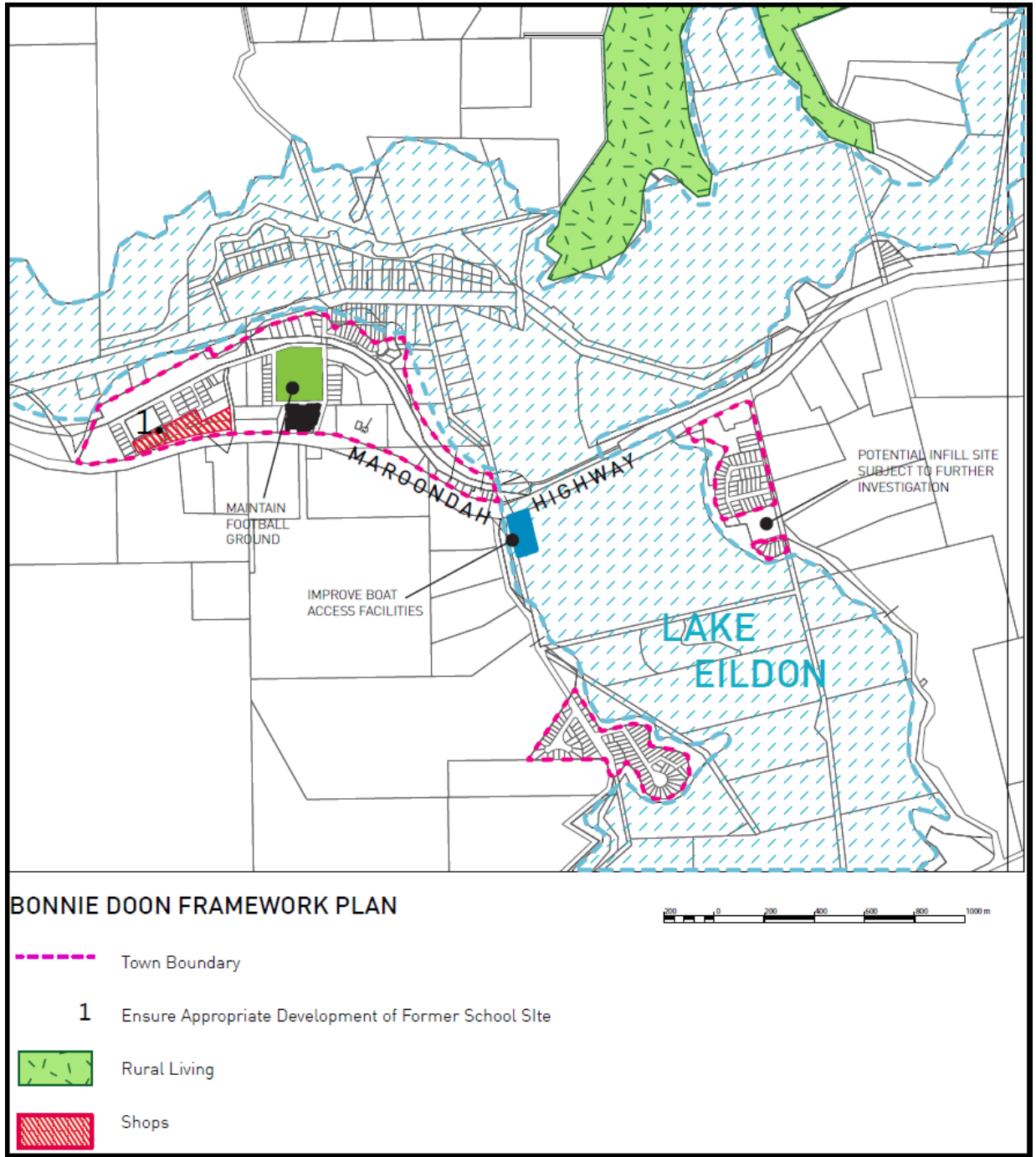
Support rezoning the General Residential Zone land in Paradise Point, Macs Cove and Howqua to Township Zone to reflect the lack of infrastructure to support more intensive development.

Smaller settlements policy guideline

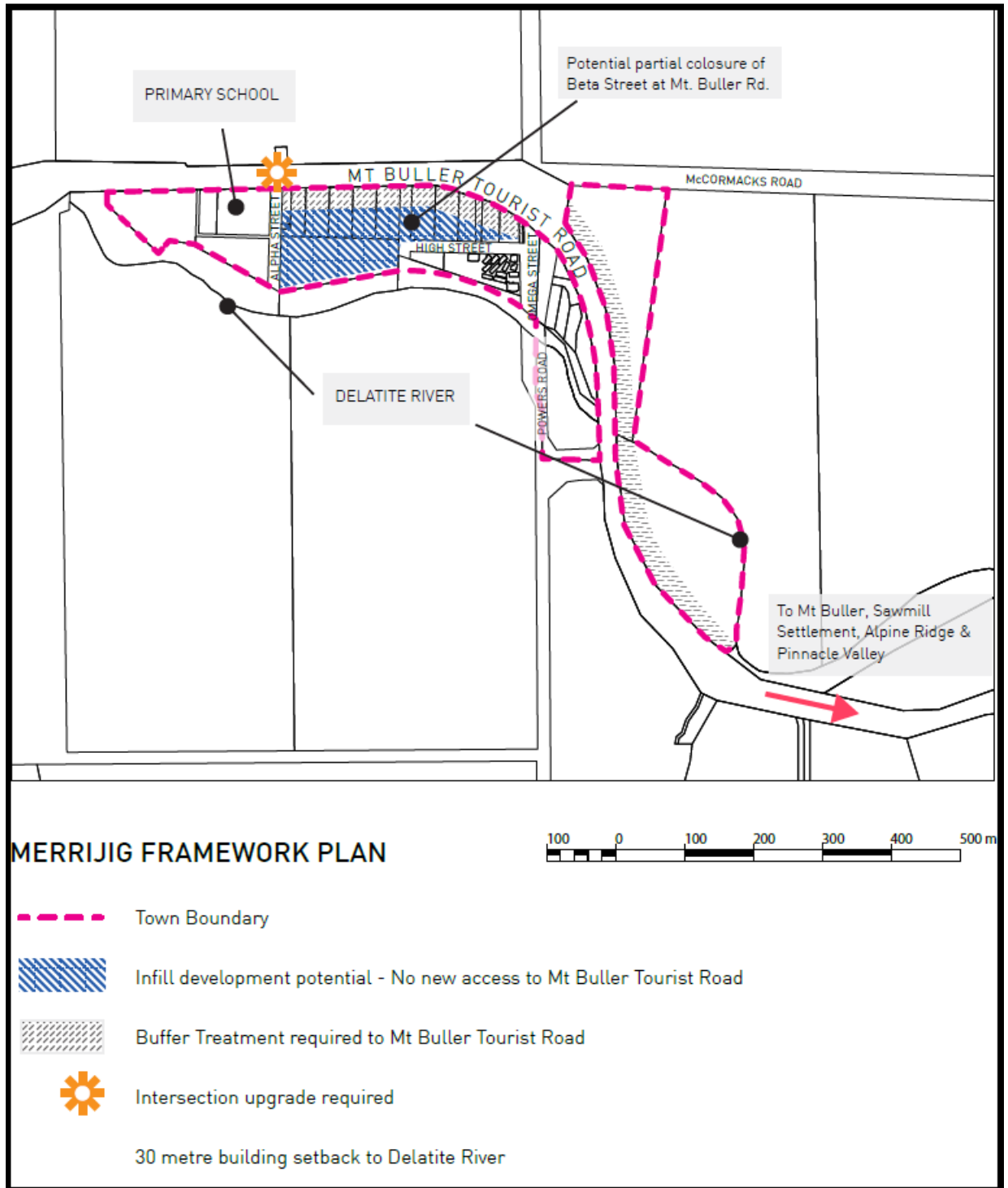
Consider as relevant:

- Limiting development in Macs Cove and Howqua to one dwelling per lot.

