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MANSFIELD PLANNING SCHEME
PROPOSED 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. In 2021, the Shire had a population of just over 10,000 (ABS 2021). The population grew by fifteen percent since the 2016 census and is expected to further increase by nearly 3,000 residents by 2040.

Sixty percent of Mansfield Shire is public land, in places identified as State and National Parks, State Forests and Nature Reserves. The Shire has a diverse environment due to its topographic variation and microclimates.

The four valleys in the Shire, Upper Goulburn, Howqua, Jamieson and Upper Delatite, contain large tracts of productive agricultural land and provide a distinctive and valued landscape setting for all towns and settlements.

Major water storages include Lake Eildon and Lake Nillahcootie and the Alpine National Park, including the Mount Buller and Mount Stirling Alpine Resorts forms the eastern boundary of the Shire.

The population is ageing and the median age of people is higher than the regional Victoria average. (ABS, 2016) Changing family and household dynamics are also resulting in shifting household structures over time.

Almost half of the properties in Mansfield Shire are owned by people who live outside of the municipality. Many are used as exclusively as private holiday houses. This influences the settlement and housing outcomes in the Shire, particularly the availability of short and long term lease accommodation.

The major urban centre is Mansfield Township, with numerous smaller settlements and rural localities throughout the Shire.

The population in these areas is generally small and peaks considerably during holiday periods. Many of these areas have poor infrastructure.

The Shire's economy is one of the Hume Region's strongest performers and is continuing to grow.

Agriculture is a significant industry and economic output for Mansfield Shire with wool and meat being the industry's two largest sectors.

Year-round leisure and recreational opportunities attract significant numbers of mostly domestic visitors to the Shire which contributes significantly to the local economy.

02.02 VISION

To plan for 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

Mansfield Township is the major urban centre, surrounded by a network of settlements that offer a diverse range of housing and lifestyle opportunities for residents, from rural living lots, lakeside and alpine townships, small historic settlements, to conventional suburban style living.

The settlement hierarchy for Mansfield is shown in the table below:

CATEGORY	SETTLEMENTS
Main Service Centre	Mansfield Township
Town	Bonnie Doon Merrijig (emerging)
Townships (all unserviced)	Gough's Bay (including Mountain Bay) Jamieson Merton
Serviced settlements	Alpine Ridge Sawmill Settlement
Unserviced settlements	Gaffneys Creek grouping Howqua Inlet Maindample Macs Cove Woods Point
Rural localities	Barjarg Kevington Matlock Tolmie Other land zoned Rural Conservation Zone or Rural Living Zone Other land zoned General Residential Zone or Mixed Use Zone that is outside a defined settlement.

Main Service Centre - Mansfield Township

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

Mansfield Township accommodates most of the residents in the Shire and provides for a range of commercial activities servicing the resident population and other settlements across the Shire. It has a diverse range of community services and infrastructure, including health, education and sporting and recreation facilities.

Future residential development will be supported in accordance with the development staging as shown on the framework plan at Clause 11.01-2L.

Towns – Bonnie Doon and Merrijig

Bonnie Doon has the second largest residential population in Shire and provides for a limited range of commercial activities and community services. It is an affordable and attractive town catering to a significant permanent population, and a substantial number of non-resident landowners and tourists.

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.

Both towns are serviced by a range of reticulated services and future rezoning of land may be appropriate to allow for tourism development, and residential development subject to strategic planning and the ability of infrastructure to be upgraded to meet demand.

Townships – Jamieson, Goughs Bay (including Mountain Bay) and Merton

Townships have some urban zoned land and accommodate a small population. Commercial activity and community facilities are limited. Townships are not serviced by reticulated water and sewerage infrastructure. Limited growth within the existing zoned land is supported, subject to infrastructure requirements being met.

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.

Goughs Bay was originally planned to act as a settlement catering predominantly for non resident land owners and holidaymakers. There is an increasing trend towards permanent accommodation. Mountain Bay is a planned integrated development immediately adjacent to Goughs Bay providing for a range of tourist, residential, accommodation, recreation and water based facilities and commercial activities. 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.

Settlements have some urban zoned land and accommodate very small populations. Settlements generally do not have commercial activity or community facilities.

They cater predominantly for non-resident landowners, holiday makers and tourists and in some settlements there are also small numbers of permanent residents.

The serviced settlements are Sawmill Settlement and Alpine Ridge and limited growth in currently zoned land supported in these locations. The unserviced settlements are Macs Cove, Howqua Inlet, Maindample, Woods Point, Gaffney Creek grouping and growth in these settlements is not supported.

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.

Rural localities

Rural localities represent areas of dispersed dwellings primarily within the Rural Living Zone and the Rural Conservation Zone. Rural localities are scattered throughout the whole municipality and include Barjarg, Kevington, Tolmie and Matlock. Rural localities around Mansfield provide an opportunity for lifestyle living proximate to the services and employment available at the urban centres of Mansfield Township, Benalla and Euroa. Along the Upper Goulburn Valley, rural localities provide access to remote lifestyle opportunities in the Victorian High Plains.

Rural localities do not include any urban zoning (with the exception of Barjarg which has a small mixed use zone parcel), There are either no, or very limited commercial activity or community facilities. Reticulated services are not in place and growth in rural localities is not supported.

Settlement strategic directions

- Support sustainable patterns of population growth and residential development across the Shire.
- 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**

The current state of biodiversity is good in terms of extent, although fragmented and disconnected. Many large, old trees and native pastures occur on private land, while public land supports large forest blocks.

Large areas of native vegetation have been cleared for agriculture, especially in the Mansfield region. 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.

The Shire has many flora and fauna species, some of which are listed as critically endangered, endangered, or vulnerable under *Environment Protection Biodiversity Conservation Act 1999*. This includes pockets of the vulnerable Striped Legless Lizard found at Mt Battery and Dry Creek and the critically endangered Leadbeater's possum. Endangered, vulnerable or depleted Ecological Vegetation Classes include Plains Grassy Woodland, Grassy Woodland, Herb-rich Woodland Valley Grassy Forest and the Grassy White Box Woodland.

Protection of remnant vegetation, particularly large old trees, is a high priority across the municipality, including roadsides and in riparian zones which provide vegetation corridors and important habitat for native vegetation, fauna and biodiversity values, **Waterbodies and wetlands**

Six major waterways flow through the region: The Broken River, Delatite River, Howqua River, Goulburn River, Big River and Jamieson River. All of these rivers are catchments for the water storages at Eildon and Nillahcootie and ultimately contribute to the flow and health of the Murray Darling system. These lakes and rivers have significant environmental and cultural value and are significant to the Shire.

Landscapes

Landform and biodiversity in the Shire are highly varied with much land within State or National Parks and State Forests.

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. Lake Eildon and its surrounds are a significant landscape asset.

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.

The Significant Landscape Overlay (SLO) is applied to key road corridors that provide views to the Alpine National Park and Great Dividing Range, however, there are several places where significant views and some alpine approaches have no statutory protection in the planning scheme.

Environmental and landscape values strategic directions

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

- Continue to maintain, protect, and enhance Mansfield Shire's biodiversity, environmental and landscape values including:

Remnant vegetation including roadside vegetation, riparian environments, scattered trees and native grasslands.

The landscape character and significant landscape features including large old trees, visually significant ridges and view corridors.

- Rural landscapes, mountain and environmental features and alpine approach areas.
- Ensure land management supports diverse and self-sustaining landscapes that support healthy ecosystems now and into the future.
- Ensure natural resources and environmental values are not compromised by ongoing development.
- Ensure that new development and land uses do not undermine the significance (environmental, biodiversity, cultural) of Mansfield Shire's environments and landscapes.
- Enhance land management practices to manage the proliferation of invasive plant and animal species.

02.03-3 ENVIRONMENTAL RISKS AND AMENITY**Climate change impacts**

Climate change has already started to impact the Hume region where the Mansfield Shire is located. The climate has already become warmer and drier, and forecasts indicate that:

- Temperatures will continue to rise year round.
- Fewer frosts will occur.
- More frequent and more intense downpours.
- More hot days and warm spells.
- Less rainfall in autumn, winter, and spring.
- Harsher fire weather and longer fire seasons.

The climate variability may also impact tourist destinations due to longer or shorter periods for both winter and summer recreation.

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

Much of the freehold land in the Shire surrounds areas of native bush and can incorporate large tracts of privately owned remnant vegetation. As a result, a large proportion of the municipality is subject to possible bush fires, which is recognised in the application of the Bushfire Management Overlay and identification as being a Bushfire Prone Area.

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 also applies to people visiting national and state parks.

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 bushfire risk).
- Kevington and Gaffneys Creek (extreme bushfire risk).

Flooding

Mansfield Shire sits in the upper Goulburn Broken catchment, which collects rainfall from Woods Point to Mount Skene and the western end of the Alpine National Park.

The catchment includes areas of flood prone land where both riverine and flash flooding has historically caused damage to the natural and built environment and particularly affected Mansfield Township and Jamieson.

Riverine flooding typically occurs when the Goulburn or Jamieson Rivers (or both) break their banks and overflow after heavy or prolonged rainfall in the steep catchments of the surrounding state forests and Alpine National Park. Flash flooding can occur at any time of year during and after heavy rain or thunderstorms. The hilly terrain makes flash flooding more likely as water can gain both speed and power as it flows downhill.

As well as putting life and property at risk, 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.

Environmental risks and amenity strategic directions

- Mitigate the expected changes as a result of climate change that will impact particularly on primary production, infrastructure, tourism, the health of the community and the environment.
- Adapt land use and development practices to minimise property damage and loss of life arising from natural hazards and climate change.
- 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**

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.

Most lots in the rural suite of zones are held as part of a larger tenements with nearly seventy per cent of land held as a tenement of one hundred hectares, or larger. There are over 2,400 lots of less than twenty hectares. Landholders on small lots commonly have expectations that they will be able to construct a dwelling on a small rural lot.

There are many properties in rural farming areas being occupied as rural residential, rural living or hobby farms which often conflicts with the purpose of rural land which is to be used for primary production, or small-scale non-agricultural uses that support or are in harmony with agriculture.

The number of new dwellings constructed in the Farming Zone suggests that there is rural residential development occurring that is not directly related to the agricultural use of the land. Housing and residential uses can threaten the viability of agricultural practices, which in turn undermines a primary drawcard for Mansfield Shire: its rural character.

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, with the upper catchments of the Broken and Goulburn Rivers provide 11 per cent of the entire water resource of the Murray Darling Basin.

Natural resource management strategic directions

- Promote Mansfield Shire as an investment destination for agriculture based on its climatically diverse farmland, strong connection to the tourism sector, availability of water and close connection to important freight routes.
- Protect productive agricultural land from land fragmentation and incompatible use and development.
- Avoid conversions of agricultural land to rural lifestyle or low-density residential developments, to protect the Shire's agricultural productivity and rural landscape values.
- Protect the on-going viability of agricultural land for agricultural purposes particularly from amenity conflicts arising from dwellings.
- Protect productive agricultural land while supporting the diversification of the agricultural base.
- Support industries that add value to the agricultural use of the land, such as food processing and agritourism opportunities.
- Avoid development in catchments that is detrimental to water quality.

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- 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**Township and neighbourhood character****Mansfield Township character**

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.

