

Mansfield Planning Scheme Amendment C60 – Implementation of the Mansfield Planning Strategy

Council officers have undertaken an assessment of the proposed changes to the Mansfield Planning Scheme as a result of this amendment. In addition to the policy changes, rezoning of land in Dead Horse Lane and Monkey Gully Road are proposed as part of this amendment.

Clause	Existing Policy	Proposed Policy	Officer Comments
02.01 Context	Sets the basic context for the municipality, includes outdated population figures and estimates (estimated population for 2031 set at 10,485 – already exceeded). Describes that there are visual, cultural, and environmental values that need protection. Describes the main township as Mansfield with smaller towns that have large peaks during holiday periods.	Updates the population figures and estimates (increasing by 3000 by 2040). Identifies that Mansfield Shire is 60% public land. Talks about changing population dynamics. Identifies the non-resident rate base. Identifies agriculture as a significant industry and also the year-round leisure and recreation opportunities.	New policy is more descriptive, with emphasis on what makes Mansfield different. Includes the economic impacts of agriculture and recreation and adds depth to the context. It is now a more detailed context than just a description of the geography.
02.02 Vision	Identifies the vision that was anticipated to be in the Council Plan 2021-2025	Mirrors the vision in the Council Plan 2021-2025	No major changes.
02.03-1 Settlement	Describes settlement patterns in the Shire, and that future growth is dependant in infrastructure provision (including sewerage). Mansfield Township – only reflects what is said in the Hume Regional Growth Plan with no local content. Bonnie Doon – Identified that there could be growth as it has sewer and water.	Describes the whole municipality and continues to identify that infrastructure provision is still required for growth. Puts in a settlement hierarchy for all townships, not just the five identified currently. Mansfield – Reflects the description in the Mansfield Planning Strategy as having the most growth potential, that is accommodates most of the	More specific about how Council should be allowing settlements to grow. Allows growth in residential areas outside of Mansfield Township a bit easier. Doesn't support growth in unsewered settlements and talks about the topographic and environmental constraints in other areas.

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	<p>Merrijig – Talks about good proximity to the mountains, has some growth potential, identifies that any growth will need strict development and density controls. Goughs Bay – Talks about the changing from purely holiday homes to some level of permanent residents. Merton – identified as a small local service centre.</p>	<p>population and provides the majority of commercial activities. Towns - Puts Bonnie Doon and Merrijig into one category and talks about the opportunities for both of them. Supports future rezoning for development and identifies that they are both appropriate for tourism uses. Townships – Small populations, more descriptive of each (Jamieson – attractive centre caters for rural areas. Gough Bay – trend towards permanent accommodation. Mountain Bay – describes the opportunities. Merton – still a small service centre.)</p>	<p>Recognises rural localities in the municipality that are zoned Rural Living or Rural Conservation, identifying they should be treated differently from Farming Zone.</p>
<p>02.03-2 Environment and Landscape Values</p>	<p>Biodiversity: Starts with the amount of land already cleared for agriculture, and the threat of removing remnant vegetation. Identifies that the protection of remnant vegetation should be a high priority on roadsides and riparian zones. Landscapes: Talks about the scenic values and significant features. Discourages development on ridgelines or highly visible slopes. Identifies strategic directions.</p>	<p>Biodiversity: Identifies that the current state of biodiversity is relatively good. The cleared land and threats don't change. Maintains protection in roadsides and riparian zones. Waterbodies and Wetlands – Identifies the major waterways. Landscapes: Maintains same policy base, adds details about the SLO, and expands on the strategic directions to include stronger protection of landscape policy and to prevent poor land management practices</p>	<p>No significant changes to the biodiversity section – just reworded and identifies it is pretty good now. Adds details on waterways. Landscape area significantly stronger policy base.</p>