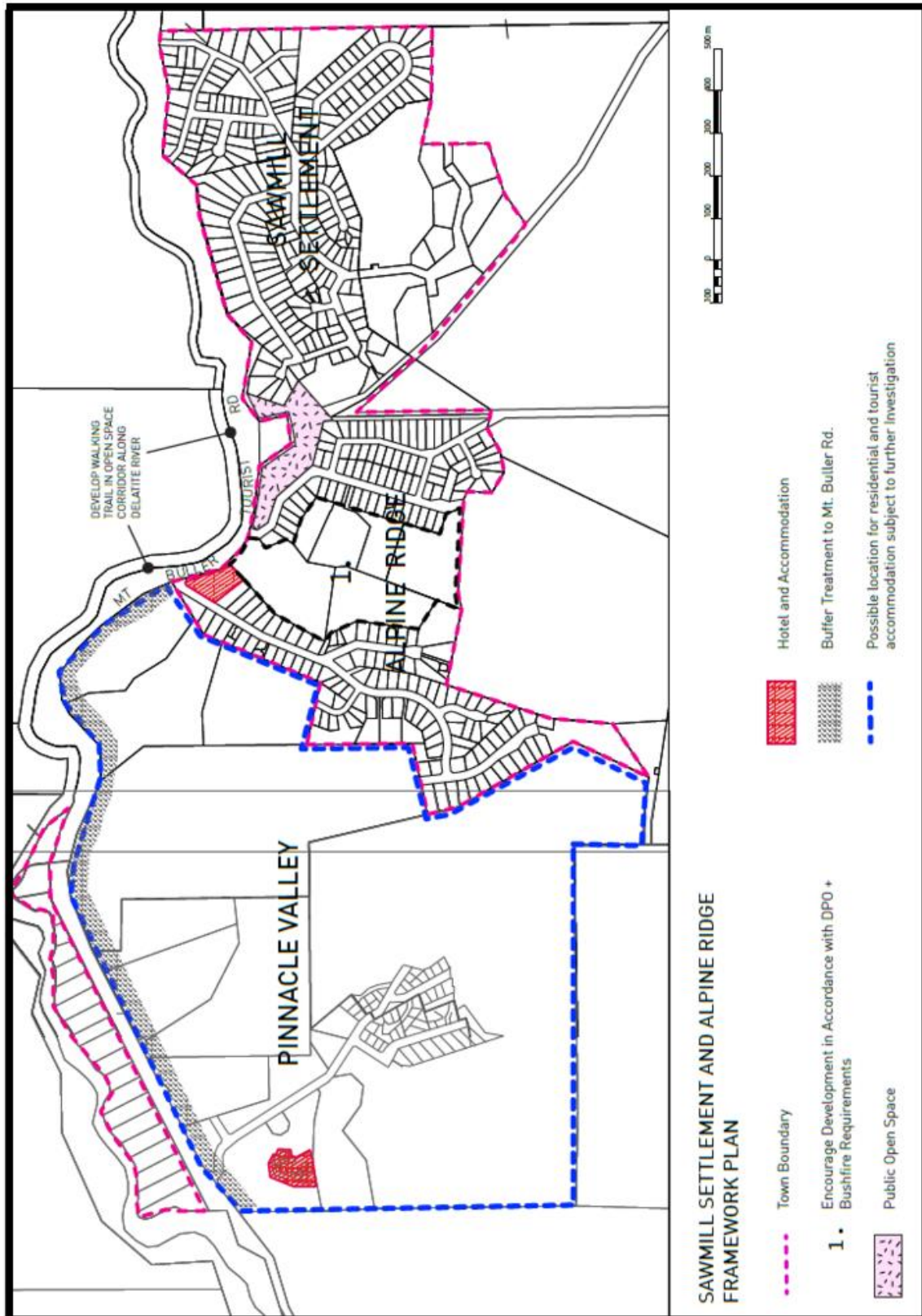
Bonnie Doon Framework Plan



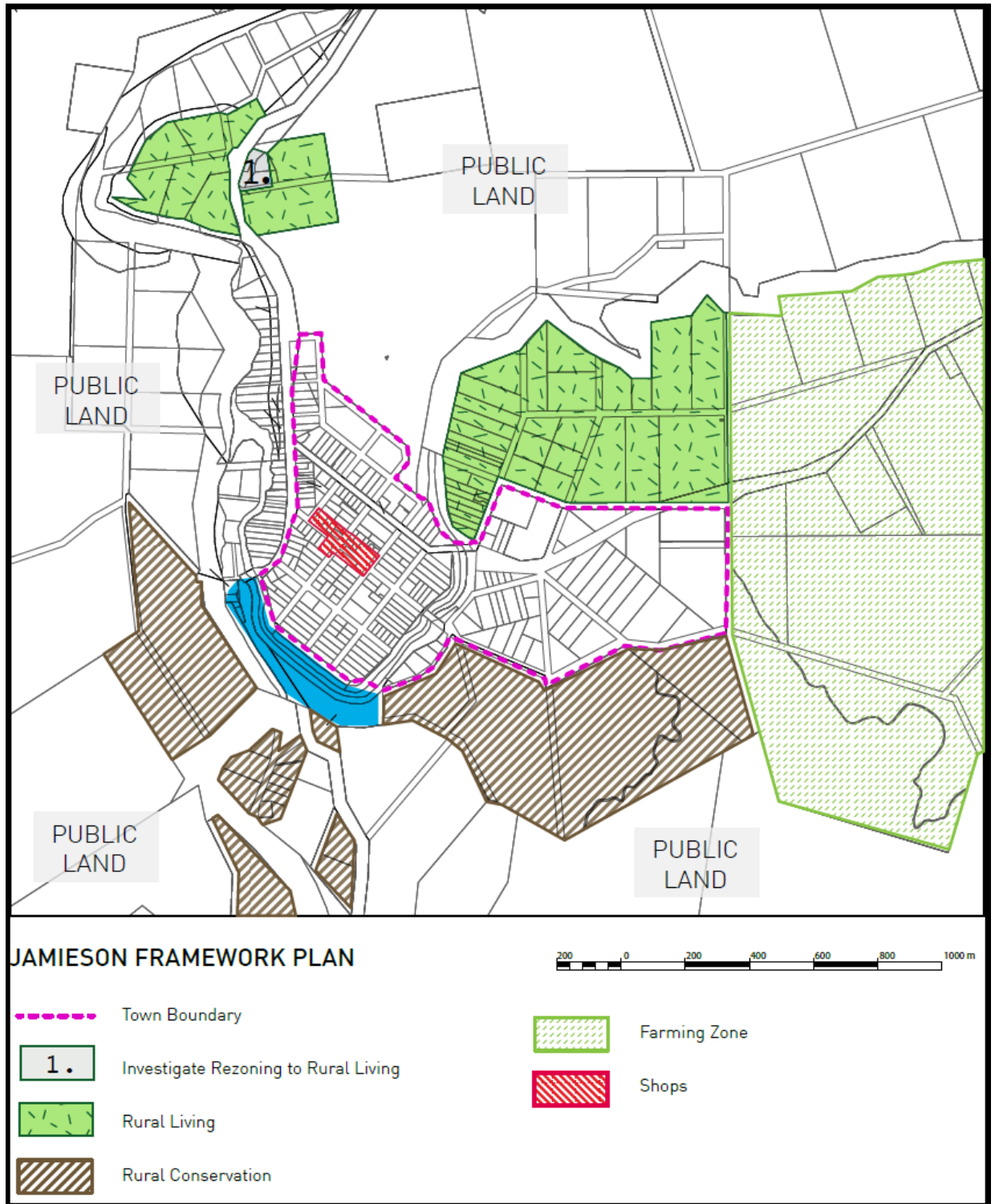