Outside of Mansfield Township, there are four distinct neighbourhood character typologies in the various settlements across the Shire.

Bonnie Doon character

Bonnie Doon is defined by its bushland character and connection with Lake Eildon. Informal bush gardens, surround low scale dwellings on spacious sites. Large front and side setbacks allow for the retention and continued planting of vegetation, native vegetation, and significant canopy trees, preferably endemic to the Hume Region.

Development reflects the existing low scale dwellings, using simple built forms. Dwellings do not penetrate the existing tree canopy and are often obscured by vegetation. Natural materials in muted colours and tones befitting the surrounding environment are used.

Lakeside character areas - Goughs Bay (including Mountain Bay), Howqua Inlet and Macs Cove

These settlements are defined by their proximity to Lake Eildon and dwellings are designed and oriented to take advantage of water views. Dense vegetation around dwellings and large sheds and outbuildings to accommodate boats are common. The settlements have a holiday and waterside feel where lots are often delineated using vegetation and generous spacing as opposed to formal side fencing. At higher points in the settlement, development is sited to retain public views to the water and makes reasonable effort to ensure view sharing between neighbouring properties.

In Goughs Bay, dwellings are particularly visually prominent and often built up from the slope or reverse living with high second storeys to achieve height and maximise views to the water.

Rural villages character area – Jamieson, Merton, Maindample and Woods Point

These settlements are set among wider farming and rural areas, sometimes with national park close by. Vegetation in the public and private realm is a key feature, with large native and introduced trees and supporting undergrowth. In locations where topography is undulating, dwellings may have narrower front setbacks and be highly visible from roadsides.

Intermittent views of surrounding landscapes and vegetation are afforded by streets that wind across gently undulating topography. Settlements are generally laid out according to a loose grid which lends a heritage feel and makes best use of topography. Views through the settlement to the surrounding rural landscape or national park are readily available along road corridors and between dwellings, given the intimate scale of these settlements.

Alpine approaches character area – Merrijig, Alpine Ridge and Sawmill Settlement

Settlements are dominated by long-ranging views to Mount Buller and Mount Stirling. Dwellings sit within medium- to large-sized lots, sometimes built up and oriented to take advantage of mountain views. At lower points, dwellings are set among denser bushland vegetation with remnant trees and understorey.

The gateway role of the Maroondah Highway and Mount Buller Road in framing views to the Alpine National Park is important and all development along these routes should be sensitive to these views.

Heritage

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

Mansfield Township's character 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 and 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.

Built environment and heritage strategic directions

- 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

An additional 1,348 private dwellings will be required to accommodate the projected population of Mansfield Shire by 2040 (*Mansfield Planning Strategy*, Mansfield Shire Council, 2022)

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. Improving housing diversity and choices is a priority to enable aging in place, and an affordable housing supply

Housing development will also take place in some of the smaller towns, within the existing settlement boundaries, 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.

Minimal subdivision or housing development is supported in areas zoned Rural Living Zone and Rural Conservation Zone. There is an oversupply of rural living land.

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.

Council's strategic directions for housing are to:

- Maintain or reduce the amount of land zoned Rural Living Zone or Rural Conservation Zone to recognise preserve agricultural land and encourage consolidation of towns and settlements.
- Provide for housing needs to be met in line with the settlement hierarchy at Clause 02.03-1..
- Maintain housing affordability and increase the diversity of housing choices, including opportunities for rural living and medium density housing.

02.03-7 ECONOMIC DEVELOPMENT**Employment**

Mansfield is the Shire's main service and commercial centre, as well as the primary location for business and employment. The towns of Bonnie Doon and Merrijig act as the secondary commercial areas in the Shire, servicing the needs of motorists, visitors and residents. Both towns have the capacity for commercial growth. The commercial offer of townships is limited to the convenience and fuel needs of residents and visitors and not expected to change significantly.

Industrial development

Mansfield Township is the only location that provides significant industrial development opportunities. There are 120 hectares of industrial zoned land. The industrial areas are relatively fragmented and poorly connected by suitable heavy vehicle routes.

There is limited appropriately zoned and serviced industrial land and instances where the zoning of employment land does not align with its current use or employment capability. Future industrial growth is supported in Mansfield, but not in other towns, townships or settlements.

Tourism

With the significant visual, cultural and environmental value of many areas in the Shire, tourism is a key local economic driver, particularly for nature-based activities, food and wine, and cycle tourism. Forecasts project continued strong growth in the visitor economy with visitation numbers expected to increase by 50% to 2029.

Climate change is likely to have a significant impact on functioning of the visitor economy, creating hotter and drier conditions. This is expected to shorten the ski season, and may limit summertime accessibility to some locations due to fire risk and heat.

Popular tourist destinations in and around Mansfield include the Alpine National Park which attracts skier's, campers, bushwalkers and horse riders. Mount Buller and Mount Stirling which a premier skiing destinations and Lake Eildon, Lake Nillahcootie and local rivers, for water-based activities such as house boating, fishing and water skiing.

Other 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 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.

Economic development strategic directions:

- Support the growth and diversification of trades and industries (including service based) within the Shire.
- Focus economic activity, including retailing, services and industrial uses, in Mansfield Township.
- Support commercial and retail development that complements anticipated urban growth and infrastructure improvements.
- Support environmentally sustainable industries as alternatives to the traditional forms of industry.
- Facilitate the Shire's continued growth as a visitor destination and provide for a range of year round tourism related uses.
- Support Mount Buller as a premier snow skiing destination.

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- Ensure tourism uses are balanced with sustainable management of the region's assets, particularly areas of high visitation including sensitive ecosystems and productive areas.

02.03-8 TRANSPORT**Context**

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.

Excellent road connection to Melbourne and Sydney and close proximity to major logistics handling in Wodonga, connecting Mansfield Shire produce into a road and rail network that can reach 75 percent of Australia's population within 24 hours.

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.

Transport strategic directions

- 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. As the population grows, additional services will be required to adequately support all members of the community.

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.

Infrastructure strategic directions

- Support the provision of community facilities that are well-connected, easily accessible and respond to the current and future needs of residents and visitors.
- Support the provision of full reticulated infrastructure to towns, townships and settlements where growth is occurring.
- Support the provision of wastewater management systems that will minimise adverse impact on Special Water Supply Catchments.

02.03-10 GAMING

Context

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.

Gaming strategic direction

- 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



Legend		Source: Mansfield Shire Council 2024
Farming Zone	Mansfield Shire Boundary	Mansfield Township
Rural Living Localities	Significant Landscape Overlay	Towns
National Park	Significant Alpine Approach	Townships
State Forest	Principal Road Network	Serviced Settlements
Major Lakes and Rivers		Un-serviced Settlements

11.01-1L-01 SETTLEMENT**Policy application**

This policy applies to all settlements hierarchy identified in Table 1 at Clause 02.03-1 and shown on the framework plans at Clause 02.04.

Objective

To sustainability accommodate growth in Mansfield Shire.

General strategies

Facilitate population growth in accordance with the settlement hierarchy shown in Clause 02.03-1 to support the efficient use of land and infrastructure, and convenient access to jobs and services as follows:

- Direct most population growth and residential development to Mansfield Township.
- Support modest population growth and residential development in Bonnie Doon and Merrijig.
Support incremental population growth and housing development within existing residentially zoned areas in Townships and Settlements.
- Consolidate existing residential areas provided wastewater can be managed on site in un-serviced Townships and Settlements.
- Avoid development of dwellings not associated with the productive agricultural use of land in Rural Localities.
- Discourage linear development along the Maroondah Highway.
- Site and design development along the Maroondah Highway and Mount Buller Road to be sensitive to the 'Alpine Approach' role of the roads.

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

Bonnie Doon strategies

Provide community infrastructure to support the local community.

Facilitate reticulated services to support expected population growth.

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.

Support residential expansion to the south of the existing town settlement boundary if reticulated services are provided.

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.

Provide community infrastructure to support the local community.

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.

Township strategies

Provide basic community infrastructure such as community meeting spaces and basic recreational facilities in townships.

Avoid zoning of additional land for residential use.

Encourage limited commercial and retail development.

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

Facilitate development that supports foreshore improvements in Goughs Bay.

Settlements strategies

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

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

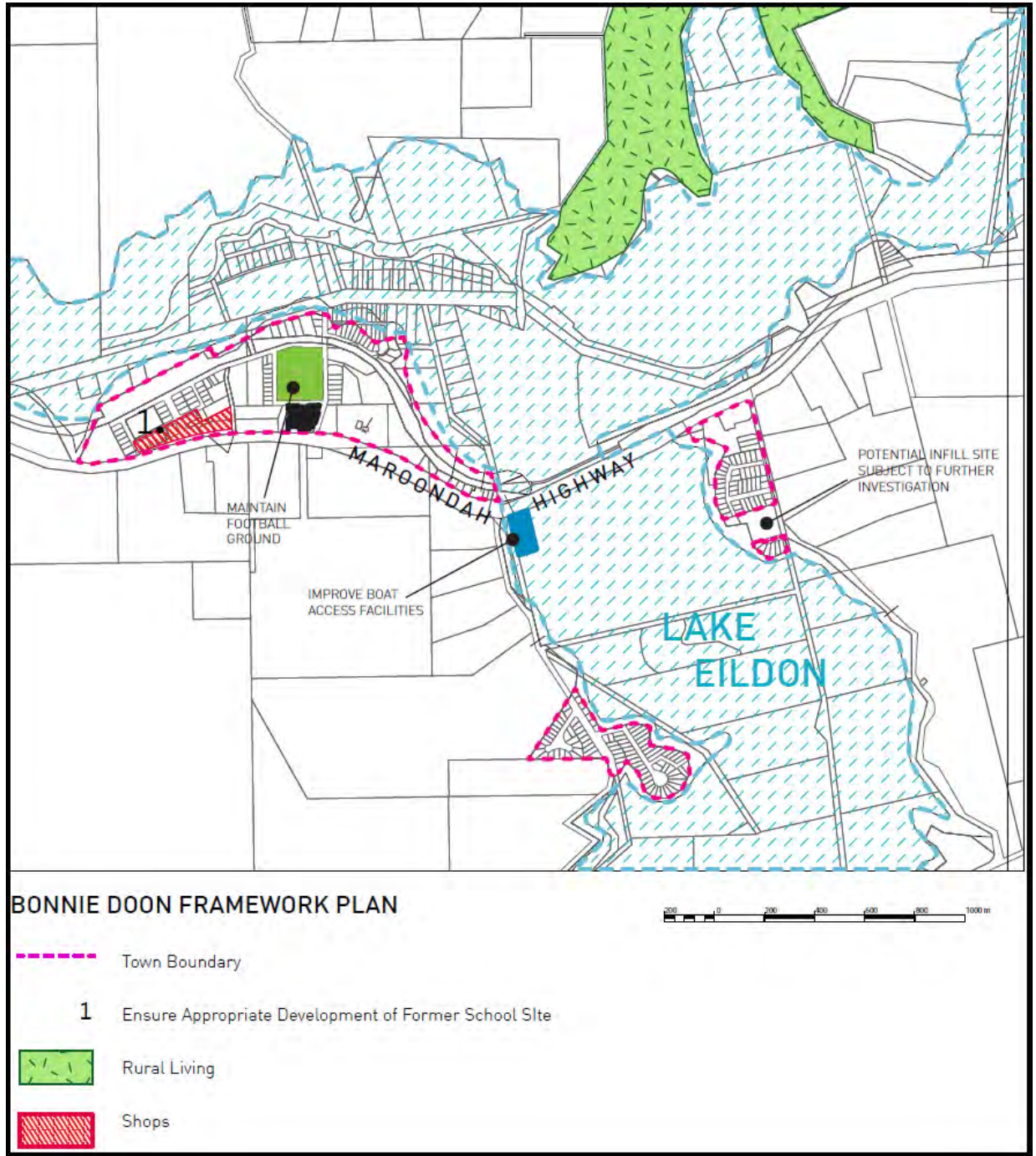
Improve tourism links and facilities in Woods Point once the infrastructure is provided.