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<p>02.03-3 Environmental Risks and Amenity</p>	<p>Climate Change: Talks broadly about climate change. Bushfire: Identifies it is a significant risk. Flooding: Talks about areas that flood and that development can increase the level of flooding.</p>	<p>Climate Change: Notes that it has already started impacting on the region and that these changes may impact on tourist destinations. Bushfire: Identifies the risk, but also points out that much of freehold land is in high-risk areas. Flooding: Includes details about the catchment more broadly and continues to talk about areas that flood and the impacts of development. Now includes details about flash flooding. Now has 5 strategic directions to include directions about climate change, being the need to adapt land use and development practices.</p>	<p>Makes the policy more specific to Mansfield Shire. Includes additional direction on Climate Change. Now has 5 (previously 3) strategic directions to include directions about climate change, being the need to adapt land use and development practices.</p>
<p>02.03-4 Natural Resource Management</p>	<p>Agriculture: Identifies agriculture as a significant contributor, and that rural land is under pressure for residential use due to the number of existing small lots. This part of the policy stops at identifying the issue and a need to strike a balance between protecting agriculture and expectations for dwellings. Strategic directions are to support growth of agriculture, protect ag land</p>	<p>Agriculture: Identifies agriculture as a significant contributor, and that rural land is under pressure for residential use due to the number of existing small lots. The policy is expanded to identify the conflicts caused by residential uses in the rural environment, and to include reference to the fact that dwellings threaten the viability of agriculture and can undermine the rural character of the area.</p>	<p>Stronger policy for protecting farming land for agricultural purposes. No change to the water section.</p>

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	from fragmentation, support diversification of the ag base, protect visual amenity and manage OWMP implications.	Strategic directions move from not just protecting ag land but promoting agriculture as an investment, continue to protect ag land, added policy about avoiding conversion of land to rural lifestyle.	
02.03-5 Built Environment and Heritage	Includes a general description of the character of the Mansfield Township only (4 lines).	Adds specific character descriptions of each type of settlement as identified in the Settlement Hierarchy.	Sets character statements for each area. No changes to Heritage section.
02.03-6 Housing	Talks about needing a diversity of housing choices. Strategic directions are to direct housing into settlements and maintain affordability.	Details the required number of dwellings per the Mansfield Planning Strategy. Rewords the requirement for diversity and directing housing into settlements. New strategic directions, one to use rural living land to preserve ag land and one to provide for housing in accordance with the settlement hierarchy.	Clearer direction as to where development should go.
02.03-7 Economic Development	Industrial Development: Talks about having little recent activity. Tourism: identified as a key economic driver and the increasing number of visitors impacting infrastructure. Strategic Directions: diversify economic base, provide sufficient land to meet demand, attract high quality tourism development	Industrial Development: Identifies that there is land available but that the different areas of industrial land are fragmented. Strategic Directions: Support diversification of trades and industries, focus economic activity in Mansfield, adds direction to ensure tourism is balanced with sustainable management of the region.	Stronger focus to keep industry and business in townships, protect the environment and manage tourism.

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02.03-8 Transport	Describes the region and transport in the area.	Generally, the same but adding a comment about road connection to Melbourne and Sydney.	Small addition doesn't significantly change the policy.
02.03-9 Infrastructure			No major changes, just restructured the policy.
02.03-10 Gaming			No changes, just restructured the policy.
11.01-1L-01 Settlement	General policy about other townships other than Mansfield.	General policy about other townships other than Mansfield. Added strategy to provide for community infrastructure in local areas.	Changes the Settlement policy from -02 to -01.
11.01-1L-02 Mansfield Township	Objectives: To support growth in the township, to have commercial uses in the CBD and protect Lakins Road for industry. Housing Strategies: Discourages new rezonings. Commercial: Has one set of policies for all commercial areas. Separate transport and infrastructure strategies.	Objective: Combined into one. Added subdivision strategies to include a policy to maximise pedestrian and vehicle movements and to avoid battle-axes. Housing: removed the discouragement of new rezonings. Commercial: separates commercial core from other areas. Discourages supermarkets outside of core area. Allows for transition in areas that are adjacent to residential areas. Adds a section about the LDRZ areas. Includes a combined transport and infrastructure strategy area. Also includes policy about the development of 60 Monkey Gully Road.	Changes the Mansfield Township policy from -01 to -02. Gives stronger direction on design of subdivisions (less cul-de-sacs) and stop the creation of more battle-axes. Reworded and relocated Station Precinct strategies and key redevelopment sites. Summarises design strategies for the whole township.