Merrijig Framework Plan



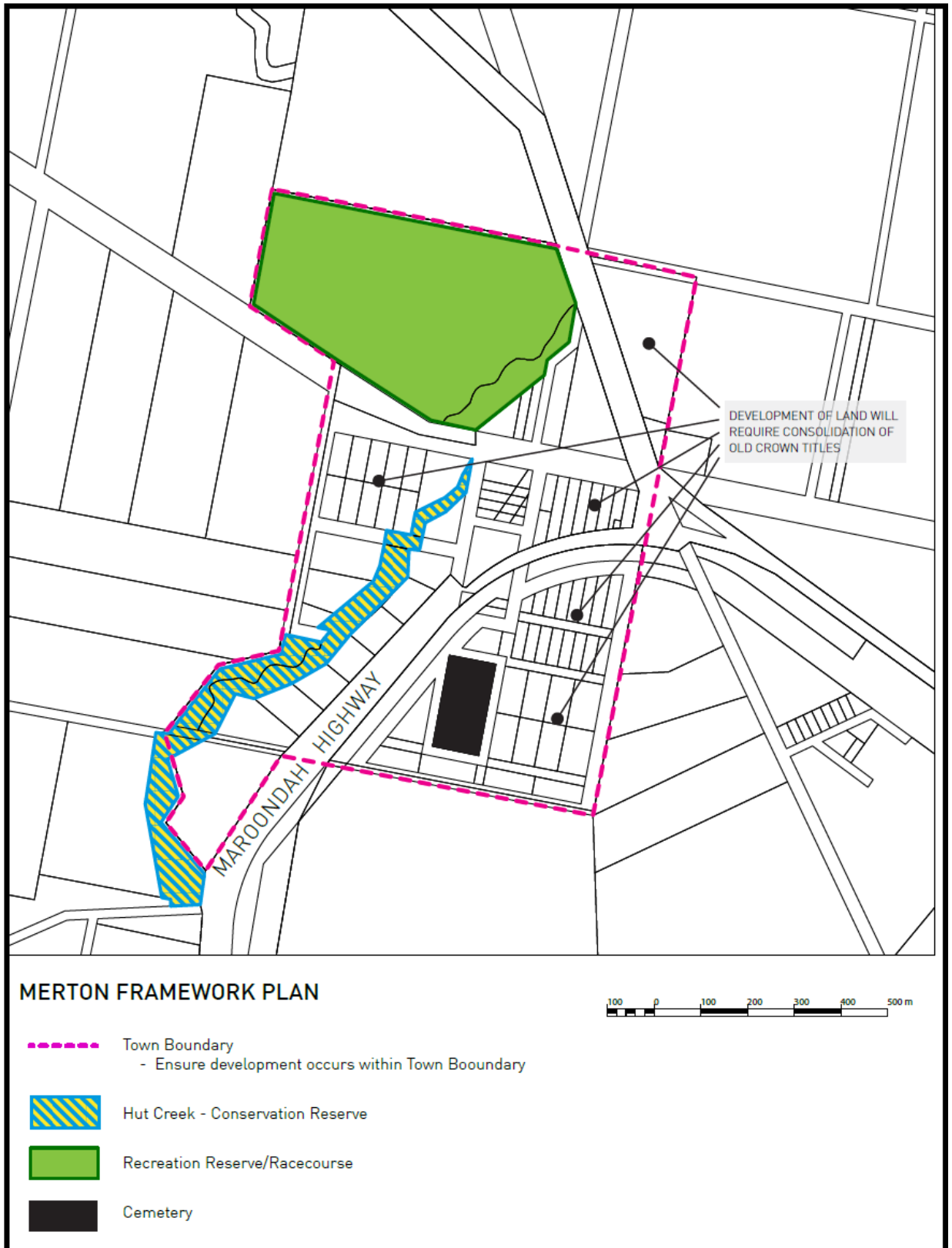
Sawmill Settlement, Alpine Ridge and Pinnacle Valley Framework Plan



