



Assessment against Mansfield Planning Scheme

File Number: DA7461

Planning Application No. P001/23

Conflict of Interest

After reading the definitions of a general or material conflict of interest as defined by the *Local Government Act 2020*, do you have a conflict of interest?

Yes No

Mansfield Planning Scheme and Context Assessment

The Mansfield Planning Scheme seeks to ensure that the objectives of planning in Victoria (as set out in Section 4 of the *Planning and Environment Act 1987*) are fostered through appropriate land use and development planning policies and practices which integrate relevant environmental, social and economic factors in the interests of net community benefit and sustainable development.

Municipal Planning Strategy (MPS)

Clause 02.03-1 – Settlement

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

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

Mansfield Township

The Hume Regional Growth Plan 2014 considers Mansfield Township a sub-regional moderate growth centre in the Central Hume sub-region that is serviced by larger regional towns further west and north. It is the only urban centre with significant growth potential in the Shire and provides all major services and infrastructure for the community. Commercial and retail growth will occur within and around the shopping centre. There is a need for more industrial land to service demand. Existing infrastructure is capable of servicing growth however there is a need to increase water storage capacity.

Clause 02.03-2 – Environmental and Landscape Values

Biodiversity

Protection of remnant vegetation is a high priority including in:

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

Landscapes

The scenic value of the mountains, foothills, valleys and cleared grazing country is characteristic of the municipality and of intrinsic importance to its landscape. Rural areas are acknowledged as one of the Shire's and the region's greatest assets. Significant for rural production as well as from a natural landscape perspective promoting tourism and attracting visitors to the Shire, many of the rural valleys are recognised as having significant landscape qualities unique to the State and worthy of protection.

Significant landscape and natural features include Mounts Buller, Stirling, Terrible and the Great Dividing Range, and parts of the Eildon and Alpine National Parks. Mount Buller and Mount Stirling are in the Alpine National Park. Development along ridgelines or highly visible slopes can impact the landscape character of the area. Approaches to the mountains also need to be protected for their significance and high visual amenity, particularly the state significant Mount Buller and Mount Stirling alpine vista.

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

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

Clause 02.03-3 – Environmental risks and amenity

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

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

Clause 02.03-4 – Natural Resource Management

Agriculture

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

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

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

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

Water and Declared Special Water Supply Catchments

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

- Protect the environmental significance and visual amenity of local water sources and Special Water Supply Catchments.*
- Avoid development in catchments that is detrimental to water quality.*
- Minimise the cumulative impact of onsite wastewater treatment systems on the water quality of Declared Special Water Supply Catchments.*

Clause 02.03-5 – Built environment and Heritage

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

Clause 02.03-7 – Economic development

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.

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

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

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

Council's relevant strategic directions for economic development are to:

- *Support the continued growth of the agricultural sector.*
- *Support traditional and emerging forms of agriculture.*
- *Attract high quality tourism development that is compatible with the environmental attributes and character of the area.*
- *Support Mount Buller as Victoria's premier snow skiing destination.*
- *Minimise the negative impact that tourism can have on the built and natural environment.*

Officer Response:

The proposed rural industry use would respond to servicing the needs of local agricultural operations, maintaining farm equipment and machinery which are critical to harvesting, feeding stock and maintenance of properties.

Planning Policy Framework (PPF)

Clause 12.03-1S – River and Riparian Corridors, Waterways, Lakes and Wetlands

Objective

- *To protect and enhance waterway systems including river and riparian corridors, waterways, lakes, wetlands and billabongs.*

Relevant strategies are:

- *Protect the environmental, cultural, landscape values of all waterway systems as significant economic, environmental and cultural assets.*
- *Conserve waterway systems and the landscapes and environmental values surrounding them by protecting ecological values, indigenous vegetation, terrestrial and aquatic habitats and encouraging biodiversity.*
- *Sensitively design and site development to maintain and enhance the waterway system and the surrounding landscape setting, environmental assets, and ecological and hydrological systems.*
- *Address the impacts of use and development on drought and flooding events at a catchment and site scale to protect the health and natural function of waterway systems and their surrounding landscape and environment.*
- *Protect geomorphology, bank stability and flood management capacity to strengthen the environmental value and health of waterway systems by:*
 - *Retaining, enhancing and re-establishing indigenous riparian vegetation along waterway systems, ensuring it responds to the bushfire risk of a location.*
 - *Enhancing and re-establishing both terrestrial and aquatic habitats and their linkages along and surrounding waterway systems.*
 - *Limiting earthworks in proximity to waterway systems to minimise alterations to geomorphology, natural drainage, natural flows and water quality.*
 - *Facilitating the restoration of waterway systems through the removal of weeds, invasive species and pests.*
- *Enhance a sense of place and landscape identity by:*
 - *Conserving areas of identified Victorian Aboriginal cultural heritage significance relating to waterway systems.*
 - *Retaining and re-establishing vegetation, including grasslands and canopy trees, surrounding waterway systems to enhance and connect to the landscape setting, ensuring it responds to the bushfire risk of a location.*
 - *Protecting existing topographic features and maintaining a sense of naturalness through sensitive design and siting.*
- *Design and site development to maintain and enhance the natural environment of waterway systems by:*
 - *Minimising the visual intrusion of development on the natural landscape views from major roads, bridge crossings, public open space, recreation trails and within waterway systems themselves.*
 - *Ensuring development is visually subordinate to the local landscape setting, including through the use of vegetation to filter views of development.*
 - *Ensuring development adjacent to waterways adopts high quality materials and respectful design and siting.*
 - *Avoiding impeding the natural flow of waterways and future flood events.*

Officer Response:

The proposed shed has a minimum 30 metre setback from the waterways and dams onsite. The proposal includes some additional native plantings in and around the waterways which aligns with the strategies of this Clause.

Clause 13.02-1S – Bushfire planning

Objective

- *To strengthen the resilience of settlements and communities to bushfire through risk-based planning that prioritises the protection of human life.*

Officer response:

The emphasis of relevant bushfire policy at the State and local level is on the preservation of significant landscapes and as the highest priority the preservation of human life in bushfire affected areas.

The subject land is not within a Bushfire Management Overlay, however, is a declared BPA under the *Building Act 1993*. The site comprises some remnant and planted vegetation.

Clause 13.02-1L – Bushfire Management

Relevant strategy is:

- *Incorporate passive risk mitigation measures, including the siting, landscaping and layout of new development to enhance resilience to potentially vulnerable development in Bushfire Prone Areas.*

Clause 13.07-1S – Land Use Compatibility

Objective

- *To protect community amenity, human health and safety while facilitating appropriate commercial, industrial, infrastructure or other uses with potential adverse off-site impacts.*

Relevant strategies are:

- *Ensure that use or development of land is compatible with adjoining and nearby land uses*
- *Avoid locating incompatible uses in areas that may be impacted by adverse off-site impacts from commercial, industrial and other uses.*
- *Avoid or otherwise minimise adverse off-site impacts from commercial, industrial and other uses through land use separation, siting, building design and operational measures.*
- *Protect commercial, industrial and other employment generating uses from encroachment by use or development that would compromise the ability of those uses to function safely and effectively*

Officer Response:

The proposed use and development would be situated on a property with an existing dwelling and the primary use of the land would continue to be domestic. The addition of a rural industry business in a separate building is considered relatively reflective of the adjoining and nearby land uses which are rural lifestyle properties. The surrounding properties are established with existing dwellings and associated domestic and hobby-farming activities, the area has remnant and planted vegetation and natural undulation.

The proposed use includes operation hours of 8am – 5pm on weekdays and 8am -1pm on Saturdays which is reflective of typical domestic uses and respectful of possible noise implications.

The use would be occurring completely within the proposed shed and the design of the shed includes *Flexishield Sonic System Acoustic Modular Panels*, which are designed to reduce noise impacts through insulation. The submitted documents confirm that the doors to the shed would be closed during the use of noisy power tools, or similar. The shed is proposed to be located approximately 97 metres from the nearest dwelling, being the dwelling directly south.

