

MANSFIELD PLANNING SCHEME

AMENDMENT C53MANS

EXPLANATORY REPORT

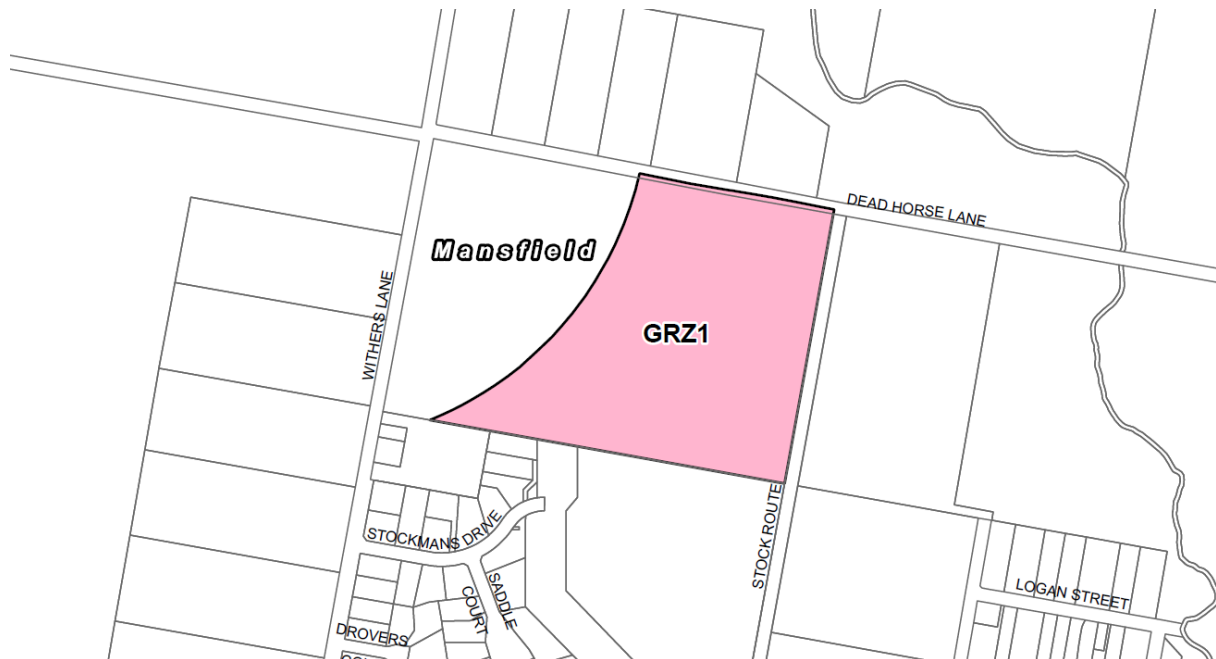
Who is the planning authority?

This amendment has been prepared by the Mansfield Shire Council, which is the planning authority for this amendment.

The amendment has been made at the request of the MKP Superfund.

Land affected by the amendment

The amendment applies to part of 104 Dead Horse Lane, Mansfield (Lot 1, TP232231), being land on the southern side of Dead Horse Lane and western side of the Stock Route, Mansfield. The land affected by the amendment is shown as follows:



What the amendment does

The amendment proposes to rezone the land affected by the amendment from Farming Zone to General Residential Zone schedule 1 (Planning Scheme Map 11zn).

Why is the amendment required?

The proposed amendment seeks to promote the orderly and sustainable urban expansion of Mansfield Township through facilitating fully serviced residential development at conventional densities. Rezoning of land to General Residential 1 will assist in containing and intensifying residential development in an identified residential area within the Mansfield township boundary.

The amendment seeks to improve the supply, diversity and affordability of land and housing opportunities in Mansfield township on land with access to Mansfield township's commercial, community, recreation and employment facilities. The amendment assists in meeting projected future housing demand for a growing population in Mansfield township.

