

Assessment of Submissions

Mansfield Planning Scheme Amendment C54mans – Rezoning of
land at 104 Dead Horse Lane, Mansfield



Mansfield Shire

Agency Submission 1 – Goulburn Broken Catchment Management Authority

Submission summary:

- No objection to amendment

Discussion:

- Amendment support noted.

Recommendation:

- Note submission

Agency Submission 2 – Department of Environment, Land, Water and Planning

Submission summary:

- Supports amendment

Discussion:

- Amendment support noted.

Recommendation:

- Note submission

Agency Submission 3 – Goulburn Valley Water

Submission summary:

- No objection to amendment

Discussion:

- Amendment support noted.

Recommendation:

- Note submission

Agency Submission 4 – Environment Protection Authority

Submission summary:

- MD19 requires early advice from EPA
- Proper consideration of potentially contaminated land should be done.
- Proximity of site to the Mansfield Waste Water Treatment Plant
- Potential issues with the Farming Zone interface

Discussion:

- Council officers met with EPA and discussed the various issues.
- GVW have assessed the buffer and did not object to the amendment
- Amendments to the Explanatory Report have been made for referral to panel to address the EPA requirements.

Recommendation:

- Note submission
- Amend exhibited Explanatory Report to include additional information as required by the EPA.

Agency Submission 5 – Goulburn Murray Water

Submission summary:

- No objection to amendment

Discussion:

- Amendment support noted.

Recommendation:

- Note submission

Private Submission 1

Land: 46 Withers Lane, Mansfield

Submission summary:

- Land not suitable for residential uses
- The area is prone to flooding
- The Stock Route is not able to accommodate traffic
- Previous proposals for this site have not been supported

Discussion:

- Information on response from the GBCMA and DELWP was provided.
- The land is partially covered by the Land Subject to Inundation Overlay, which is not changing as part of this amendment. It is considered that this overlay sufficiently identifies the flooding risks for the site.
- Additional information on the strategic justification was provided.

Recommendation:

- Note submission
- No changes from exhibited C54mans in response to this submission

Private Submission 2

Land: 17 Stockmans Drive, Mansfield

Submission summary:

- Land not suitable for residential uses
- The area is prone to flooding
- The Stock Route is not able to accommodate traffic
- The site interfaces with the proposed Heavy Vehicle Alternative Route
- Previous proposals for this site have not been supported

Discussion:

- Information on response from the GBCMA and DELWP was provided.
- The land is partially covered by the Land Subject to Inundation Overlay, which is not changing as part of this amendment. It is considered that this overlay sufficiently identifies the flooding risks for the site.
- Additional information on the strategic justification was provided.

Recommendation:

- Note submission
- No changes from exhibited C54mans amendment documents in response to this submission
- Council will require the proponent to enter into a Section 173 Agreement that any future subdivision of the land must provide for the protection of the area of vegetation on the southern boundary of the allotment, between the existing dam and Withers Lane in a vegetation protection zone.