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<p>14.01-1L Dwellings and Subdivisions in Rural Areas Changing to 14.01-1L Protection of Agricultural Land</p>	<p>Currently speaks to protecting ag land and preventing excisions. Has a general list of strategies, and only has two policy guidelines for house lot excisions.</p>	<p>Consolidates the objective into one statement (as required by the State Government) The strategies move the infrastructure provision requirement to a policy guideline. Separates out different strategies. Use: only allow compatible uses. Avoid uses that do not link to ongoing and sustainable use of ag land. Location: putting agritourism in appropriate locations. Ties other uses to having an association with agriculture and discourage development adjacent to main roads if not associated with agriculture. Subdivision and consolidation: More specific policies about limiting further fragmentation, avoiding subdivision and the creation small lots, encourages consolidation of lots, and creation of irregular shaped lots. House lot excisions: Has it owns policy base that is about limiting excisions including “serial small lot subdivisions” and making sure the excisions are legitimate. Development: Avoid new dwellings in the Farming Zone unless for an economically viable activity.</p>	<p>Changing of title of policy. Much stronger policy base for the protection of agricultural land and how it can be used. Strongly discourages excisions as well as dwellings on small lots. Puts more emphasis on the need for an ag use to be viable to support a dwelling.</p>
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15.01-1L Urban Design in Mansfield Township CBD	Outlined strategies for development in the Mansfield CBD.	Removed and combined with 11.01-1L-01, to keep all Mansfield specific policies together.	No change to the basis of the policies just the location.
15.01-5L – Mansfield Township Approaches Renamed to 15.01-5L Neighbourhood Character and Township Approaches	Only talks about development along the four key township approaches, with four general strategies to have subdivisions address the approach, that development meet built form outcomes in the DDO's, that we retain and enhance the landscape qualities and that visual clutter is minimised.	Broadens the policy to apply to all towns, townships and settlements. More specific controls such as muted tones, landscaping to soften appearance of buildings, specific parameters for Goughs Bay, maintains the requirements to protect the alpine approaches.	Significantly more strategies to be used to address neighbourhood character and the township approaches. More prescriptive with materials and colours.
16.01-1L Housing Supply in Mansfield Township	Talks about encouraging higher density development in the middle of Mansfield and smaller housing options	Removed and combined with 11.01-1L-01, to keep all Mansfield specific policies together.	No change to the basis of the policies just the location.
16.01-3L Rural Residential Development	Applies to the Rural Living Zone.	Expanded to include the Rural Conversation Zone. No other changes to policy.	Expanded to apply more broadly and improves protection of agricultural land.
17.01-1L Facilitating Tourism in Mansfield Shire Renamed to 17.01-1L Tourism	Provides for general support for the diversification of tourism where t will improve linkages and encourage quality accommodation. Supports eco-tourism. Directs them to be in highly accessible areas preferably on sealed roads. Discourages ribbon development along the lake frontages as well as	Broadens the policy to facilitate well designed and site facilities, and to support growth in ancillary businesses. Added policies to facilitate off-peak tourism activities to broaden the range, but to make sure they don't conflict with agriculture. Expansion of the network of cycling paths and rail trails supported.	Expanded to allow tourism uses all year round as long as they don't conflict with agriculture.