Clause 14.02-1S – Catchment Planning and Management

Objective

- *To assist the protection and restoration of catchments, water bodies, groundwater, and the marine environment.*

Strategies to address this objective include to:

- *Ensure the continued availability of clean, high-quality drinking water by protecting water catchments and water supply facilities.*
- *Undertake measures to minimise the quantity and retard the flow of stormwater from developed areas.*
- *Ensure planning is coordinated with the activities of catchment management authorities.*
- *Ensure that water quality infrastructure is designed to minimise risk of harm to surface waters and groundwater.*

Clause 14.02-1L – Catchment Planning and Management

Relevant strategies are:

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

Clause 14.02-2S – Water Quality

Objective

- *To protect water quality.*

Relevant strategies are:

- *Ensure that land use activities potentially discharging contaminated runoff or wastes to waterways are sited and managed to minimise such discharges and to protect the quality of surface water and groundwater resources, rivers, streams, wetlands, estuaries and marine environments.*
- *Discourage incompatible land use activities in areas subject to flooding, severe soil degradation, groundwater salinity or geotechnical hazards where the land cannot be sustainably managed to ensure minimum impact on downstream water quality or flow volumes.*

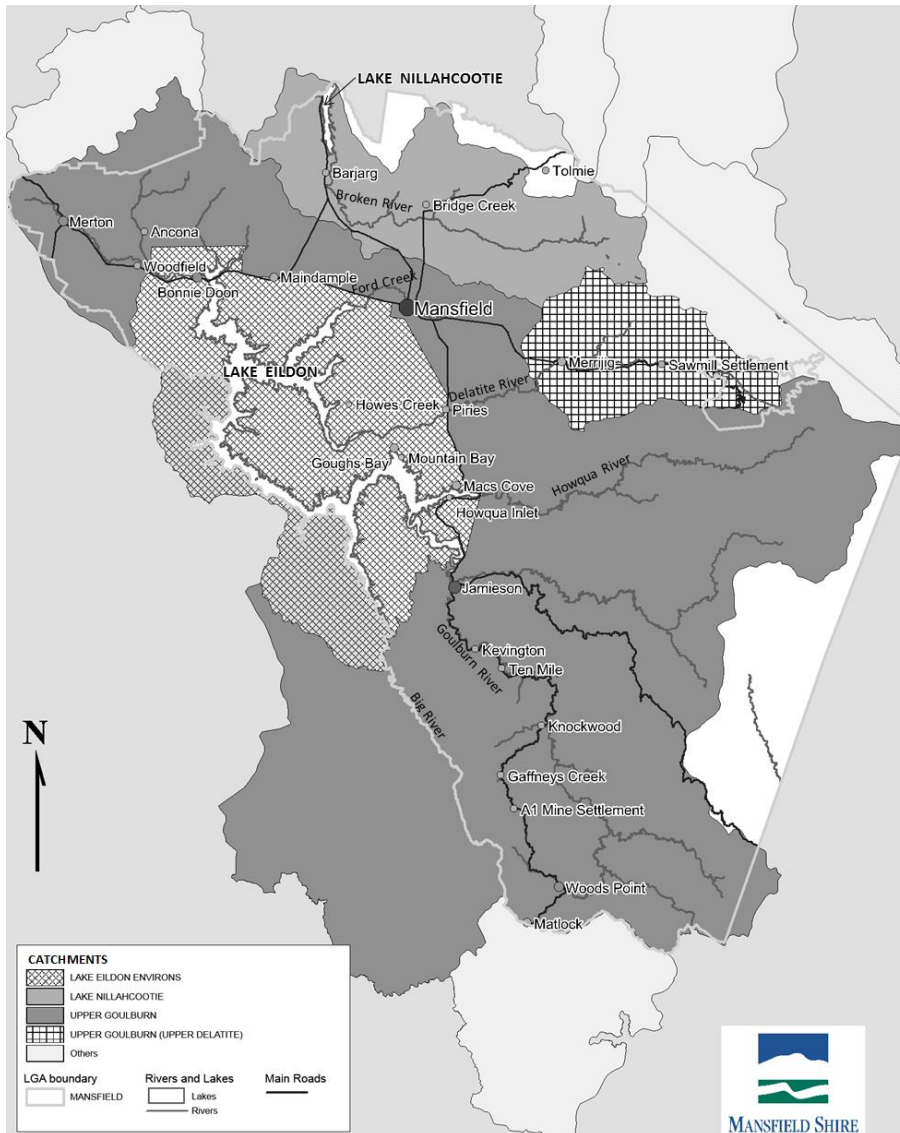


Figure 1: Map of catchments within Mansfield Shire

Officer Response:

The subject land is within the Lake Eildon Environs water supply catchment area. The considerations for water quality impact have been included by Goulburn Murray Water through their referral response and conditional consent.