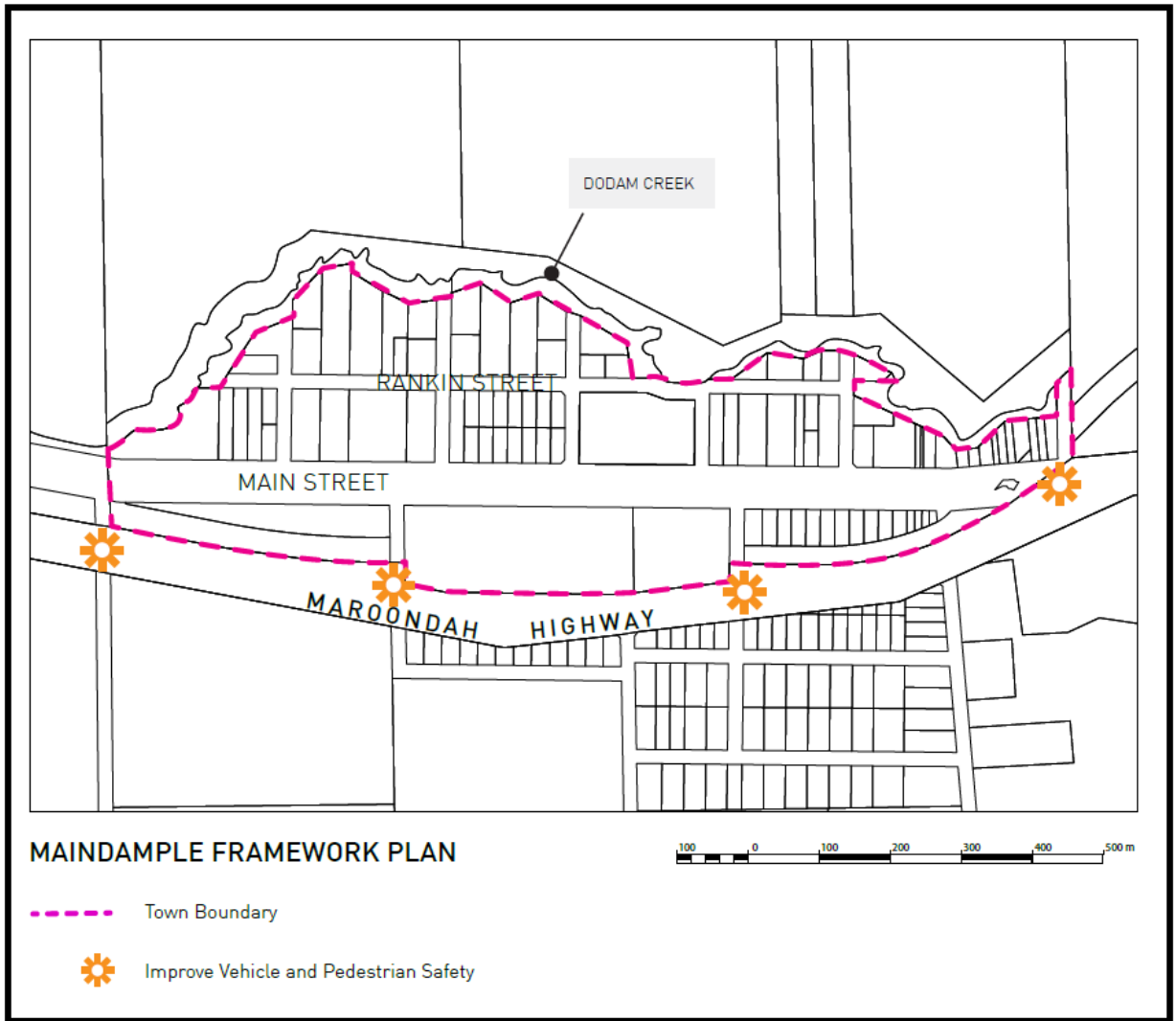
Jamieson Framework Plan



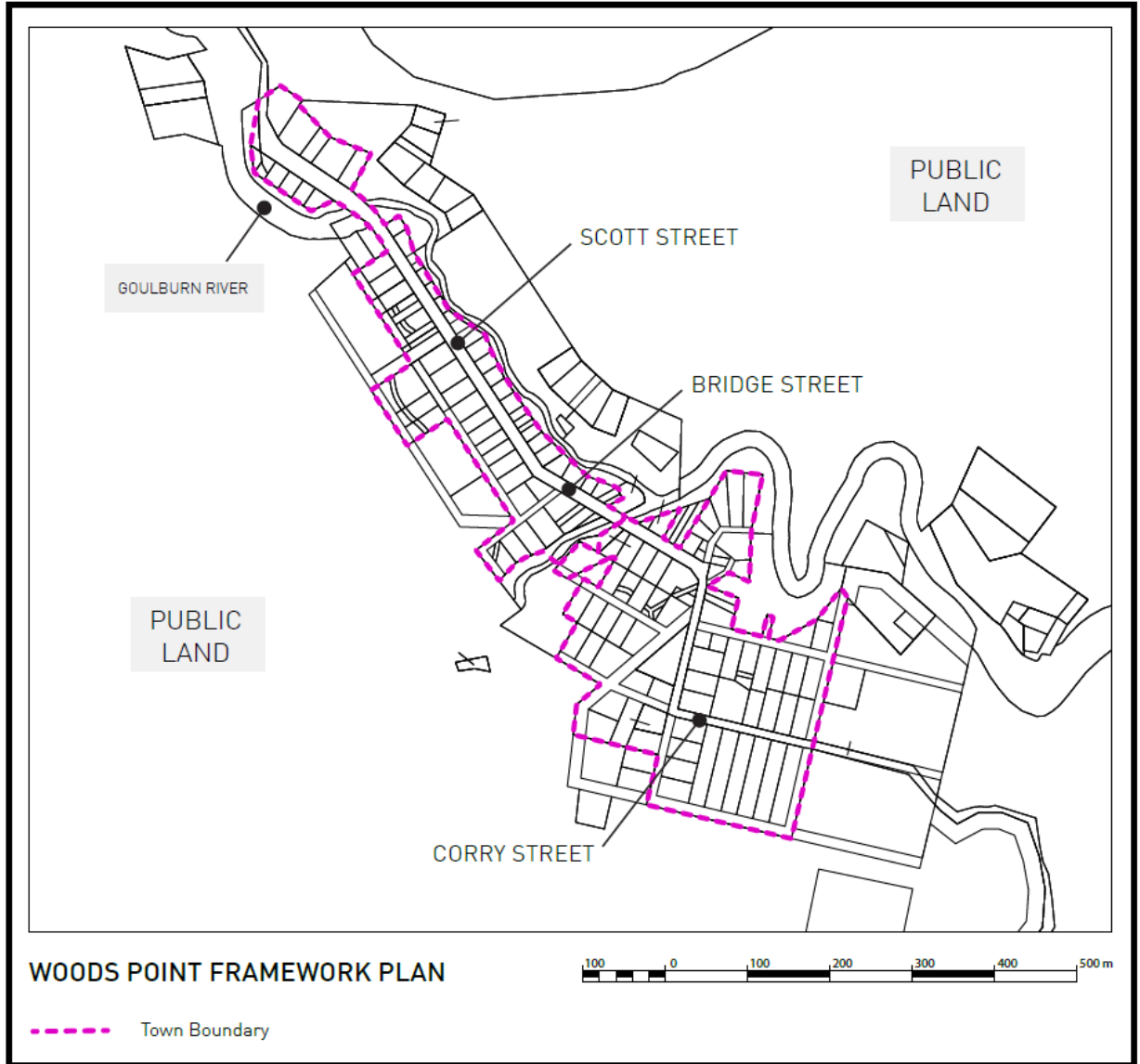
Merton Framework Plan



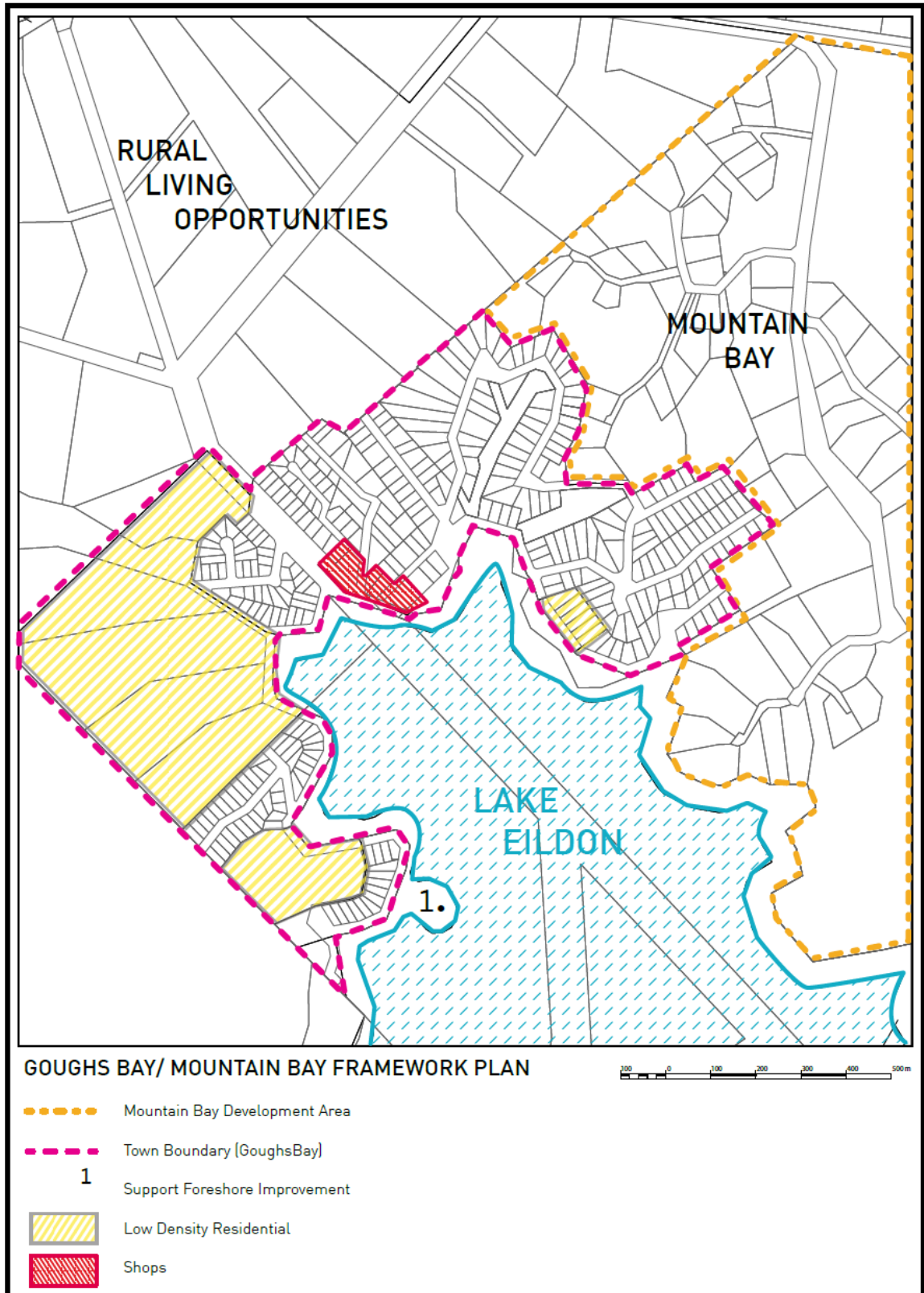
Maindample Framework Plan



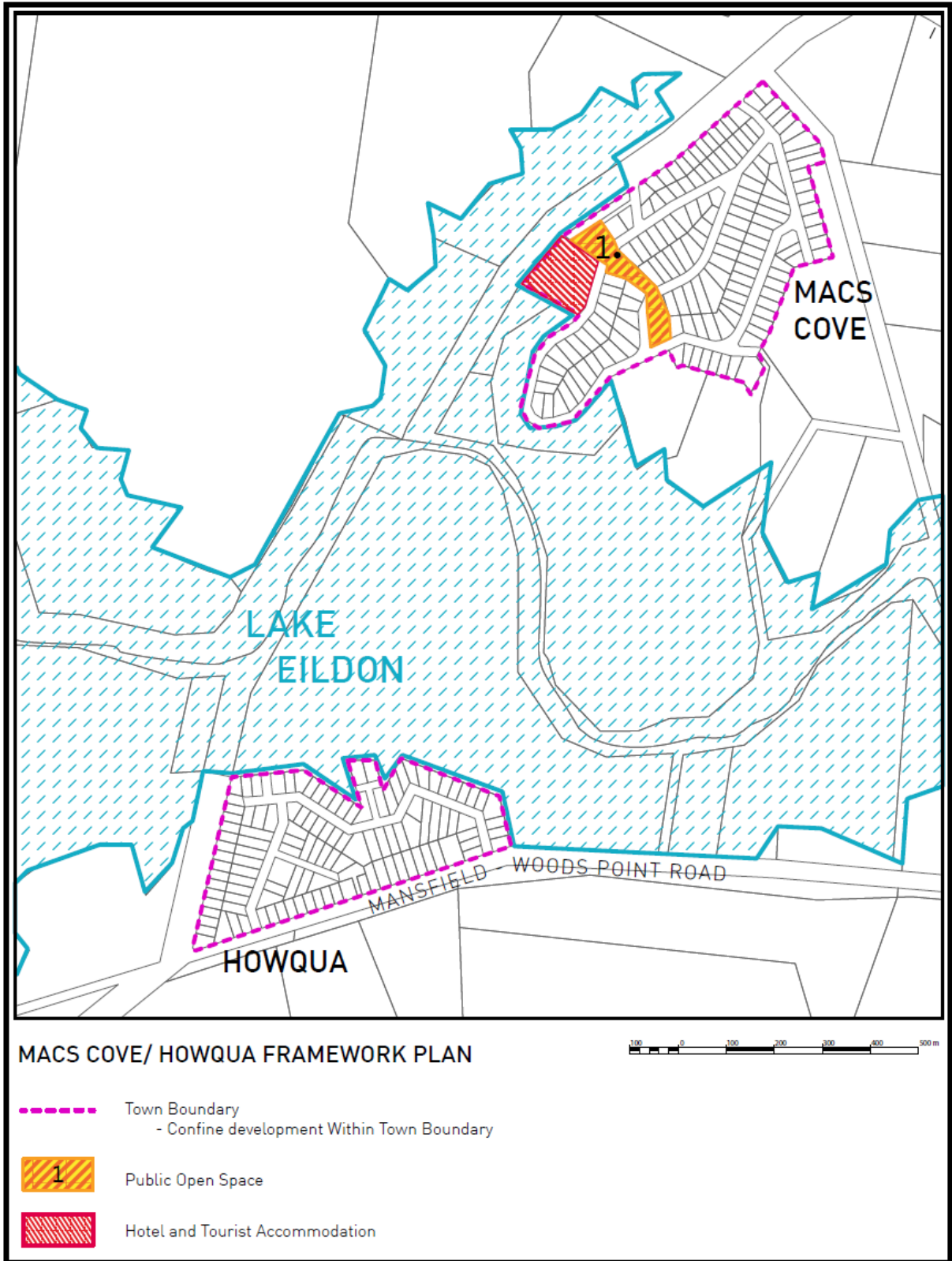
Woods Point Framework Plan



Goughs Bay and Mountain Bay Framework Plan



Macs Cove and Howqua Framework Plan



14.01-1L DWELLINGS AND SUBDIVISIONS IN RURAL AREAS**Objective**

To protect productive agricultural land from competing and inappropriate land uses, including residential use not associated with agriculture.

To prevent dwelling excisions and the development of existing small rural allotments from prejudicing any existing surrounding agricultural activities.