The rezoning and development of the land will make more efficient residential use of land that is accessible to the centre of the Mansfield township, allowing a full range of urban services to be more efficiently and cost effectively provided to the land.

How does the amendment implement the objectives of planning in Victoria?

The amendment implements the objectives of planning in Victoria as outlined in Section 4 of the *Planning and Environment Act 1987* through:

- *Providing for the fair, orderly, economic and sustainable use and development of land:*

The proposal provides for a sound planning that facilitates both the economic and sustainable use of the subject land. The rezoning is a logical extension of residential areas of the Mansfield township, providing a fair and orderly expansion of the town. The rezoning will allow opportunity to apply for the conventional residential subdivision of the land, allowing the full utilisation of reticulated services and facilitating the sustainable use and development of land.

- *Balancing the present and future interests of all Victorians:*

The proposal balances and provides for both present and future interests of the landowners, Mansfield Township and the general community.

- *Ensuring sound, strategic planning and coordinated action at State, regional and municipal levels:*

The proposal provides sound and coordinated planning at a local level for the Mansfield Township. The rezoning provides a strategic and natural extension to the township to implement identified strategic directions for the township under the Mansfield Planning Scheme and relevant planning strategies.

- *Enabling land use and development planning and policy to be easily integrated with environmental, social, economic, conservation and resource management policies at State, regional and municipal levels:*

Social, environmental and economic policies have been considered and met at local, regional and state levels. The rezoning provides for the integration of environmental, social and economic issues, design and benefits for the land and Mansfield community.

- *Ensure that the effects on the environment are considered and provide for explicit consideration of social and economic effects when decisions are made about the use and development of land:*

Social, environmental and economic effects have been considered and met. The proposal will not cause any adverse environmental effects and will result in positive social and economic benefits for the Mansfield Township.

- *Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes:*

The proposal facilitates the potential use and development of land that achieves the objectives of planning in Victoria and the strategic policy directions outlined in the Mansfield Planning Scheme.

How does the amendment address any environmental, social and economic effects?

Environmental effects:

The proposal is anticipated to create environment benefits through the more efficient and sustainable use of the land and protection of environmental values in the future subdivision of the land.

Positive environmental benefits are expected as a result of this proposal through quality and efficient subdivision design, resulting in efficient use of physical and community infrastructure, optimal pedestrian and vehicle circulation and integrated water management. Biodiversity values of the land may be satisfactorily addressed as part of any future application for planning permit for subdivision.

The land subject to rezoning under this amendment lies outside the buffer area for the Goulburn Valley Water (GVW) Mansfield Wastewater Treatment Plant. While this buffer is not formally protected under a planning scheme overlay, it represents an area where residential and other sensitive uses are actively discouraged. The amendment does not affect the buffer, providing security for long term GVW operations on adjoining and nearby land, avoiding land uses that may generate complaints about the wastewater plant operations.

Social effects:

The proposal will have social benefits through facilitating a greater subdivision and housing supply, increasing housing diversity and increasing housing choice to meet the evolving needs of current and future residents of Mansfield. The rezoning will provide a range of smaller, serviced subdivision sizes in an area well connected with convenient access to central Mansfield township, commercial and community services and a variety of public spaces, including the Station Precinct, Mansfield Mullum Wetlands and Rail Trail.

Through facilitating a wider range, supply and diversity of housing, the amendment will assist in meeting current housing market requirements and delivering more affordable housing options with proximity to employment, transport, commercial facilities and a full range of physical and community services.

Economic effects:

A range of positive economic benefits are anticipated as a result of the proposed amendment through increased subdivision and building activity and better utilisation of services to the land. Increased subdivision and building activity will generate increased direct and indirect employment opportunities, benefiting local businesses and the broader municipal community generally.

Economic benefits will accrue as a result of the proposal from greater efficiency in infrastructure and service provision by both Mansfield Shire Council and other service authorities, improving the use and cost efficiency of public funds.

Does the amendment address relevant bushfire risk?