Settlement policy guidelines:

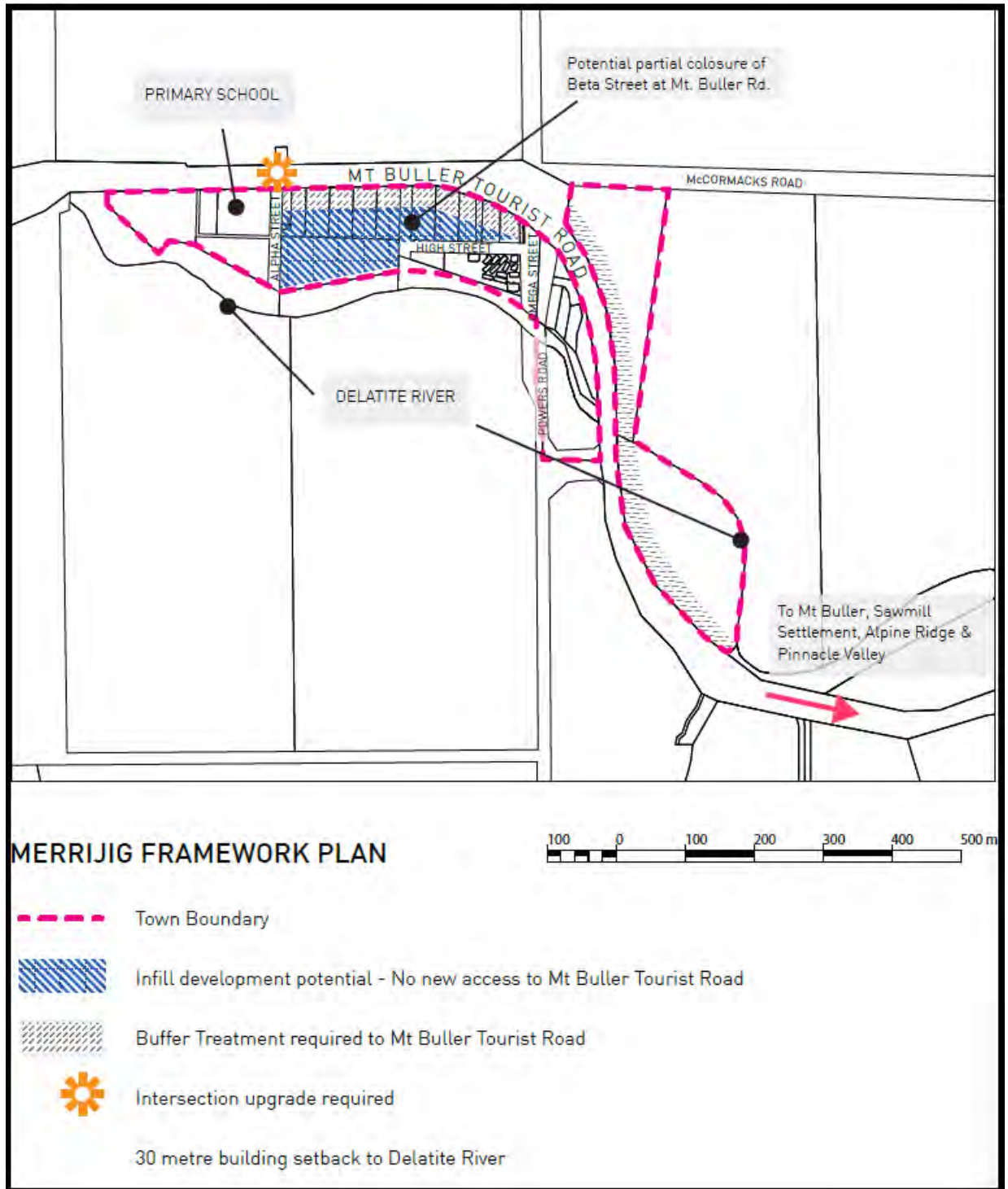
Consider as relevant:

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

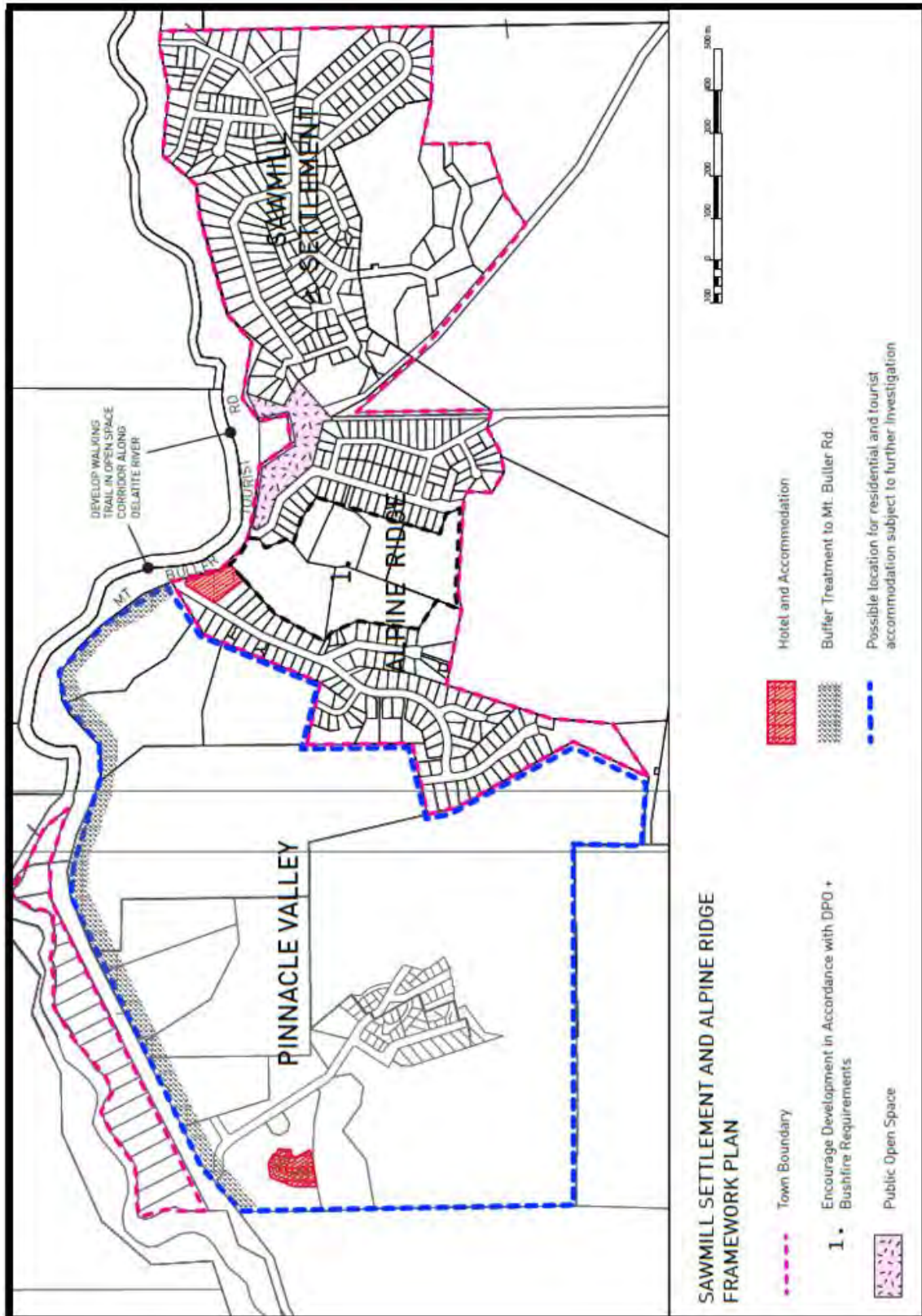
Bonnie Doon Framework Plan



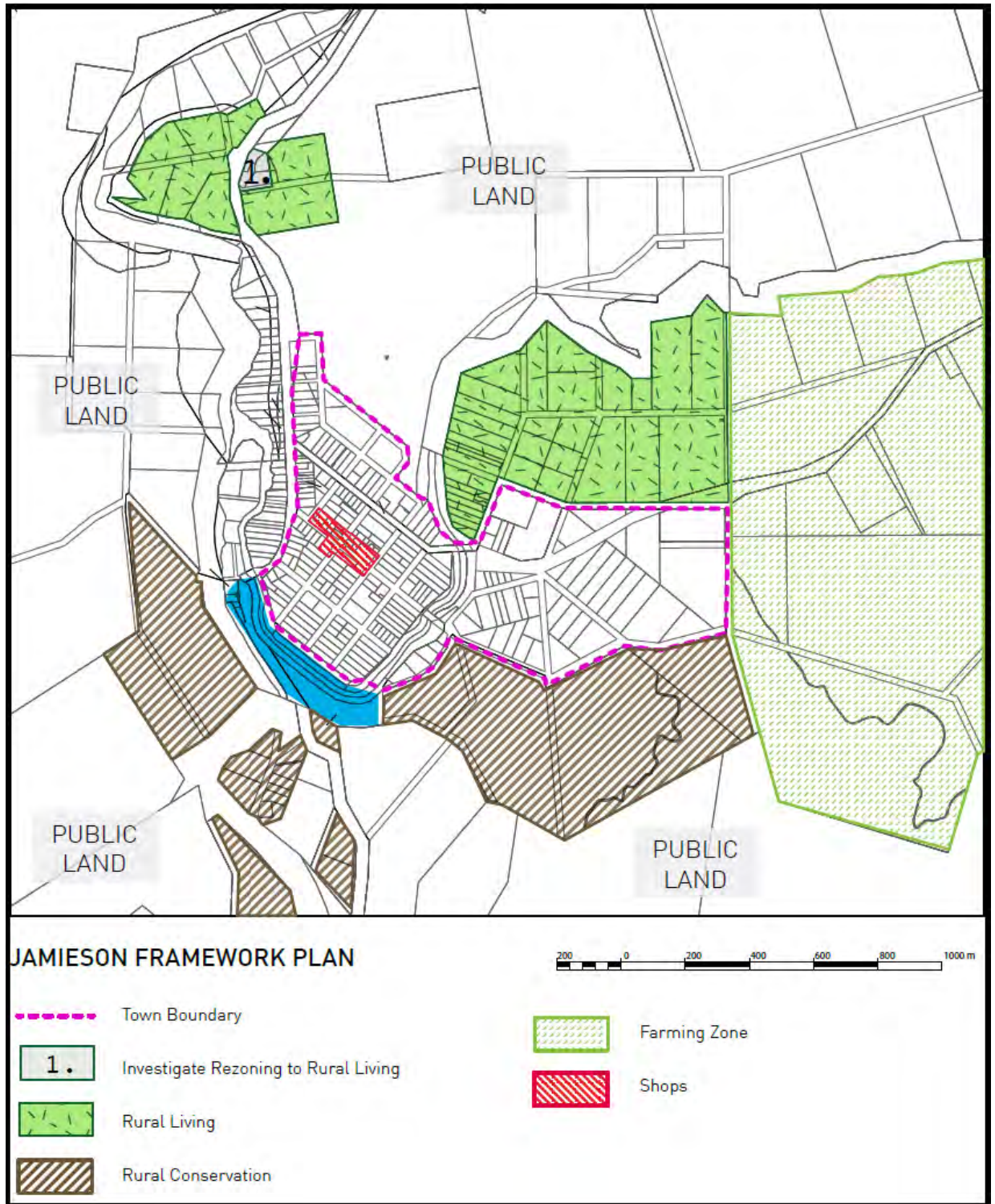
Merrijig Framework Plan



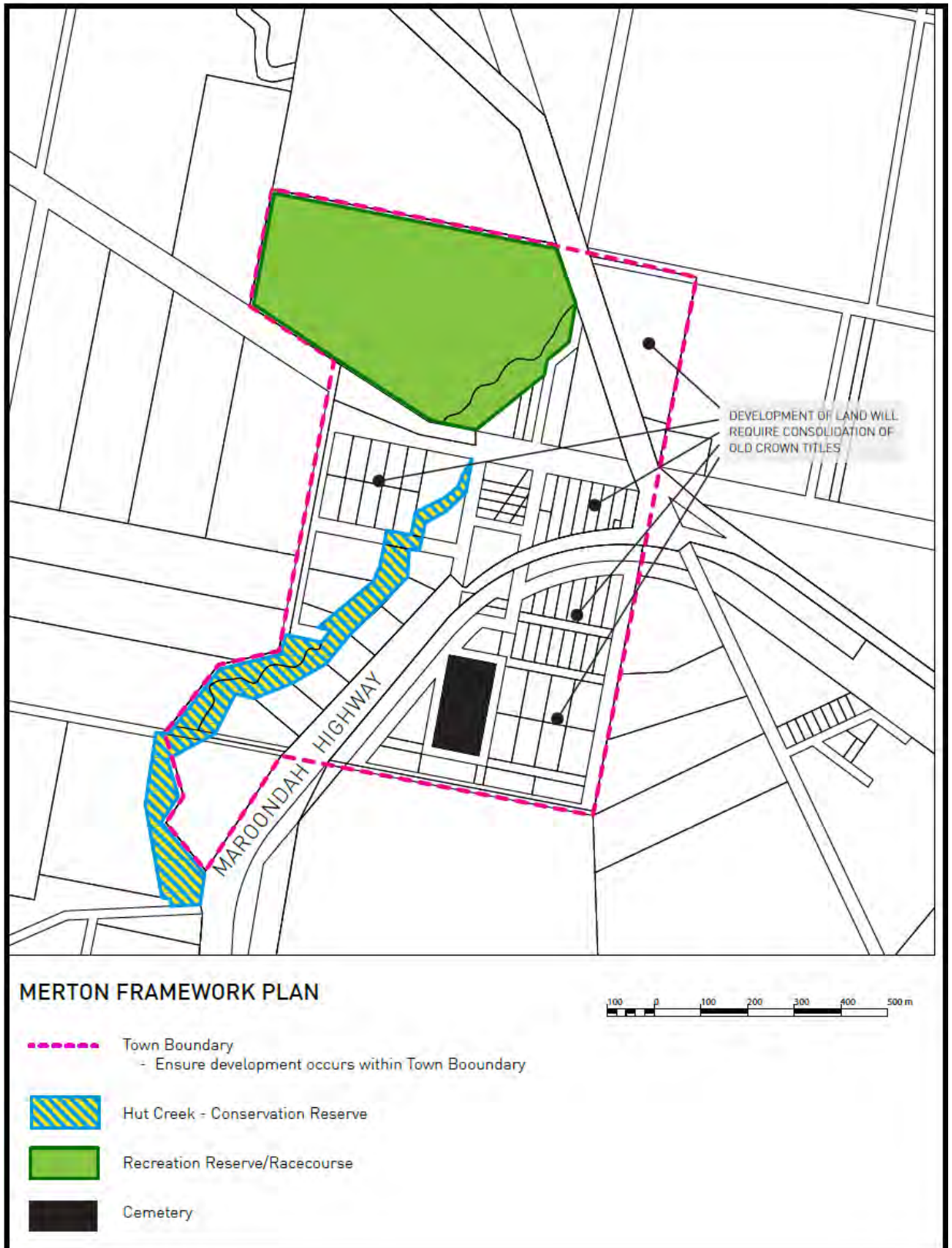
Sawmill Settlement, Alpine Ridge and Pinnacle Valley Framework Plan