Strategies

Discourage dwellings and subdivision (including house lot excisions) unless:

- It is required to support the agricultural use of the land.
- Off-site impacts and land use conflicts can be minimised and it will not result in reduced agricultural capability of the land or long-term viability of rural production in the area.
- It will result in no net loss of vegetation.
- Any development is sited, designed and constructed to mitigate bushfire risks.
- The provision of necessary infrastructure for the dwelling or lot created (such as access to potable water supply, effluent disposal and stormwater drainage systems) is consistent with the capability of the land.

Plan for the lot created for an existing dwelling to be the smallest practicable lot based on the characteristics of the site including necessary setbacks from the road frontage, dams, topography and vegetation.

Site and design development to not adversely impact existing rural activities conducted on site and on adjoining land.

Avoid development (including subdivision) that is likely to lead to a concentration of small lots or dwellings and change the use and development of an area or result in a loss of its rural character, unless the clustering of dwellings will not limit the productive use and development of adjacent agricultural land.

Policy guidelines

Consider as relevant:

Subdivision:

- Limiting the size of a lot created for an existing dwelling as part of a dwelling excision to a maximum of 2 hectares, provided:
 - the dwelling for which a lot is to be created existed on the date of gazettal of the new format Mansfield Planning Scheme (3 May 2003);
 - the dwelling has been occupied for a continuous period of two years immediately prior to the subdivision, and
 - the dwelling is in a habitable condition.
- Using an agreement under Section 173 of the Act to:
 - Ensure the dwelling is used to support the agricultural use of the land.
 - Minimise land use conflict by affirming the understanding that the amenity of the dwelling may be subject to off-site impacts of adjoining or nearby agricultural activities, such as noise, dust and odour.
 - Prevent future subdivision and dwelling excision.

14.02-1L CATCHMENT PLANNING AND MANAGEMENT**Policy application**

This policy applies to land within a Declared Special Water Supply Catchment Area, as shown on the Mansfield Shire catchments map to this clause.

Strategies

Minimise adverse impacts from wastewater management systems (both individually and cumulatively) on catchment health and water quality.

Discourage land uses that would contribute to the degradation of downstream water quality.

Discourage further development, particularly new rural residential estates on the lakes' shores.

Support new development only where connection to reticulated sewerage infrastructure can be provided or it will not have a cumulative impact on nutrient and pathogen loads.

Support redevelopment and extensions of existing unsewered dwellings only if an incremental cumulative benefit will be gained by way of upgrading the existing system.

Incorporate integrated Water Sensitive Urban Design (WSUD) techniques and mitigation measures to reduce overall wastewater volumes and level of nutrients, pathogens and pollutants entering the catchment from use and development, particularly in high risk areas as per Schedule 1 to the Environmental Significance Overlay.

Ensure any drainage scheme is consistent with the capability of the land.

Policy guidelines

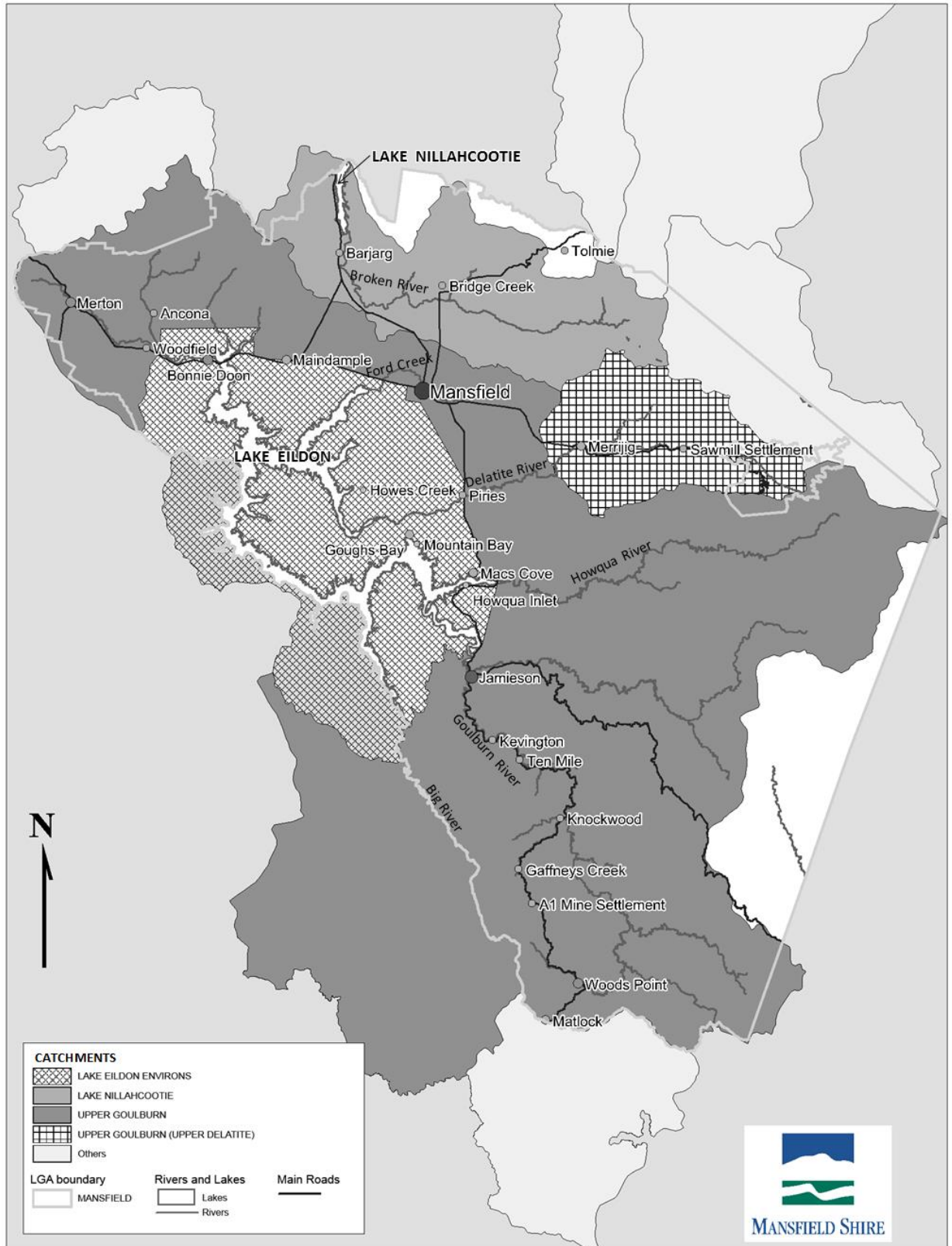
Consider as relevant:

- Any findings and recommendations of land capability assessments as required through ESO1 and 2, particularly individual site risk analysis.

Policy documents

- *Mansfield Shire Domestic Wastewater Management Plan 2014* (as amended).

Mansfield Shire catchments map



15.01-1L URBAN DESIGN IN MANSFIELD TOWNSHIP CBD**Policy application**

This policy applies to all land identified in the Mansfield CBD Framework Plan.

Strategies

Site and design development to respond to the existing built form character of the centre.

Retain the predominant single storey built form and structure and consistency of front setbacks in High Street and Highett Street.