The amendment will not result in any increase to the risk to life as a priority, property, community infrastructure and the natural environment from bushfire. The land forms part of the established Mansfield township with reticulated water supply and urban fire-fighting services. The Bushfire Management Overlay does not apply to the land. As the designated Bushfire Protection Area applies to the land, general bushfire assessment and protection would be considered for any future dwellings on the land through future building approvals. As relevant fire authority, the CFA will be notified of the amendment and will receive future applications for subdivision of the land that includes internal roads for comment.

Does the amendment comply with the requirements of any Minister's Direction applicable to the amendment?

The amendment complies with all Minister's Directions under Section 12 of the Planning and Environment Act 1987. Specifically, the amendment has considered and complies with the following Ministerial Directions:

- Ministerial Direction 11, *Strategic Assessment of Amendments*: The amendment has been strategically assessed and justified in accordance with this direction.
- Ministerial Direction No. 15, *The Planning Scheme Amendment Process*: All process requirements to be met under the direction have been considered and met in the preparation of the amendment.
- Ministerial Direction on the Form and Content of Planning Schemes under section 7(5) of the Act.

No other Minister's Direction is directly affected by the amendment.

How does the amendment support or implement the Planning Policy Framework and any adopted State policy?

The amendment supports and implements the State Planning Policy Framework (SPPF) of the Mansfield Planning Scheme, specifically relevant strategic directions under:

Clause 11, Settlement:

- Clause 11.01-1S, Settlement
- Clause 11.01-1R, Settlement Hume
- Clause 11.02-1S, Supply of urban land
- Clause 11.02-3S, Sequencing of development

Clause 15, Built environment and heritage:

- Clause 15.01-1, Urban Design
- Clause 15.01-3S, Subdivision design
- Clause 15.02-1S, Energy and resource efficiency

Clause 16, Housing:

- Clause 16.01-1S, Integrated Housing
- Clause 16.01-2S, Location of Residential Development
- Clause 16.01-3S, Housing Diversity
- Clause 16.01-4S, Housing Affordability

Clause 19, Infrastructure:

- Clause 19.03-2S, Infrastructure design and provision

The proposed amendment promotes the orderly urban expansion of Mansfield township within settlement boundaries through the intensification of residentially zoned land with access to central Mansfield. The proposal will enable the utilisation of limited residential land within the identified town boundary, provide more efficient and cost-effective use of services and limit pressure for future urban extension outside town boundaries.

The amendment will improve the sequencing and coordination of residential options and growth in Mansfield through the enhanced utilisation of land with access to central Mansfield.

The rezoning of the land will improve energy and resource efficiency and lead to more sustainable development of the land compared to its existing zoning.

The amendment will improve the supply of land and housing opportunities in Mansfield township by facilitating an appropriate increase in yield of an under-utilised residential land. This additional supply of residential land will improve the diversity and affordability of land and housing options to the benefit of current and future residents of the Mansfield community.

How does the amendment support or implement the Local Planning Policy Framework, and specifically the Municipal Strategic Statement?

The amendment supports and implements the Local Planning Policy Framework (LPPF) of the Mansfield Planning Scheme, specifically relevant strategic directions under:

Clause 21.01, Municipal Profile

Clause 21.03, Settlement and Housing

Clause 21.09, Mansfield Township

The proposed amendment seeks to facilitate the logical and appropriate extension of Mansfield Township, helping to co-ordinate, contain and intensify development within land identified for future residentially zoning and development. The land lies within an identified residential growth area ideally situated to capitalise on existing physical and social infrastructure with access to the town centre.

Through improved utilisation and appropriate intensification, the proposal provides for a greater variety and diversity of lot and dwelling sizes, assisting in maintaining housing choices for current and future residents the Mansfield township.