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	the Alpine approaches. Supports tourism in ag areas if compatible.		
32.02 Township Zone Schedule 1	The current schedule has no local content and is based on the Victorian Planning Provisions.	Township Approaches: Includes specific neighbourhood character objectives, for the protection of ridgelines and viewpoints along the township approaches as well as requiring front and side setbacks to allow vegetation protection. Includes application requirements for any new development that needs a planning permit in the Zone to have to describe how their development responds to the neighbourhood character elements.	Provides additional local controls about neighbourhood character in areas zoned Township Zone with an Alpine Approach (Merrijig, Alpine Ridge and Sawmill Settlement).
32.02 Township Zone Schedule 2	The current schedule has no local content and is based on the Victorian Planning Provisions.	Rural Villages: Includes specific neighbourhood character objectives, to encourage built form that blends into the surrounding area, has a generous use of vegetation, and maintains an open feel, and that fencing should be low level at least 50% permeable. Includes application requirements for any new development that needs a planning permit in the Zone to have to describe how their development responds to the neighbourhood character elements.	Provides additional local controls about neighbourhood character in areas zoned Township Zone with Rural Villages Character (Jamieson, Merton, Maindample and Woods Point).
32.08 General Residential Zone Schedule 1	The current schedule has no local content and is based on the Victorian Planning Provisions.	Township Residential: Includes specific neighbourhood character objectives, to encourage infill development, hipped and gable roofs, eaves and other	Provides additional local controls about neighbourhood character in areas zoned General

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		<p>features, maintain existing pattern of built form by recessing garages, maintaining a sense of green and openness.</p> <p>Includes application requirements for any new development that needs a planning permit in the Zone to have to describe how their development responds to the neighbourhood character elements.</p>	<p>Residential Zone with Township Residential Character (within Mansfield Township).</p>
<p>32.08 General Residential Zone Schedule 2</p>	<p>The current schedule has no local content and is based on the Victorian Planning Provisions.</p>	<p>Garden Contemporary: Includes specific neighbourhood character objectives, wide lots, predominantly single storey, hipped roofs, masonry or rendered exteriors. Sense of greenery and openness, avoid front fences.</p> <p>Includes application requirements for any new development that needs a planning permit in the Zone to have to describe how their development responds to the neighbourhood character elements.</p>	<p>Provides additional local controls about neighbourhood character in areas zoned General Residential Zone with Garden Contemporary Character (within Mansfield Township).</p>
<p>32.08 General Residential Zone Schedule 3</p>	<p>The current schedule has no local content and is based on the Victorian Planning Provisions.</p>	<p>Town Fringe: Includes specific neighbourhood character objectives, larger lots, grid like structure, avoiding cul-de-sacs and private roads, semi-rural character, low post and rail or picket fencing, vegetated blocks and gravel driveways.</p> <p>Includes application requirements for any new development that needs a planning permit in the Zone to have to</p>	<p>Provides additional local controls about neighbourhood character in areas zoned General Residential Zone with Town Fringe Character (within Mansfield Township).</p>

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		describe how their development responds to the neighbourhood character elements.	
32.08 General Residential Zone Schedule 4	The current schedule has no local content and is based on the Victorian Planning Provisions.	Bushland Residential – Bonne Doon: Includes specific neighbourhood character objectives, maintain bushland setting, sense of openness, low fencing, well established vegetation, generous front, side and rear setbacks. Includes application requirements for any new development that needs a planning permit in the Zone to have to describe how their development responds to the neighbourhood character elements.	Provides additional local controls about neighbourhood character in areas zoned General Residential Zone with Bushland Residential Character (Bonnie Doon).
32.08 General Residential Zone Schedule 5	The current schedule has no local content and is based on the Victorian Planning Provisions.	Rural Village - Jamieson: Includes specific neighbourhood character objectives, blends with the surrounding area, maintains existing character with use of vegetation, eaves and recessed garages, permeable driveways, minimal front fences. Includes application requirements for any new development that needs a planning permit in the Zone to have to describe how their development responds to the neighbourhood character elements.	Provides additional local controls about neighbourhood character in areas zoned General Residential Zone with Rural Village Character (Jamieson).
32.08 General Residential	The current schedule has no local content and is based on the Victorian Planning Provisions.	Lakeside: Includes specific neighbourhood character objectives, maintain holiday feel, use vegetation to	Provides additional local controls about neighbourhood character in