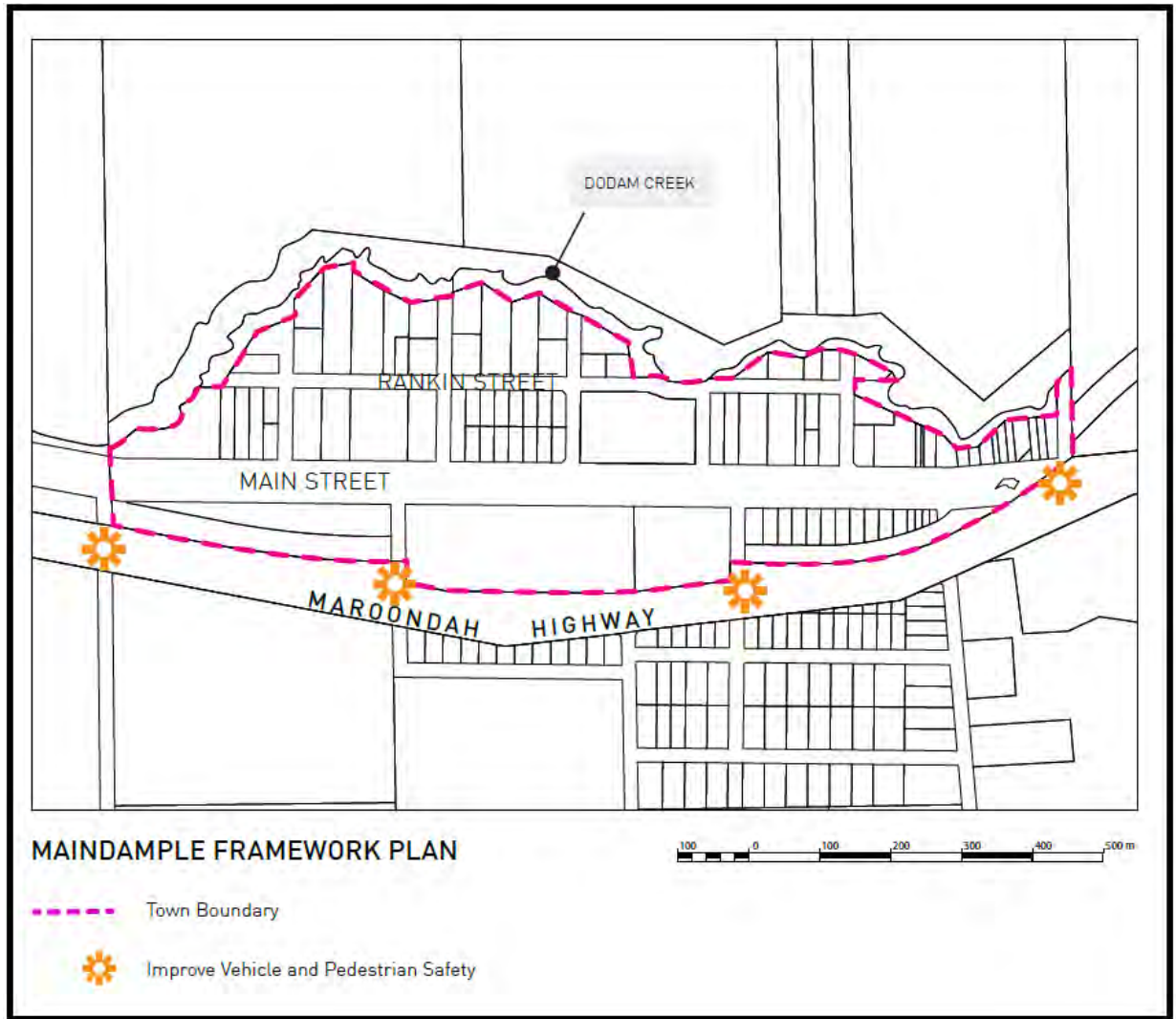
Jamieson Framework Plan



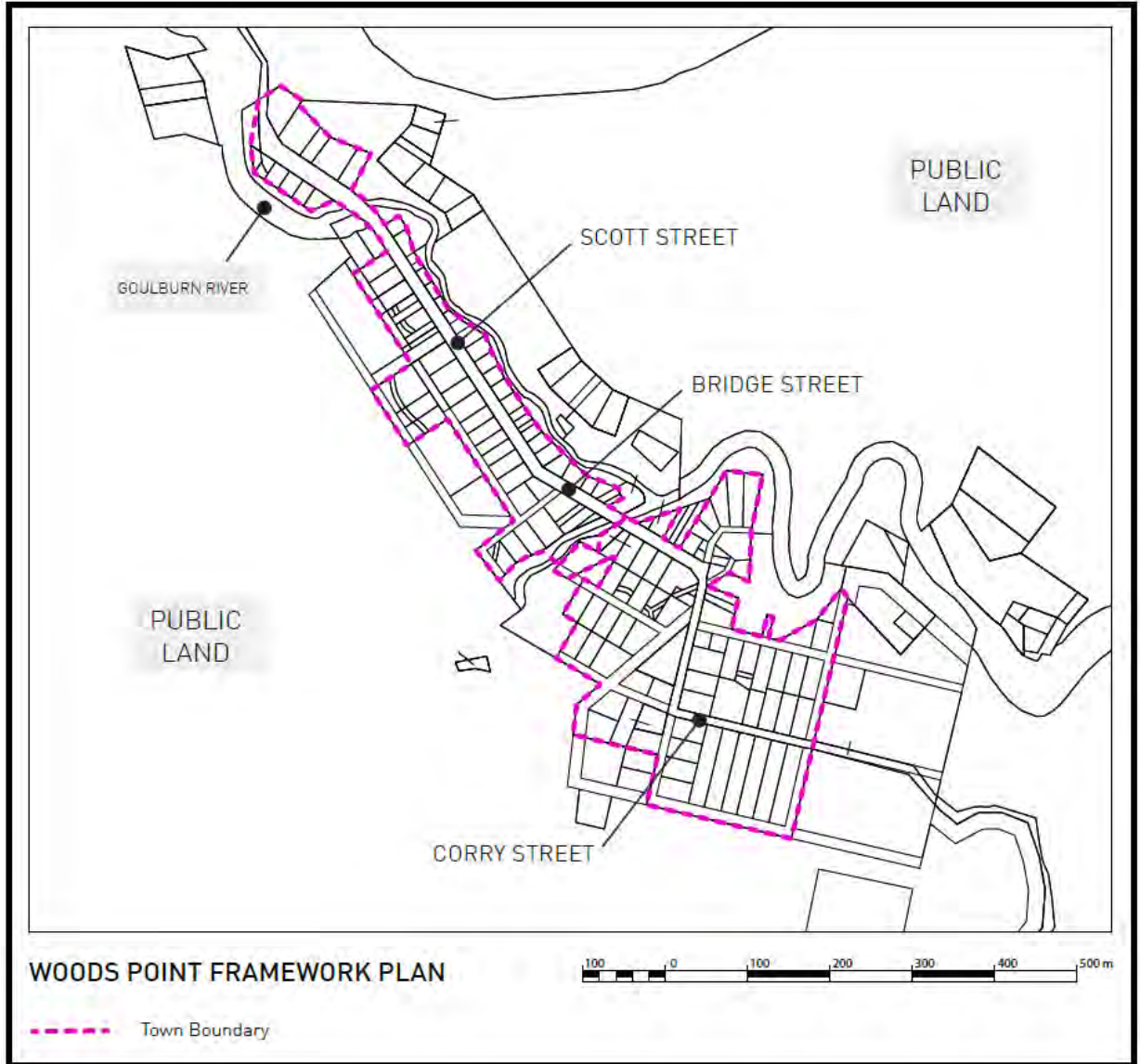
Merton Framework Plan



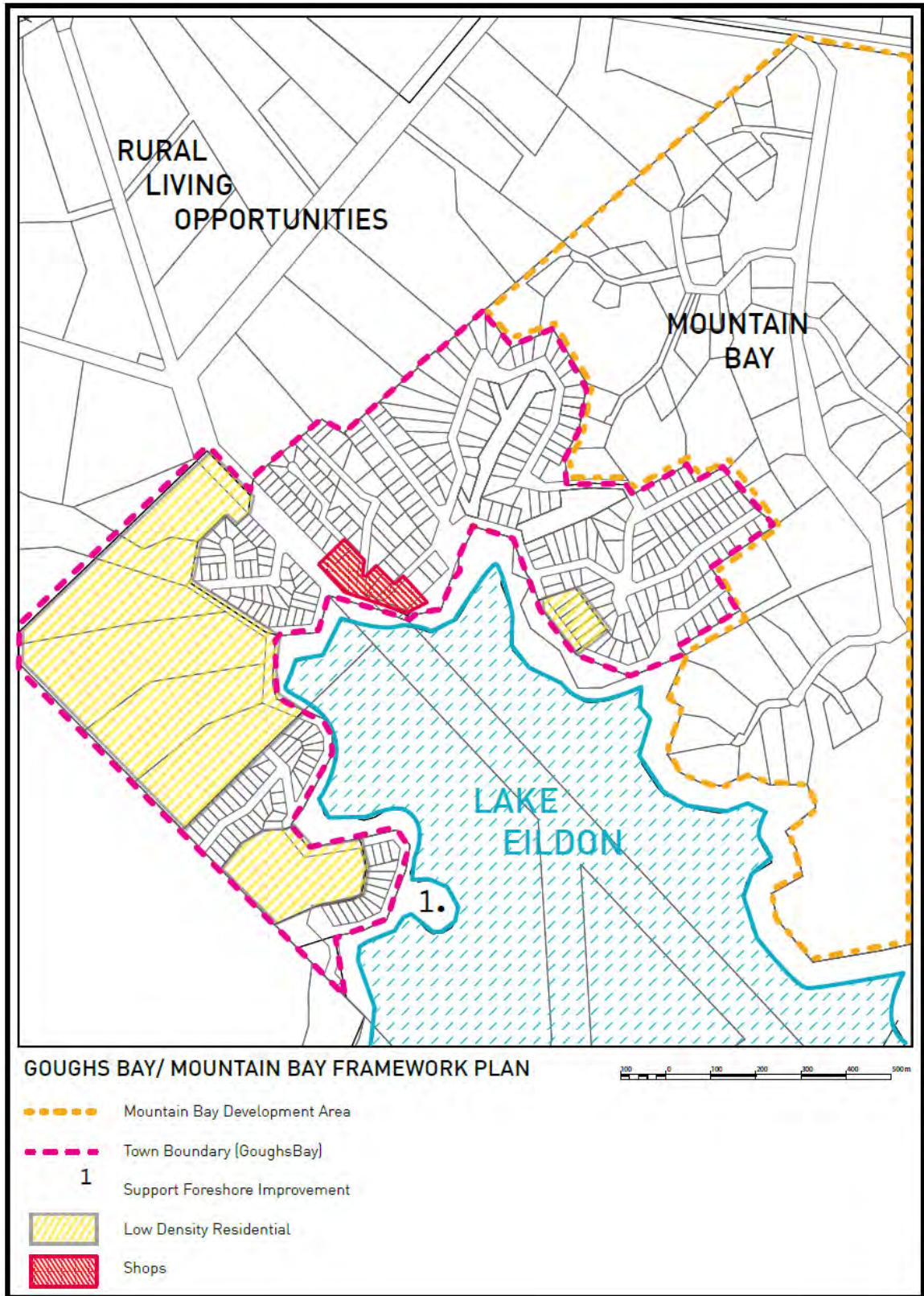
Maindample Framework Plan



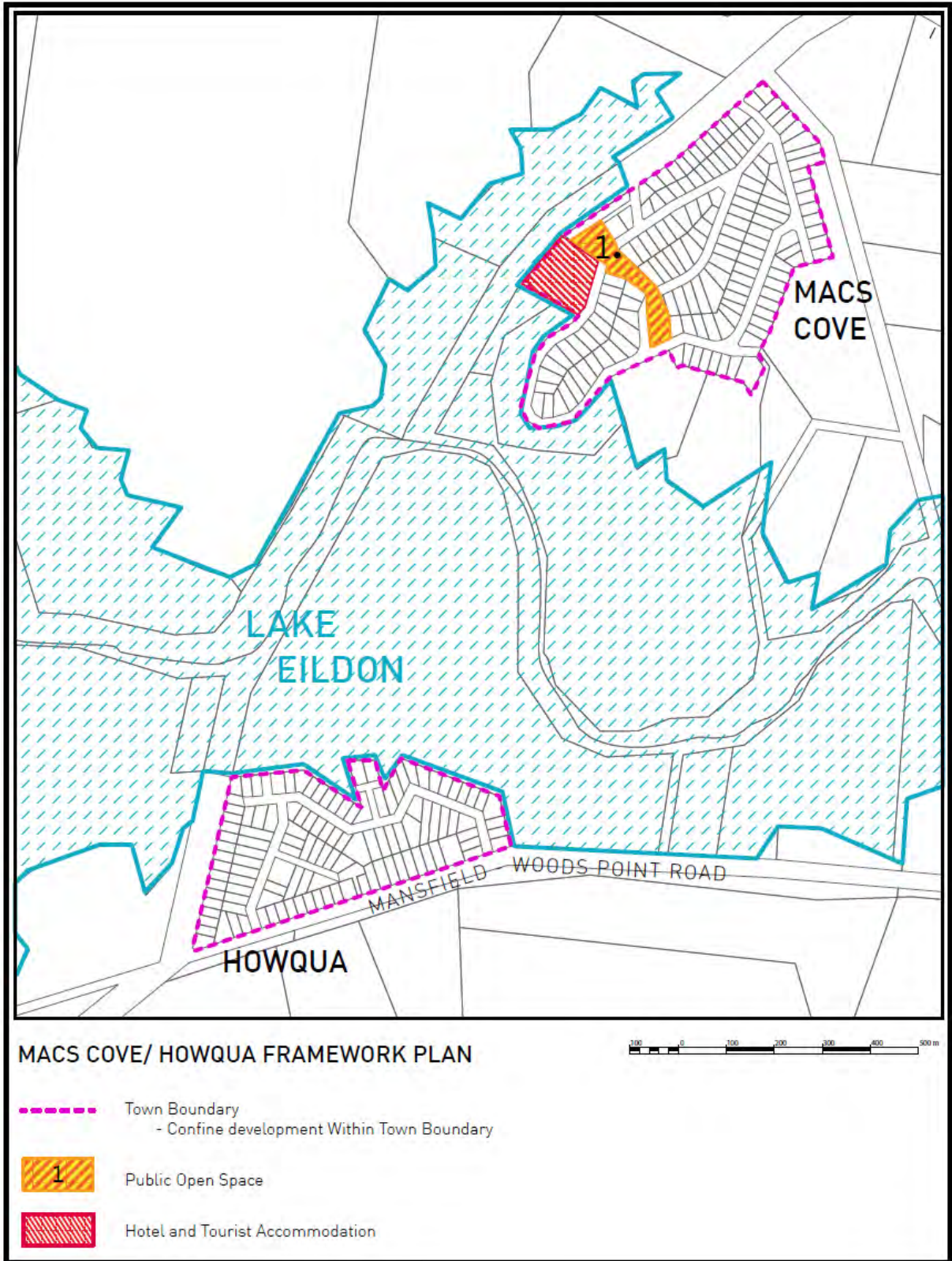
Woods Point Framework Plan



Goughs Bay and Mountain Bay Framework Plan



Macs Cove and Howqua Framework Plan



11.01-1L-02 MANSFIELD TOWNSHIP**Policy application**

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

Objectives

To consolidate Mansfield Township as the location for all major services and community infrastructure, employment, commercial and industrial uses and support its the growth as the main population centre in the Shire.

Subdivision strategies

Support new subdivisions to be developed around a grid like road structure to maximise pedestrian and vehicular permeability and avoid cul-de-sacs.

Avoid creating battle-axe blocks in new subdivisions to create safer communities.

Housing strategies

Contain and intensify residential development within existing residentially zoned land.

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

Encourage the redevelopment of key strategic sites, infill sites and currently vacant land zoned for residential purposes.

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

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

Commercial Core strategies

Consolidate the Mansfield Township Commercial Core by:

- Avoiding the fragmentation of the core retail uses to other parts of the township.
- Encouraging a range of retail and commercial opportunities that meet the needs of the local community and visitors to the region
- Avoiding locating supermarket uses outside the commercial core.
- Encouraging more intensive use of existing retail establishments through renovation and redevelopment.
- Encouraging redevelopment of existing residential properties within the commercial core for commercial uses (potentially with housing above).
- Encouraging a mix of tourist related uses, including cafes, restaurants, accommodation and tourist related retail.
- Encouraging the early morning and night-time economy by activating streets, laneways, and public spaces, particularly in High and Highett Streets.
- Enhancing the town centre's role as a tourist destination and tourism-based activity support centre.
- Encouraging relocation of service industries, light industrial, rural supplies and vehicle repair uses from the town centre, including the Commercial 2 Precinct and Core Industrial Precinct.
- Improving connectivity by using existing mid-block connections such as Bank Place and Eisners Lane as pedestrian links.

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

Commercial transition area strategies

Support a mixture of development that provides a transition between the commercial core and the surrounding residential areas.

Commercial 2 Precinct strategies

Develop the Commercial 2 Zone Precinct on Mount Buller Road as the preferred location for:

- Business, commercial, mixed use and service industry.
- Larger-format retailing (e.g. homemaker).

Core Industrial Precinct strategies

Develop the Core Industrial Precinct as the Shire's primary industrial area and protect the precinct from residential encroachment.