Protect 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 as part of residential development.

Maintain a sense of character and provide for pedestrian amenity as part of commercial development, including through the use of verandahs extending to the kerb.

Encourage the full activation of retail frontages along High Street and Highett Street.

Design access to parking to minimise impacts on active frontages and preferably be provided via a secondary streets, laneways or other parking areas.

Design signs to be proportionate to the building facade and directed to the verandah and below verandah.

Policy guidelines

Consider as relevant:

- In High Street and Highett Street, limiting height to two storeys, with the upper level to be setback from the kerb.
- In redeveloping the Toyota dealership site:
 - Applying a zero street setback along High Street.
- In redeveloping the former Caltex Site (30-34 High Street):
 - Limiting building height to two storeys.
 - Applying a zero ground floor street setback and first floor setback from the street.

15.01-5L MANSFIELD TOWNSHIP APPROACHES

Objective

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

Strategies

Require subdivision layouts to appropriately address identified township approaches.

Ensure future development within identified township approach corridors meets stipulated built form design outcomes.

Retain and enhance the landscape qualities of each approach.

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.

Policy Documents

Consider as relevant:

- *Mansfield Township Structure Plan, 2015*
- *Township Approaches Planning Controls and Guidelines Study* (Mansfield Shire Council, 2018).

16.01-1L HOUSING SUPPLY IN MANSFIELD TOWNSHIP

Strategies

Encourage higher density development in areas that can capitalise on existing physical and social infrastructure in proximity to the Mansfield town centre.

Support smaller housing options and retirement and aged care accommodation close to town centres and areas with existing social and physical infrastructure.

Encourage opportunities to increase the supply of affordable housing to cater for lower income households, older people and young people.

Policy guidelines

Consider as relevant:

- Supporting medium density housing within 400 metres of the Mansfield shopping centre and other services and facilities.

16.01-3L RURAL RESIDENTIAL DEVELOPMENT

Policy application

This policy applies to all land in the Rural Living Zone.

Objective

To protect productive agricultural land by directing rural living to areas based on their suitability and land capability.

Strategies

Avoid further rezoning unless the existing rural living land has been developed.

Support future rezonings where the land is:

- Close to infrastructure and town facilities.
- Of a higher visual amenity.
- Capable of sustaining a higher lot yield and managing wastewater on site.

Direct rural residential development to areas zoned for this purpose, preferably on the urban fringe or close to existing settlement areas where there is good access to infrastructure and services and the impacts of development on agricultural productivity can be minimised.

In the absence of access to infrastructure and services, design development to be self-sufficient in the provision of relevant on-site infrastructure, in a way that is consistent with the capability of the land.

Design development so that each lot has access to an all-weather road.

Retain the fully-serviced low-density residential development at the Kareen Hills estate.

Policy guidelines

Consider as relevant:

- The number of lots to be created in a subdivision to be within a demand for no more than 15 years supply in the locality.
- Limiting lot sizes to a minimum of two hectares with an overall density in any development of one lot per four hectares.

17.04-1L FACILITATING TOURISM IN MANSFIELD SHIRE

Diversification strategies

Support tourism development that will benefit the local economy by improving linkages between development, commercial operators and service providers.

Facilitate development that improves tourism links and facilities and capitalises on the through traffic along the Alpine approaches during peak holiday periods.

Encourage the development of quality affordable short and long term accommodation for visitors and temporary staff.

Support eco-tourism opportunities.

Location strategies

Locate tourism use and development in areas that are highly accessible and preferably serviced with sealed road access.

Avoid any tourism development in areas prone to high fire risk, flooding and erosion.

Discourage ribbon tourism development along the foreshore of Lake Eildon and Lake Nillahcootie as well as the Alpine Approaches and direct tourism development associated with these areas to existing settlements instead.

Support tourism development in rural areas that is compatible with surrounding agricultural uses, such as bed and breakfasts, host farms or tourist uses related to the agricultural use of the land or natural setting.

Design strategies

Site and design tourism development to be unobtrusive and sympathetic to existing landscape features and complement the landscape character of the area.

Provide internal all-weather road access to sites.

Design signs for tourism uses to be sympathetic to the land on which it is to be located.

SCHEDULE TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZ**.

MANSFIELD TOWNSHIPS

1.0 Neighbourhood character objectives

None specified.

2.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No
Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

3.0 Clause 54 and Clause 55 requirements

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling or residential building

None specified.

5.0 Application requirements

None specified.

6.0 Decision guidelines

None specified.

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ1**.

MANSFIELD GENERAL RESIDENTIAL AREA

1.0 Neighbourhood character objectives

None specified.

2.0 Construction or extension of a dwelling or residential building - minimum garden area requirement

Is the construction or extension of a dwelling or residential building exempt from the minimum garden area requirement?
No

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

Is a permit required to construct or extend one dwelling on a lot of between 300 and 500 square metres?
No
Is a permit required to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot of between 300 and 500 square metres?
No

4.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

5.0 Maximum building height requirement for a dwelling or residential building

None specified.

6.0 Application requirements

None specified.

7.0 Decision guidelines

None specified.

SCHEDULE TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

Shown on the planning scheme map as **NRZ1**.

GARDEN CONTEMPORARY AREAS

1.0 Neighbourhood character objectives

To maintain the moderate scale of existing dwellings using contemporary façade articulation and a consistent palette of muted materials, colours and tones.

To support front and rear setbacks that are generous to allow significant tree and vegetation planting.

To encourage new development to retain views to landscapes beyond the residential areas.

To support garages that are recessed from the ground floor façade to not visually dominate dwellings or landscapes.

To encourage fencing that is low, permeable and does not obstruct views to dwellings and front gardens.

2.0 Minimum subdivision area

None specified.

3.0 Permit requirement for the construction or extension of one dwelling or a fence associated with a dwelling on a lot

	Requirement
Permit requirement for the construction or extension of one dwelling on a lot	None specified.
Permit requirement to construct or extend a front fence within 3 metres of a street associated with a dwelling on a lot	None specified.

4.0 Requirements of Clause 54 and Clause 55

	Standard	Requirement
Minimum street setback	A3 and B6	None specified
Site coverage	A5 and B8	None specified
Permeability	A6 and B9	None specified
Landscaping	B13	None specified
Side and rear setbacks	A10 and B17	None specified
Walls on boundaries	A11 and B18	None specified
Private open space	A17	None specified
	B28	None specified
Front fence height	A20 and B32	None specified

4.0 Maximum building height requirement for a dwelling, small second dwelling or residential building

None specified

5.0 Application requirements

None specified

6.0 Decision guidelines

None specified

SCHEDULE SCHEDULE TO CLAUSE 52.17 NATIVE VEGETATION

1.0 Scheduled area

Area	Description of native vegetation for which no permit is required to remove, destroy or lop
None specified	

2.0 Scheduled weed

Area	Description of weed
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SCHEDULE SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**1.0 Background documents**