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<p>Zone Schedule 6</p>		<p>soften appearance of houses, retain public views to the water, permeable fencing and dwellings with muted colours and tones. Includes application requirements for any new development that needs a planning permit in the Zone to have to describe how their development responds to the neighbourhood character elements.</p>	<p>areas zoned General Residential Zone with Lakeside Character (Goughs Bay, Mountain Bay, Howqua Inlet and Macs Cove).</p>
<p>32.08 General Residential Zone Schedule 7</p>	<p>The current schedule has no local content and is based on the Victorian Planning Provisions.</p>	<p>Alpine Approaches: Includes specific neighbourhood character objectives, for the protection of ridgelines and viewpoints along the township approaches as well as requiring front and side setbacks to allow vegetation protection. Includes application requirements for any new development that needs a planning permit in the Zone to have to describe how their development responds to the neighbourhood character elements.</p>	<p>Provides additional local controls about neighbourhood character in areas zoned General Residential Zone with Alpine Approaches Character (Merrijig, Alpine Ridge and Sawmill Settlement).</p>
<p>32.09 Neighbourhood Residential Zone Schedule 1</p>	<p>The current schedule has no local content and is based on the Victorian Planning Provisions.</p>	<p>Garden Contemporary: Includes specific neighbourhood character objectives, wide lots, predominantly single storey, hipped roofs, masonry or rendered exteriors. Sense of greenery and openness, avoid front fences. Includes application requirements for any new development that needs a planning permit in the Zone to have to</p>	<p>Provides additional local controls about neighbourhood character in areas zoned Neighbourhood Residential Zone with Garden Contemporary Character (within Mansfield Township).</p>

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		describe how their development responds to the neighbourhood character elements.	
43.02 Design and Development Overlay Schedule 3	Currently no schedule	Adds a Design and Development Overlay to the land in Monkey Gully Road to enable an integrated development without removing the notice and review provisions that are removed with a Development Plan Overlay, but allows additional direction above what is in the zone provisions.	Provides additional local controls for the development of this allotment.
43.04 Development Plan Overlay Schedule 5	Currently no schedule	Adds a Development Plan Overlay to the land proposed to be rezoned north of Dead Horse Lane from Rural Living Zone to Low Density Residential Zone. Will require the preparation of an overall development plan for the area prior to any subdivision being approved. Has protections in place to require the creation of connecting roads (to avoid battle-axes and cul-de-sacs) and to require an environment assessment due to the proximity of the land to the contaminated land at 340 and 342 Dead Horse Lane.	Due to the number of owners in this area, an overall development plan will be required to ensure coordinated development.
52.17 Native Vegetation Schedule 1	The current schedule has no local content and is based on the Victorian Planning Provisions.	Adding an exemption that will allow for the removal of vegetation without a planning permit if it allows for the removal of a scheduled noxious weed.	Will allow for roadside weed management.
72.08 Background		Will insert the Mansfield Planning Strategy as a background document	This is a procedural requirement.

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Documents Schedule 1			
74.01 Application of Zones, Overlays and Provisions Schedule 1		Updates the listing to include the new schedules proposed as part of this amendment.	This is a procedural requirement.
74.02 Further Strategic Work Schedule 1		Updates the further strategic work to remove the work undertaken as part of this amendment.	This is a procedural requirement and will be reviewed as part of the next Planning Scheme Review.