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

Support the rejuvenation and redevelopment the Core Industrial Precinct through improved road infrastructure.

Station Precinct strategies

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.
- 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.

Key redevelopment site strategies

Support the redevelopment of 1 – 7 High Street for commercial and retail uses.

Support the development of 141 Lakins Road (land adjacent to the Council depot) for industrial uses.

Support the redevelopment of 102 High Street (Toyota dealership) to incorporate:

- A front section along High Street for retail purposes.

- Possible mixed use in the rear portion along Curia Street.

Support the rezoning of the 16 Stock Route (the former sawmill) and 8 Timothy Lane (caravan park) for residential or mixed use.

Town surround Low Density Residential Zone strategies

Support development that maintains the transitional role of development between the town core and surrounding rurally zoned land.

Support a variety of housing styles, roof forms and materials to provide interest and diversity along the streetscape.

Encourage landscaping and vegetation treatments that maintain the existing character of the streetscape.

Design strategies

Support development designed to respond to the existing built form character of the centre.

Maintain the predominant single storey built form, consistent front setbacks and structure 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.

Provide for pedestrian amenity as part of commercial development through the use of verandahs extending to the kerb and other pedestrian friendly design treatments.

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.

Transport, community and development infrastructure strategies

Provide on-site car parking as part of retail and commercial development.

Ensure urban development is connected to existing town infrastructure.

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

Develop a linear shared path along Ford Creek as part of the residential subdivision of any land adjacent to the creek that includes active transport pathways that connect to the surrounding trail network.

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.
- Applying a zero street setback to High Street if the Toyota dealership site is redeveloped.

60 Monkey Gully Road, Mansfield Objective

To develop the land at 60 Monkey Gully Road in an integrated way to create a sustainable neighbourhood that supports active modes of travel and broadens the diversity of housing available in Mansfield Township.

Strategies

Provide a diversity of housing types and sizes that respond to the needs of the growing population, including affordable housing.

Design the layout of the transport network to facilitate simple, connected and sustainable journeys for walkers, cyclists and drivers.

Policy guidelines

Consider as relevant:

- Including a condition on permit that an agreement be entered into with the owner of land for the development or provision of land in relation to affordable housing when approving a subdivision for more than 30 lots.

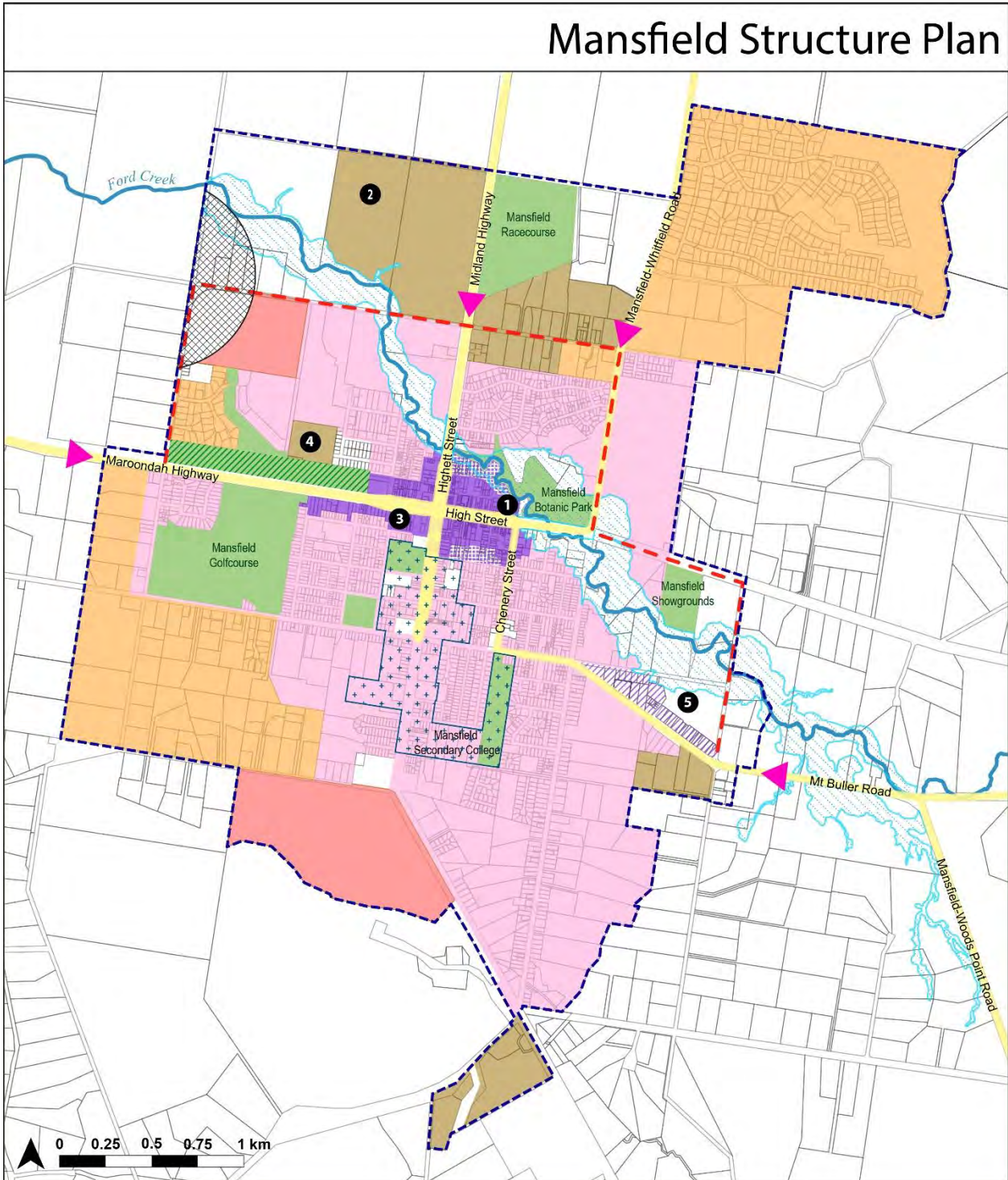
Policy documents

Consider as relevant:

- *Mansfield Station Precinct Activation Project, Master Plan and Implementation Plan*, (Mansfield Shire Council, May 2019).
- *Mansfield Planning Strategy* (SGS Economics and Planning, 2023)

Mansfield Township Framework Plan

Mansfield Structure Plan



Legend

- | | | |
|--------------------------------|-----------------------------------|---------------------------------|
| General Residential Zone | Commercial Core | Town Boundary |
| Industrial Zone | Commercial 2 Area | Key redevelopment sites: |
| Neighbourhood Residential Zone | Commercial Transition Precinct | 1 1-7 High Street |
| Low Density Residential Zone | Health and Education Precinct | 2 141 Laikins Road |
| Open Space | Wastewater Treatment Plant Buffer | 3 102 High Street |
| Wetlands | Heavy Vehicle Alternative Route | 4 16 Stock Route |
| Urban Floodway Zone | Town Gateways | 5 8 Timothy Lane |

14.01-1L PROTECTION OF AGRICULTURAL LAND**Objective**

To protect agriculture and agricultural land from inappropriate encroachment by urban and non-production based rural land use and settlement.

Use Strategies

Encourage new opportunities for agritourism enterprises that are compatible with agriculture/primary production, environmental and landscape characteristics of the area.

Avoid commercial, industrial, and other land uses that do not demonstrate a direct link with ongoing and sustainable agricultural land use or agritourism enterprises and direct such uses to Mansfield Township's commercial and industrial zones.

Location strategies

Locate agritourism enterprises in areas with appropriate infrastructure provision such as roads, water, electricity, and communications.

Ensure that use or development in rural areas, including advertising signage, is compatible with and has an association with surrounding agricultural activity.

Discourage use and development adjacent to main roads in rural areas that is unrelated to agriculture or agritourism.

Subdivision and consolidation strategies:

Limit the further fragmentation of rural land by subdivision.

Avoid subdivision, unless it can be demonstrated that it will facilitate and provide greater flexibility for continued agricultural production.

Avoid the creation of small lots on farming properties.

Ensure that lots resulting from subdivision are of a sufficient size to benefit agricultural production.

Encourage the consolidation of rural lots for more efficient agricultural production and viability, and environmental sustainability.

Discourage subdivision within proclaimed water supply catchment areas to protect water quantity and quality.

Discourage creation of irregular shaped lots which do not support efficient agricultural practices.

House lot excision strategies

Limit the cumulative impact of house lot excisions, including serial small lot subdivisions.

Ensure that house lot excisions are undertaken for legitimate reasons, related to agriculture.

Development strategies

Avoid new dwellings in the Farming Zone, Rural Activity Zone and Rural Conservation Zone unless it can be demonstrated that both:

- The dwelling is required for carrying out an economically viable and sustainable rural activity on the land.
- The sustainability of the agricultural resource is not threatened by the use of the land for housing.

Discourage dwellings on small lots that compromise rural production activities and operations.

Ensure that inappropriate small rural lot development does not occur in areas of environmental significance and sensitivity.

Discourage the use and development of agricultural land that would be incompatible with its sustainable use for ongoing agricultural production.

Policy guidelines

Consider as relevant:

Subdivision

- Boundary realignment should not create additional subdivision potential or create a situation whereby the boundary places a dwelling on a smaller farming allotment, thereby establishing a vacant allotment which would allow an additional dwelling.
- The area of land remaining after a small lot is created should comply with the minimum lot size specified in the relevant zone.
- An agreement under Section 173 of the Planning and Environment Act 1987 should be entered into to restrict the ability to use the small lot provision again in respect of the affected land.

House lot excisions

- House lot excision that is likely to lead to such concentration of lots as to change the general use or development of the area where this is not consistent with the purpose of the zone should not be permitted.
- Planning 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.
- 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.

Development

- Ensuring, where dwellings are permitted, the provision of necessary infrastructure for the dwelling created (such as access to potable water supply, effluent disposal and stormwater drainage systems) is consistent with the capability of the land.
- Siting and designing development to not adversely impact existing rural activities conducted on site and on adjoining land.