Clause 15.01-2S – Building Design

Objective

- *To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.*

Clause 15.01-6S – Design for Rural Areas

Objective

- *To ensure development respects valued areas of rural character.*

Strategies

- *Ensure that the siting, scale and appearance of development protects and enhances rural character.*
- *Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.*
- *Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.*

Officer Response:

The proposed shed would be located in an area that is generally undulating and has scattered vegetation throughout developed parcels of land. There is a variety of building forms and colours with a trend towards darker colours and pitched roofs. Generally, the design of the shed with a dark grey/black finish and treated wooden feature doors reflect the rural character of the area and would reasonably blend in with the surrounding landscape. The use of the proposed site cut will reduce the visual height of the shed when viewed from Monkey Gully Road.

Clause 17.01-1R – Diversified Economy – Hume

Strategy

- *Encourage appropriate new and developing forms of industry, agriculture, tourism and alternative energy production.*

Zoning

Clause 35.03 – Rural Living Zone - RLZ1

Purpose

- *To implement the Municipal Planning Strategy and the Planning Policy Framework.*
- *To provide for residential use in a rural environment.*
- *To provide for agricultural land uses which do not adversely affect the amenity of surrounding land uses.*
- *To protect and enhance the natural resources, biodiversity and landscape and heritage values of the area.*
- *To encourage use and development of land based on comprehensive and sustainable land management practices and infrastructure provision.*

Relevant Decision Guidelines

General issues

- *The Municipal Planning Strategy and the Planning Policy Framework.*
- *Any Regional Catchment Strategy and associated plan applying to the land.*
- *The capability of the land to accommodate the proposed use or development.*
- *Whether the site is suitable for the use or development and whether the proposal is compatible with adjoining and nearby land uses.*

Environmental issues

- *The impact on the natural physical features and resources of the area and in particular any impact caused by the proposal on soil and water quality and by the emission of noise, dust and odours.*
- *The impact of the use or development on the flora, fauna and landscape features of the locality.*
- *The need to protect and enhance the biodiversity of the area, including the need to retain vegetation and faunal habitat and the need to revegetate land including riparian buffers along waterways, gullies, ridgelines, property boundaries and saline discharge and recharge area.*
- *The location of on-site effluent disposal areas to minimise the impact of nutrient loads on waterways and native vegetation.*

Design and siting issues

- *The impact of the siting, design, height, bulk, colours and materials to be used, on the natural environment, major roads, vistas and water features and the measures to be undertaken to minimise any adverse impacts.*
- *The impact on the character and appearance of the area or features of architectural, historic or scientific significance or of natural scenic beauty or importance.*
- *The location and design of existing and proposed infrastructure including roads, gas, water, drainage, telecommunications and sewerage facilities.*
- *Whether the use or development will require traffic management measures.*

Officer Response:

The application is supported by a detailed Land Capability Assessment which determines the lands capability in relation to retaining and treating wastewater onsite from the existing dwelling and proposed shed. The application has been reviewed by Councils Environmental Health Team who have provided conditional consent, requiring a new septic system to support the dwelling and shed.

As previously discussed, the use for rural industry is considered appropriate in a rural zone as it will be able to service farm machinery in a rural setting and where possible some farm vehicles may be able to be driven directly to the site, rather than having to be transported (trucked or

towed). The surrounding environment is developed with single dwellings on large properties, similar to the subject land where there is reasonable setbacks from neighbouring dwellings and the proposed hours of operation are respectful of domestic uses.

The submitted application documents detail how the business is intended to operate, including how machinery would likely be dropped off and picked up at a later date following completion of the works. It would be irregular that customers would be required to stay on the property for any length of time beyond drop-off. The expected additional traffic to the subject land would be minimal increase compared to the current domestic uses.

Nearby dwellings would likely be able to hear the operations of the business, and in particular the dwellings immediately to the south which are closest to the development. However, the applicant has attempted to reduce noise impact through design of the building and the orientation.

The proposed location of the shed is in an area free from native vegetation, where no native vegetation will be required to be removed. The submitted landscaping plan includes additional plantings, specifically along the existing waterway and south of the shed. The list of plantings including native vegetation which has been assessed by Councils Environment Officer who has provided conditional consent.

The location of the proposed wastewater treatment and disposal area are north of the shed and in an existing cleared space with acceptable setbacks to the nearest waterway and dams.