Mapping changes:

Map Number	Proposed Change	Justification
5ZN (Map 5 Zoning)	Changing existing Township Zone to Township Zone Schedule 2 in Merton.	Allows character controls to be applied through the schedule to the zone.
7ZN (Map 7 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 4 in Bonnie Doon.	Allows character controls to be applied through the schedule to the zone.
7ZN (Map 7 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 4 in Bonnie Doon.	Allows character controls to be applied through the schedule to the zone.
8ZN (Map 8 Zoning)	Changing existing Township Zone to Township Zone Schedule 2 in Maindample.	Allows character controls to be applied through the schedule to the zone.
10ZN (Map 10 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 6 in Howes Creek.	Allows character controls to be applied through the schedule to the zone.
11 and 12 ZN (Maps 11 and 12 Zoning)	Makes the following changes to zones: <ol style="list-style-type: none"> 1. Existing GRZ zone to either GRZ1, 2 or 3 depending on area. 2. Rezoning the area between Dead Horse Lane and Karen Court from Rural Living to Low Density Residential Zone. 	<ol style="list-style-type: none"> 1. Allows character controls to be applied through the schedule to the zone. 2. Reflecting existing use of areas. 3. Rezonings identified in the Mansfield Planning Strategy.

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	<ol style="list-style-type: none"> 3. Rezoning the area south of Monkey Gully and Stoneleigh Road from Rural Living to Neighbourhood Residential Zone. 4. Rezones land in Curia Street being used for residential purposes from Commercial 1 to General Residential. 5. Rezoning various parcels of land currently in the General Residential or Low Density Residential Zones to either Public Use Zone or Public Park and Recreation Zone, as appropriate. 	<ol style="list-style-type: none"> 4. Implementing action from the Commercial and Industrial Land Use Strategy. 5. Fixing anomaly zoning issues.
11DPO	Removing a small section of the Development Plan Overlay Schedule 2 that remains over the Stock Route	Fixes an anomaly in the mapping. Should have been removed when the land at 57 Stock Route was rezoned.
11DDO (Map 11 Overlay)	Adding a Design and Development Overlay to the land proposed to be rezoned to Neighbourhood Residential Zone to add development controls while maintaining rights of appeal on future planning applications.	Implements actions from Mansfield Planning Strategy.
12DPO (Map 12 Overlay)	Adds a Development Plan Overlay on the land proposed to be rezoned from Rural Living Zone to Low Density Residential Zone to ensure integrated development of the land.	Due to the number of different land owners a development plan is the most appropriate way to ensure that the development of this area is integrated and gives due consideration to existing constraints, particularly the native vegetation.
14ZN (Map 14 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 7 in Merrijig.	Allows character controls to be applied through the schedule to the zone.
13 and 14ZN (Map 13 and 14 Zoning)	Changing existing Township Zone to Township Zone Schedule 1 in Merrijig.	Allows character controls to be applied through the schedule to the zone.
15,16 and 17ZN (Maps 15, 16 and 17 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 7 in Sawmill Settlement.	Allows character controls to be applied through the schedule to the zone.
21ZN (Map 21 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 6 in Goughs Bay.	Allows character controls to be applied through the schedule to the zone.

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22ZN (Map 22 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 6 in Macs Cove and Howqua Inlet.	Allows character controls to be applied through the schedule to the zone.
25ZN (Map 25 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 6 in Jamieson.	Allows character controls to be applied through the schedule to the zone.
26ZN (Map 26 Zoning)	Changing existing General Residential Zone to General Residential Zone Schedule 5 in Jamieson.	Allows character controls to be applied through the schedule to the zone.
31ZN (Map 31 Zoning)	Changing existing Township Zone to Township Zone Schedule 3 in Gaffneys Creek.	Allows character controls to be applied through the schedule to the zone.
34ZN (Map 34 Zoning)	Changing existing Township Zone to Township Zone Schedule 2 in Woods Point.	Allows character controls to be applied through the schedule to the zone.