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:

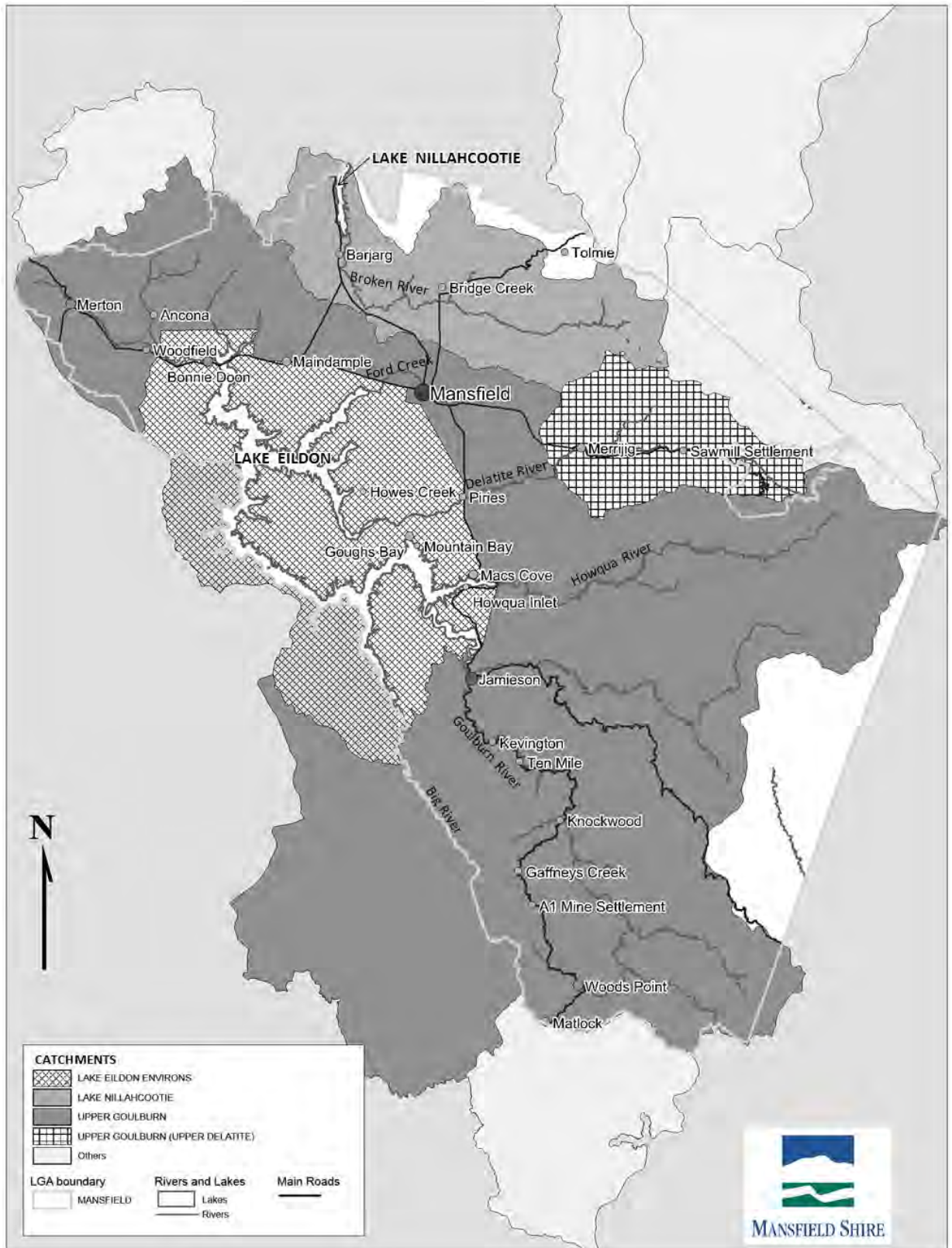
- Any findings and recommendations of land capability assessments as required through ESO1 and 2, particularly individual site risk analysis.

Policy documents

- *Mansfield Shire Onsite Wastewater Management Plan 2022* (as amended).

Mansfield Shire catchments map

MANSFIELD PLANNING SCHEME
PROPOSED VERSION



15.01-5L NEIGHBOURHOOD CHARACTER AND MANSFIELD TOWNSHIP APPROACHES**Policy application**

This policy applies to all Towns, Townships and Settlements as set out in the table Clause 02.03-5 of the Municipal Planning Strategy and the four key Mansfield Township Approaches.

Objective

To encourage new development to achieve architectural and urban design outcomes that positively contribute to local character and the four key Mansfield Township Approaches, having particular regard to the applicable preferred future character statement for the area and the relevant zone schedule.

Strategies

Preserve existing lot widths and street rhythm when considering subdivision, to retain the sense of openness in each settlement.

Maintain the preferred character in the lakeside character area by:

- Utilising muted colours and tones that are sympathetic to the surrounding landscape.
- Supporting a net gain in vegetation to soften the appearance of large buildings and storage that are visually dominant along the streetscape.

Reduce the dominant appearance of double storey buildings on steep slopes in Goughs Bay by:

- Incorporating fencing into the design of the building.
- Using visually permeable or natural materials in fences to allow for views to front garden areas.
- Utilising vegetation to soften the appearance of dwellings, even if it is low-lying to preserve water views.

Maintain the preferred character in the rural villages character area by:

- Encouraging the use of natural materials with muted colours and tones that fit within the rural and landscape setting.
- Encouraging the use of eaves, permeable driveway treatments, significantly recessed garaging and unobtrusive fencing.

Maintain the preferred character in alpine approaches character area by:

- 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.
- Providing significant front and side setbacks to allow for the retention of remnant vegetation, or for new planting to uphold the prevailing river valley character.
- Avoiding development that projects above key ridge lines or key viewpoints along the Alpine approach, to ensure visual primacy for the significant views identified in SLO1.

Encourage front fencing that reflects the typical styles in the area.

Avoid fencing where the prevailing character is no front fencing.

Avoid dominant garages and parking within the front setback.

Avoid large areas of hard-paved areas in favour of permeable treatments such as gravel, especially in front setbacks.

Minimise crossovers, with no more than one crossover for each frontage.

Avoid creating new crossovers to serve a single dwelling in multi-dwelling development.

Provide large side and rear setbacks in areas of heavy vegetation, to allow for planting of significant trees and gardens.

Policy guidelines

Consider as relevant:

Design and siting:

- Buildings should retain a simple and low scale, with low-hipped or gabled roofs allowing visual dominance to established vegetation.
- If two storey development is to be provided, encourage upper level, front and side setbacks that allow for significant tree and vegetation planting to soften the development's impact on adjoining properties.
- Encouraging low-hipped roof forms to preserve the overall feeling of low-scale and open settlements.
- Maintaining key siting considerations that follow the pattern of the site's context.
- Where roof forms are consistent in a streetscape, encourage new development to adopt the prevailing style.

Materials selection:

- Encouraging selection of materials and elements of design that are sensitive to the settlement's landscape setting and surrounding context, for example:
 - Timber construction and exposed brick
 - Hipped and gabled roof forms
 - Eaves
 - Front projecting bays and verandahs
 - Selection of muted colours and tones that allow vegetation and the landscape setting to visually dominate, rather than the built form.

Access and car parking:

- Locating garages and carports behind the front wall plane of the dwelling and preferably towards the rear of the site, visually obscured from the roadside.

Front fencing:

- Front fencing should be visually unobtrusive.
- Where front fencing is appropriate and provided, it should be low scale (less than 1.3 metres) and visually permeable (at least 50 percent) to allow views to front gardens and between buildings to the surrounding landscapes or rural setting.

Subdivision:

- Siting new development to the rear of a lot rather than permitting a terraced or side-by-side outcome.

Policy documents

Consider as relevant:

- *Mansfield Planning Strategy* (SGS Economics and Planning, 2021)
- *Township Approaches Planning Controls and Guidelines Study* (Mansfield Shire Council, 2018).

16.01-3L RURAL RESIDENTIAL DEVELOPMENT**Policy application**

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

Design development to be self-sufficient in the provision of relevant on-site infrastructure, 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:

- Limiting 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 TOURISM**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 key workers.

Support eco-tourism opportunities.

Facilitate development of well-designed and sited tourist facilities, including integrated resorts, accommodation, host farms and bed and breakfasts.

Support growth in other ancillary businesses, such as accommodation, retail, food, and entertainment in locations that are visible and highly accessible to visitors.

Facilitate off-peak tourism activities that broaden the range of available tourism experiences.

Support agri-tourism development in rural areas where there is not a conflict with agricultural uses.

Expand the network of cycling paths and rail trails throughout the Shire and wider region.

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 1 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZ1**.

ALPINE APPROACHES

1.0 Neighbourhood character objectives

To maintain the primacy of significant views by ensuring development does not project above key ridgelines or key viewpoints along the Alpine Approaches.

To provide significant front and side setbacks to allow for the retention of remnant vegetation or for new planting to uphold the prevailing river valley character.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

6.0 Decision guidelines

None specified.

SCHEDULE 2 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZ2**.

RURAL VILLAGES

1.0 Neighbourhood character objectives

To encourage built form that blends in with the surrounding rural and landscape setting by using natural materials with muted colours and tones.

To maintain the existing character of settlements by the generous use of vegetation, use of eaves on buildings, significantly recessing garaging and permeable driveway treatments.

To maintain the open feel of the streetscape by minimising the use of front fencing and, when used, supporting low fencing that is at least 50% permeable.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

6.0 Decision guidelines

None specified.

SCHEDULE 3 TO CLAUSE 32.05 TOWNSHIP ZONE

Shown on the planning scheme map as **TZ3**.

GAFFNEYS CREEK GROUPING

1.0 Neighbourhood character objectives

To encourage built form that blends in with the surrounding rural and landscape setting by using natural materials with muted colours and tones.

To maintain the open feel of the streetscape by minimising the use of front fencing and, when used, supporting low fencing that is at least 50% permeable.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

6.0 Decision guidelines

None specified.

SCHEDULE 1 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

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

TOWNSHIP RESIDENTIAL

1.0 Neighbourhood character objectives

To encourage infill development that contributes to housing affordability and diversity that is sensitive to the existing character.

To maintain the township character by encouraging development to incorporate hipped and gabled roofs, eaves and features that address the street such as front projecting bay windows and front verandahs.

To maintain the existing pattern of built form by recessing garages and carparking space behind the front wall of the dwelling, and avoiding side by side or terraced housing.

To maintain the sense of greenery by establishing trees and gardens in front setbacks.

To maintain the sense of openness created by low, open chain mesh or timber front fences, or no front fences.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

7.0 Decision guidelines

None specified.

SCHEDULE 2 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ2**.

GARDEN CONTEMPORARY

1.0 Neighbourhood character objectives

To maintain the suburban character characterised by wide lots, predominantly single storey dwellings with hipped roofs, narrow eaves and masonry or rendered building exteriors. To maintain the suburban rhythm and scale of streetscapes by providing consistent front setbacks, narrow side setbacks, concrete driveways and dominant garaging.

To maintain the sense of greenery by establishing trees and gardens in front setbacks.

To maintain the sense of openness by avoiding front fences and encouraging common property driveways when land is subdivided to allow for multiple dwellings on a lot.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

7.0 Decision guidelines

None specified.

SCHEDULE 3 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ3**.

TOWN FRINGE

1.0 Neighbourhood character objectives

To support subdivision of larger lots to create a diversity of lot sizes and housing choices, subject to the availability of services.

To preserve the grid like structure of the Townships Character area by developing through roads and avoiding cul-de-sacs and private roads.

To maintain the semirural character through encouraging low height post and rail or picket fencing or vegetated front boundaries.

To maintain the semirural character by encouraging gravel driveways and vegetated side setbacks.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

7.0 Decision guidelines

None specified.

SCHEDULE 4 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ4**.

BUSHLAND RESIDENTIAL – BONNIE DOON

1.0 Neighbourhood character objectives

To maintain the bushland residential setting of Bonnie Doon.

To maintain a sense of openness by encouraging low, open fencing.

To encourage well established vegetation around dwellings, with a mixture of exotic and native vegetation.

To maintain the existing rhythm of streetscapes by providing generous front, side and rear setbacks.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

7.0 Decision guidelines

None specified.

SCHEDULE 5 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ5**.

RURAL VILLAGE - JAMIESON

1.0 Neighbourhood character objectives

To encourage built form that blends in with the surrounding rural and landscape setting by using natural materials with muted colours and tones.