Name of background document	Amendment number - clause reference
<i>Bushfire Planning Provisions – Mitigating Risk in Small Townships</i> (Mansfield Shire Council 2014)	02.03-3, 13.02-1L
<i>Code of Practice-Onsite Wastewater Management, Publication 891.4</i> (Environment Protection Authority Victoria, July 2016)	42.01 Schedule 1 and 2
<i>Guidelines for the Protection of Water Quality</i> (NEPRC, April 2001 Updated May 2016)	13.03-1L
<i>Infrastructure Design Manual</i> (Local Government Infrastructure Design Association, 2018)	02.03-3, 13.03-1L
<i>Jamieson Flood Scoping Study</i> (SKM, 2003)	02.03-3, 13.03-1L
<i>Land Capability Assessment for Domestic Wastewater Management</i> (EPA, 2003)	14.01-1L
<i>Mansfield 1% AEP Flood Mapping Project</i> (GBCMA, 2014)	02.03-3, 13.03-1L
<i>Mansfield Flood Study</i> (EarthTech, 2005 & 2006)	02.03-3, 13.03-1L
<i>Mansfield Shire Domestic Wastewater Management Plan</i> (Mansfield Shire Council, 2014)	02.03-4, 14.02-1L
<i>Mansfield Shire Gaming Policy Framework</i> (CPG Australia Pty Ltd., 2010)	02.03-10, 52.28 Schedule
<i>Mansfield Station Precinct Activation Project, Master Plan and Implementation Plan</i> (SJB, May 2019)	C44mans - 11.01L-01
<i>Mansfield Township Structure Plan</i> (Mansfield Shire Council, 2015)	02.03
<i>Mansfield Urban Design Framework</i> (2005)	02.03
<i>Ministerial Guidelines for planning permit applications in open, potable water supply catchment areas</i> (Department of Sustainability and Environment, November 2012)	02.03-4, 14.02-1L
<i>Regional Bushfire Planning Assessment Hume Region</i> (Department of Planning and Community Development, 2012)	02.03-3
<i>Roadside Conservation Management Plan</i> (Heather Bradbury and Mansfield Shire Council, 2014)	02.03-2
<i>Rural Living Strategic Study</i> (Habitat Planning, 2003)	02.03-6
<i>Shire of Mansfield Stage One Heritage Survey</i> (Ivar Nelson, June 2015)	02.03-5

SCHEDULE SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS**1.0 Application of zones, overlays and provisions**

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Low Density Residential Zone:
 - Schedule – Kareen Hills residential estate.
- Mixed Use Zone:
 - Schedule - Mansfield Mixed Use Areas.
- Township Zone:
 - Schedule – Mansfield Townships.
- Neighbourhood Residential Zone
 - Schedule – Garden contemporary areas
- General Residential Zone to:
 - Schedule 1 – Mansfield General Residential Area.
- Industrial 1 Zone.
- Commercial 1 Zone:
 - Schedule - 8 Timothy Lane Mansfield.
- Commercial 2 Zone.
- Rural Living Zone to:
 - Schedule 1 – Rural living areas around Mansfield Township with good access to infrastructure and services.
 - Schedule 2 – Other rural living areas that are more remote and unable to be economically serviced with infrastructure and require larger lots.
- Farming Zone.
- Rural Activity Zone:
 - Schedule - To enable the use and development of land associated with the Geelong Grammar School Timbertop Campus to be considered in an integrated manner taking into account agriculture and the environmental and landscape characteristics of the area.
- Public Use Zone.
- Public Park and Recreation Zone.
- Public Conservation and Resource Zone.
- Special Use Zone to Mountain Bay.
- Urban Floodway Zone in Mansfield Township to the area from Fords Creek at Withers Lane, located at the north of the township and ending with the flow paths at the corner of Mansfield-Woods Point Road and Mt Buller Road.
- Environmental Significance Overlay to identify development capacity and requirements in:
 - Schedule 1 – Catchments at high risk of water quality impacts.
 - Schedule 2 – Catchments at medium risk of water quality impacts.
- Vegetation Protection Overlay to:
 - Schedule 1 – Significant Tree Protection Area.
- Significant Landscape Overlay to:
 - Schedule 1 – The alpine approach.
 - Schedule 2 – The lower Howqua River area.

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MANSFIELD PLANNING SCHEME ORIGINAL VERSION

- Design and Development Overlay to:
 - Schedule 1 – Alpine approaches and township gateways.
 - Development Plan Overlay to ensure that planning for residential, low density residential and rural living development is well coordinated and serviced, including in:
 - Schedule 1 – General Residential Zone And Mixed Use Zone.
 - Schedule 2 – Low Density Residential Zone.
 - Schedule 3 – Rural Living Zone.
 - Schedule 4 – The southern side of High Street in Mansfield.
 - Schedule 5 – The Mixed Use Zone in Barjarg. Flood Overlay waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
 - Land Subject to Inundation Overlay to land generally on the fringe of the floodplain, where flooding is likely to be relatively shallow and slow moving. The level of hazard in this part of the floodplain is relatively low.
 - Bushfire Management Overlay to areas where bushfire is a significant risk such as:
 - Schedule 1 – Goughs Bay BAL-12.5 areas.
 - Schedule 2 – Alpine Ridge, Jamieson BAL-29 areas.
 - Environmental Audit Overlay to a number of parcels of land in Mansfield.
 -

SCHEDULE SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**1.0 Further strategic work****Settlement**

- In Mansfield township:
 - o Review the planning scheme provisions for the former Sawmill site and its environs to facilitate appropriate redevelopment.
 - o Investigate the creation of an industrial/business park subdivision on the Lakins Road site.
 - o Prepare master plans for key open space areas including the co-location of facilities.
 - o 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.
 - o Develop a stormwater and drainage management plan to guide requirements for future development and new infrastructure.
 - o Explore future alternative uses for the racecourse grounds, including active playing field location for Council.
 - o Explore rezoning of Industrially zoned land to Mixed Use or Residential subject to environmental constraints.
- In Jamieson, consider rezoning the pocket of General Residential Zone land located 500 metres south of Eildon-Jamieson Road.
- In Goughs Bay and Mountain Bay, consider rezoning the General Residential Zone land to Township Zone to reflect the lack of infrastructure to support more intensive development.

Environment and landscape values

- Provide statutory protection to significant ridgelines and Alpine approaches currently not protected by the planning scheme.

Environmental risks and amenity

- Delineate those portions of the Broken, Goulburn, Delatite, Jamieson, Howqua and Big Rivers and Fords Creek which are inundated in a 1 per cent probability flood event.
- Review flood mapping to inform future planning scheme amendments, to the satisfaction of the Floodplain Management Authority, following significant regional floods, implementation of approved flood mitigations schemes, or completion of new flood studies.
- Prepare development guidelines to manage the interface of sensitive uses in Mansfield.

Natural resource management

- Prepare a new rural strategy that addresses use, development, subdivision of land, the outcomes of the *Domestic Wastewater Management Plan 2014*, other environmental constraints and landscape significance.

Built environment and heritage

- Prepare a signs policy for the Mansfield shopping centre and its key gateways/alpine approaches.
- Undertake a heritage gap study to address gaps in the knowledge of heritage assets of Aboriginal or post-European settlement significance, particularly in rural areas and smaller settlements.

Housing

- 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.

Infrastructure

Require integrated development in defining areas in these waterside precincts that can be readily supplied with infrastructure.