The design and siting of the shed considers the natural topography of the land and will include a small site cut to reduce the overall height in the landscape. The proposed colours and materials are responsive to the existing character of development in the area and will generally blend in with the surrounding landscape.

On this basis it is considered that the proposal is consistent with the above purposes and the intent of the zoning.

Overlays

No Overlays apply to the land.

Particular & General Provisions

Clause 52.05 Signs

Purpose:

- *To regulate the development of land for signs and associated structures.*
- *To ensure signs are compatible with the amenity and visual appearance of an area, including the existing or desired future character.*
- *To ensure signs do not contribute to excessive visual clutter or visual disorder.*
- *To ensure that signs do not cause loss of amenity or adversely affect the natural or built*

environment or the safety, appearance or efficiency of a road.

Decision Guidelines:

All signs

- *The character of the area including:*
 - *The sensitivity of the area in terms of the natural environment, heritage values, waterways and open space, rural landscape or residential character.*
 - *The compatibility of the proposed sign with the existing or desired future character of the area in which it is proposed to be located.*
 - *The cumulative impact of signs on the character of an area or route, including the need to avoid visual disorder or clutter of signs.*
 - *The consistency with any identifiable outdoor advertising theme in the area.*
- *Impacts on views and vistas:*
 - *The potential to obscure or compromise important views from the public realm.*
 - *The potential to dominate the skyline.*
 - *The potential to impact on the quality of significant public views.*
 - *The potential to impede views to existing signs.*
- *The relationship to the streetscape, setting or landscape:*
 - *The proportion, scale and form of the proposed sign relative to the streetscape, setting or landscape.*
 - *The position of the sign, including the extent to which it protrudes above existing buildings or landscape and natural elements.*
 - *The ability to screen unsightly built or other elements.*
 - *The ability to reduce the number of signs by rationalising or simplifying signs.*
 - *The ability to include landscaping to reduce the visual impact of parts of the sign structure.*
- *The relationship to the site and building:*
 - *The scale and form of the sign relative to the scale, proportion and any other significant characteristics of the host site and host building.*
 - *The extent to which the sign displays innovation relative to the host site and host building.*
 - *The extent to which the sign requires the removal of vegetation or includes new landscaping.*
- *The impact of structures associated with the sign:*
 - *The extent to which associated structures integrate with the sign.*
 - *The potential of associated structures to impact any important or significant features of the building, site, streetscape, setting or landscape, views and vistas or area.*
- *The impact of any illumination:*

- *The impact of glare and illumination on the safety of pedestrians and vehicles.*
- *The impact of illumination on the amenity of nearby residents and the amenity of the area.*
- *The potential to control illumination temporally or in terms of intensity.*
- *The impact of any logo box associated with the sign:*
 - *The extent to which the logo box forms an integral part of the sign through its position, lighting and any structures used to attach the logo box to the sign.*
 - *The suitability of the size of the logo box in relation to its identification purpose and the size of the sign.*
 - *The need for identification and the opportunities for adequate identification on the site or locality.*
- *The impact on road safety. A sign is a safety hazard if the sign:*
 - *Obstructs a driver's line of sight at an intersection, curve or point of egress from an adjacent property.*
 - *Obstructs a driver's view of a traffic control device, or is likely to create a confusing or dominating background that may reduce the clarity or effectiveness of a traffic control device.*
 - *Could dazzle or distract drivers due to its size, design or colouring, or it being illuminated, reflective, animated or flashing.*
 - *Is at a location where particular concentration is required, such as a high pedestrian volume intersection*
 - *Is likely to be mistaken for a traffic control device, because it contains red, green or yellow lighting, or has red circles, octagons, crosses, triangles or arrows.*
 - *Requires close study from a moving or stationary vehicle in a location where the vehicle would be unprotected from passing traffic.*
 - *Invites drivers to turn where there is fast moving traffic or the sign is so close to the turning point that there is no time to signal and turn safely.*
 - *Is within 100 metres of a rural railway crossing.*
 - *Has insufficient clearance from vehicles on the carriageway.*
 - *Could mislead drivers or be mistaken as an instruction to drivers.*

Officer Response:

The proposed amount of the signage has been considered with respect to the propensity for visual clutter. The proposal presents a reasonable design response that is considered to be compatible with the visual appearance of the area. The scale and form of the signs are considered to be relevant to the scale and proportion for the subject site.