To maintain the existing character of the settlement by the generous use of vegetation, use of eaves on buildings, significantly recessing garaging and permeable driveway treatments.

To maintain the open feel of the streetscape by minimising the use of front fencing and, when used, supporting low fencing that is at least 50% permeable.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

7.0 Decision guidelines

None specified.

SCHEDULE 6 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ6**.

LAKESIDE

1.0 Neighbourhood character objectives

To maintain the holiday and waterside feel of settlements by designing development to take advantage of water views, using vegetation to soften the appearance of buildings when viewed from the streetscape and allowing generous spacing between buildings.

To retain public views to the water and ensure view sharing between neighbouring properties.

To encourage built form that blends in with the surrounding landscape by incorporating visually permeable fencing into the design of buildings and using materials with muted colours and tones.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

7.0 Decision guidelines

None specified.

SCHEDULE 7 TO CLAUSE 32.08 GENERAL RESIDENTIAL ZONE

Shown on the planning scheme map as **GRZ7**.

ALPINE APPROACHES

1.0 Neighbourhood character objectives

To maintain the primacy of significant views by ensuring development does not project above key ridgelines or key viewpoints along the Alpine Approaches.

To provide significant front and side setbacks to allow for the retention of remnant vegetation or for new planting to uphold the prevailing river valley character.

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

The following application requirements apply to an application for a permit under Clause 32.05, in addition to those specified in Clause 32.05 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

7.0 Decision guidelines

None specified.

SCHEDULE 1 TO CLAUSE 32.09 NEIGHBOURHOOD RESIDENTIAL ZONE

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

GARDEN CONTEMPORARY

1.0 Neighbourhood character objectives

To encourage a moderate scale of development 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

The following application requirements apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A statement describing how the development responds to the neighbourhood character objectives at Clause 1.0 to this schedule and justifying any variations.

6.0 Decision guidelines

None specified

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**.

60 Monkey Gully Road, Mansfield**1.0 Design objectives**

To develop an integrated plan for the site.

To provide for safe and efficient traffic and pedestrian networks that integrate with the surrounding areas and recognise opportunities to facilitate sustainable transport including cycling and walking through high quality design outcomes.

To ensure residential interfaces with environmental and cultural features on the site are respectful and appropriate.

To ensure residential development appropriately interfaces with and integrates Monkey Gully Road and Stoneleigh Road.

To ensure future development provides good access to and along open space for the purpose of amenity, leisure and recreation.

2.0 Buildings and works

A permit is not required to construct a building or construct or carry out works.

3.0 Subdivision

A permit may be granted to subdivide land for the removal or creation of an easement, restriction or reserve prior to the submission of site and context description and design response for the whole of the area.

Before granting a permit, the responsible authority must be satisfied that the permit will not prejudice the future use and development of the land in an integrated manner and will achieve the objectives set out in Clause 1.0.

A permit to subdivide land must meet the following requirements:

- A permit must contain conditions that give effect to:
 - The provision of any community and development infrastructure works as agreed with and to the satisfaction of the responsible authority.
 - The provision and maintenance of all landscaping works as agreed with and to the satisfaction of the responsible authority.

See 43.02-3 for relevant provisions.

4.0 Signs

None specified

5.0 Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- A site and context description and design response for the whole of the area included in this schedule that includes, in addition to the requirements of Clause 56.01-1 and 56.01-2:
 - A response to the neighbourhood character objectives of schedule 1 to the Neighbourhood Residential Zone.
 - That the development plan area can be serviced for drainage, sewerage, water supply, internet and any other relevant connections.

- Any encumbered open space on either side of the waterway parallel with Monkey Gully Road.
- Vegetated open space linkages throughout the site to provide habitat and opportunities for shaded active transport.
- The location of shared paths, seating nodes and a local park to service the estate.
- Retention of the majority of existing vegetation along Monkey Gully Road road reserve and additional planting to fill gaps and create a continuous vegetated corridor.
- A vegetated corridor along Stoneleigh Road which may be contained within the estate or on the road reserve as agreed with the road manager.
- The response to any areas of cultural, historic, social or environmental significance.
- A variety of lots sizes spread throughout the estate that allow for a variety of housing types and tenures.
- A development yield that will meaningfully contribute to Council delivering its housing target as set out by the Victorian Government and is not an underdevelopment of the site.
- The interfaces with Monkey Gully Road and Stoneleigh Road including orientation of lots so that all dwelling frontages face along these roads face the road.
- The interfaces with the farming and township water storage facility the south that includes an appropriate buffer between the development and the land, such as a vegetated strip.
- The pattern and location of the road system which should be designed in a grid like fashion and avoid cul-de-sacs, to encourage simple, connected journeys within the estate and to the outside transport networks.
- The access and egress points to Monkey Gully Road and Stoneleigh Road, and the intersection treatments at these points.
- The staging of development of the site for the effective provision of physical and social infrastructure.
- Any agency or person responsible for provision of particular items of infrastructure.

Permits that are in accordance with the site and context description and design response for the whole of the area may be approved in stages.

6.0 Decision guidelines

Before deciding on an application, in addition to the decision guidelines in Clause 65, the responsible authority must consider, as appropriate:

- The neighbourhood design objectives in schedule 1 to the Neighbourhood Residential Zone.

See 43.02-6 for relevant provisions.

SCHEDULE 5 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO5**.

Dead Horse Lane Low Density Residential

This schedule aims to ensure the coordinated development of a low density residential area at the north east of Mansfield Township. The land is approximately 33 hectares in size and has road frontage to Mansfield – Whitfield Road

1.0 Objectives

To design the movement and transport system to encourage simple, safe, connected journeys within the estate and to the outside transport networks.

To ensure any impacts on the land from the former landfill at 342 Dead Horse Lane (adjacent to the south of the site) are addressed.

2.0 Requirement before a permit is granted

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

- A single dwelling on a lot.
- Any buildings and works associated with any existing use or development of the land.
- Removal or creation of an easement, restriction or reserve.
- To construct or put up for display a sign.
- Removal of native vegetation.

Before granting a permit, the responsible authority must consider:

- If the granting of the permit prejudices the future use and development of the land in an integrated manner and will achieve the objectives set out in Clause 1.0.
- Provision of services, including water (for domestic and fire fighting purposes), onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- Need for a land or monetary contribution for open space in accordance with the *Subdivision Act 1988*.

3.0 Conditions and requirements for permits

The following conditions and requirements apply to permits:

- A permit must contain conditions that give effect to the provisions and requirements of the approved development plan, including:
 - The provision of any community and development infrastructure works as agreed with and to the satisfaction of the responsible authority.
 - An open space contribution in accordance with the *Subdivision Act 1988*.
 - A permit for the subdivision, use or development of land must ensure that any residual contamination of the land is managed through conditions on land use and development to ensure any residual contamination of the land from the former land fill adjacent to the site, at 342 Deadhorse Lane.

4.0 Requirements for development plan

The development plan must include the following requirements:

- Site assessment and design response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, potential impacts, viewlines and adjoining land.

- A movement and transport plan approved by the responsible authority showing:
 - The pattern and location of the road system which should be designed in a grid like fashion and avoid cul-de-sacs, to encourage simple, connected journeys within the estate and to the outside transport networks.
 - The proposed arterial and neighbourhood connector street network including proposed linking points to existing roads on surrounding land, and the potential for future linkages to the land to the south and east.
 - Any access and egress points to Mansfield – Whitfield Road and the intersection treatments at these points.
 - A Transport Impact Assessment Report (TIAR) should be prepared to the satisfaction of the relevant road authority for any Mansfield – Whitefield Road access and egress points to identify new works required and attribute costs.
 - Walking and cycling networks and connections to surrounding networks.
 - Road layout and design, including road reserve widths and indicative cross-sections.
- Proposed subdivision layout and density and, if appropriate, lot layout.
- All servicing, including roads, water, onsite wastewater disposal or sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
- A preliminary soil assessment demonstrating the extent of any contaminated soils that may exist on the subject land and, if detected, a more detailed assessment outlining the location of the contaminated soil, the type of contaminants detected, and the strategies required to be undertaken to decontaminate the affected areas in accordance with the Minister’s Direction No. 1 – Potentially Contaminated Land.
- Existing and future open space, including linkages to and between opens spaces.
- Proposed measures to address native vegetation, landscaping and streetscape treatment, including retention of existing trees on the site.
- The stages, if any, in which the land is to be subdivided and developed.
- An infrastructure plan approved by the responsible authority, which identifies the anticipated staging and timing of the provision of infrastructure. The infrastructure plan should address, as appropriate:
 - That the development plan area can be serviced for drainage, sewerage, water supply, internet and any other relevant connections as appropriate for the Low Density zoning.
 - The provision, staging and timing of stormwater drainage works.
 - The provision, staging and timing of roadworks (including bus stops and associated works) both internal and external in accordance with the approved transport and management plan.
 - The provision, staging and timing of landscaping works.
 - The securing of the infrastructure and utility services as may be necessary by way of an agreement pursuant to Section 173 of the Act or by other means acceptable to the responsible authority.
 - Any other infrastructure related matter reasonably requested by the responsible authority associated with the subdivision of land.
 - Identification of any agency or person responsible for provision of particular items of infrastructure.

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
All land	Vegetation that is a noxious weed subject of a declaration under section 58 or section 58A of the Catchment and Land Protection Act 1984.

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 Planning Strategy</i> (SGS, 2022)	C60mans
<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 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 – Karen Hills residential estate.
- Mixed Use Zone:
 - Schedule - Mansfield Mixed Use Areas.
- Township Zone:
 - Schedule – 1 Alpine approaches
 - Schedule 2 – Rural villages
 - Schedule 3 – Gaffney Creek grouping
- Neighbourhood Residential Zone
 - Schedule 1 – Town fringe
- General Residential Zone to:
 - Schedule 1 – Township residential
 - Schedule 2 – Garden contemporary
 - Schedule 3 – Town fringe
 - Schedule 4 – Bushland residential
 - Schedule 5 – Rural villages
 - Schedule 6 – Lakeside
 - Schedule 7 – Alpine approaches
- Neighbourhood character zone
 - Schedule 1 – Garden contemporary
- 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.
- Design and Development Overlay to:
 - Schedule 1 – Alpine approaches and township gateways.
 - Schedule 2 – Alpine approaches and township gateways – Residential Areas
 - Schedule 3 – 60 Monkey Gully Road, Mansfield
- 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 – Industrial 1 Zone Land.
 - Schedule 5 – Dead Horse Lane low density residential.
- 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 to 52.17 Native vegetation to exempt noxious weed removal from a planning permit.

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

- In Mansfield township:
 - 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.
- In Jamieson, consider rezoning the pocket of General Residential Zone land located 500 metres south of Eildon-Jamieson Road.

Environment and landscape values

- Provide statutory protection to significant ridgelines and Alpine approaches currently not protected by the planning scheme.
- Apply the Environmental Significance Overlay (ESO) to recognise broader or other ecological values across the Shire such as significant tree species, or specific riparian corridors.
- Investigate application of an SLO similar to the Murrindindi SLO2 to comparable landscapes around the portion of the surrounds of Lake Eildon within Mansfield.

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.
- Review the minimum land size for which no permit is required to use land for a dwelling in the FZ. This will address fragmentation and encroachment issues associated with non-agricultural residential uses in farming areas.

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.