The single sign on the front gate will provide confirmation to customers that they are entering the correct gate. The use of the sign is considered solely for the purpose of business identification, to the extent that it does not advertise the services offered by the business. The dark colour of the sign will likely be absorbed by the shade of the surrounding trees and its visual impact for passing cars will be minimal.

Therefore, it is considered that the proposal meets the purpose and decision guidelines of Clause 52.05 and specifically Clause 52.05-13 Category 3 – High Amenity Areas.

Clause 52.06 – Car Parking

Purpose

- *To ensure that car parking is provided in accordance with the Municipal Planning Strategy and the Planning Policy Framework.*
- *To ensure the provision of an appropriate number of car parking spaces having regard to the demand likely to be generated, the activities on the land and the nature of the locality.*
- *To support sustainable transport alternatives to the motor car.*
- *To promote the efficient use of car parking spaces through the consolidation of car parking facilities.*
- *To ensure that car parking does not adversely affect the amenity of the locality.*
- *To ensure that the design and location of car parking is of a high standard, creates a safe environment for users and enables easy and efficient use.*

Scope

Clause 52.06 applies to:

- *a new use; or*
- *an increase in the floor area or site area of an existing use; or*
- *an increase to an existing use by the measure specified in Column C of Table 1 in Clause 52.06-5 for that use.*

Number of car parking spaces required

Table 1 to Clause 52.06-5 prescribes the following car parking rates for a dwelling:

Use	Rate	Car Parking Measure	Total Required
Industry	2.9	<i>To each 100 sqm of net floor area</i>	13 Spaces

Officer Response:

As the land use of 'Rural Industry' is not specifically list in Table 1, the nested use of 'Industry' applies generally to the proposal which requires 13 car parking spaces onsite. As this has been put into the general category of Industry, which also includes Service Industry (Dry Cleaner), Sawmill, and a Materials Recycling Centre some consideration is applied to the specific operations of the proposal in relation to the necessity for onsite car parking. Additionally, it is of high relevance that the business will be operated by the residents of the dwelling, and it can be assumed that their vehicles would remain parked at the dwelling, not requiring any staff parking near the shed.

The submitted Planning Report details how machinery and farm vehicles would be dropped off by customers and only picked up after the works are completed, meaning customers would not

be staying at the premises. The necessity for parking areas for customers is very limited and the hard-stand area at the front of the shed is considered sufficient to cater for drop-off and pick-up.

Clause 65.01 – Approval of an Application or Plan

Before deciding on an application or approval of a plan, the responsible authority must consider, as appropriate:

- *The matters set out in section 60 of the Act.*
- *Any significant effects the environment, including the contamination of land, may have on the use or development.*
- *The Municipal Planning Strategy and Planning Policy Framework.*
- *The purpose of the zone, overlay or other provision.*
- *Any matter required to be considered in the zone, overlay or other provision.*
- *The orderly planning of the area.*
- *The effect on the environment, human health and amenity of the area.*
- *The proximity of the land to any public land.*
- *Factors likely to cause or contribute to land degradation, salinity or reduce water quality.*
- *Whether the proposed development is designed to maintain or improve the quality of stormwater within and exiting the site.*
- *The extent and character of native vegetation and the likelihood of its destruction.*
- *Whether native vegetation is to be or can be protected, planted or allowed to regenerate.*
- *The degree of flood, erosion or fire hazard associated with the location of the land and the use, development or management of the land so as to minimise any such hazard.*
- *The adequacy of loading and unloading facilities and any associated amenity, traffic flow and road safety impacts.*
- *The impact the use or development will have on the current and future development and operation of the transport system.*

Officer Response:

The matters set out at Section 60 of the Act have been considered.

The MPS and PPF have been addressed under separate headings in the body of the report.

The proposal seeks to create a Farm Machinery Repairs business on the land in association with the existing dwelling and is considered consistent with the purpose of the Rural Living Zone.

Having assessed the application against the relevant clauses of the Mansfield Planning Scheme, it is considered that the proposal is supported by state and local policies.

Conclusion

Having assessed the application against the relevant clauses of the Mansfield Planning Scheme, it is considered that the proposed use and development is generally compatible with

the surrounding area and the building is designed in such a way to reflect the existing rural character. The proposal would provide for an essential service for the local agriculture industry in an accessible location and would have a minimal impact on the surrounds.