This amendment recognises that the land is already strategically identified as residential land in the Mansfield Framework Plan under Clause 21.09, Mansfield Township and the settlement and housing plan in the *Mansfield Township Structure Plan 2015*. While the framework plan has a notation for the land of '*Currently Farming Zone. Investigate rezoning (medium term) to LDRZ. Will require upgrade to Withers Lane and Dead Horse Lane and buffer zone to sewerage plant*', this amendment implements the existing identified strategic intent for the land but amends the type of residential zoning to allow more residential diversity and more full utilisation of available land and infrastructure.

Does the amendment make proper use of the Victoria Planning Provisions?

The amendment makes proper use of the Victorian Planning Provision tools, in this case to change planning scheme mapping to rezone land. A mapping change to the planning scheme is the only means to make this intended rezoning change.

How does the amendment address the views of any relevant agency?

In preparation of this amendment proposal, preliminary discussions have taken place with the following relevant service and other agencies:

- Mansfield Shire Council, Planning Department.
- Mansfield Shire Council, Engineering Department.
- Goulburn Broken Catchment Management Authority (GBCMA).
- Goulburn Valley Water (GVW).

No preliminary concerns regarding the amendment have been raised by any of these agencies. Flood considerations, administered by the GBCMA, have been met with the retention of the Land Subject to Inundation Overlay (LSIO) at the western edge of the land. LSIO / flooding considerations may be adequately addressed and met through any future subdivision proposal through applications for planning permit and housing proposals through building approvals.

GVW has confirmed that future residential subdivision and development of the land may be provided with reticulated water and sewerage to GVW standards, and that the proposal does not impact the buffer area for the Mansfield Wastewater Treatment Plant further to the west.

All relevant agencies, including all service authorities, will be notified of the amendment.

Does the amendment address relevant requirements of the Transport Integration Act 2010?

Is the amendment likely to have a significant impact on the transport system, as defined by section 3 of the Transport Integration Act 2010?

The amendment is not considered to have a significant impact on the transport system. The proposed rezoning will not affect the transport system. Although access to the land is via both the local road system to the east and Withers Lane to the west via Maroondah Highway (a main road), Withers Lane has already been upgraded to meet Department of Transport standards, with future residential development resulting from the rezoning not having any further impact on the main road system.

Both Dead Horse Lane bordering the land subject to this amendment and Withers Lane to the west from part of the recently identified proposed heavy vehicle bypass for the Mansfield township. The proposed rezoning of the land subject to this amendment will complement and not conflict with this heavy vehicle bypass classification.

Are there any applicable statements of policy principles prepared under section 22 of the Transport Integration Act 2010?

There are no statements of policy principles applicable under section 22 of the *Transport Integration Act 2010*.

Resource and administrative costs

- **What impact will the new planning provisions have on the resource and administrative costs of the responsible authority?**

The proposed amendment is not expected to have any significant impact in relation to the resource and administrative costs of the responsible authority. Prescribed fees will apply to be paid to Council for any future subdivision proposal following the rezoning of the land.

Where you may inspect this amendment

The Amendment is available for public inspection, free of charge, during office hours at the following places:

Mansfield Shire Council
33 Highett Street
MANSFIELD

The Amendment can also be inspected free of charge at the Department of Environment, Land, Water and Planning website at www.planning.vic.gov.au/public-inspection.

Submissions

Any person who may be affected by the Amendment may make a submission to the planning authority. Submissions about the Amendment must be received by **[insert submissions due date]**.

A submission must be sent to:

Mansfield Shire Council
Private Bag 1000
MANSFIELD VIC 3724

Panel hearing dates

In accordance with clause 4(2) of Ministerial Direction No.15 the following panel hearing dates have been set for this amendment:

- directions hearing: **[insert directions hearing date]**
- panel hearing: **[insert panel hearing date]**

Planning and Environment Act 1987

MANSFIELD PLANNING SCHEME

AMENDMENT C53mans

INSTRUCTION SHEET

The planning authority for this amendment is the Mansfield Shire Council.

The Mansfield Planning Scheme is amended as follows:

Planning Scheme Maps

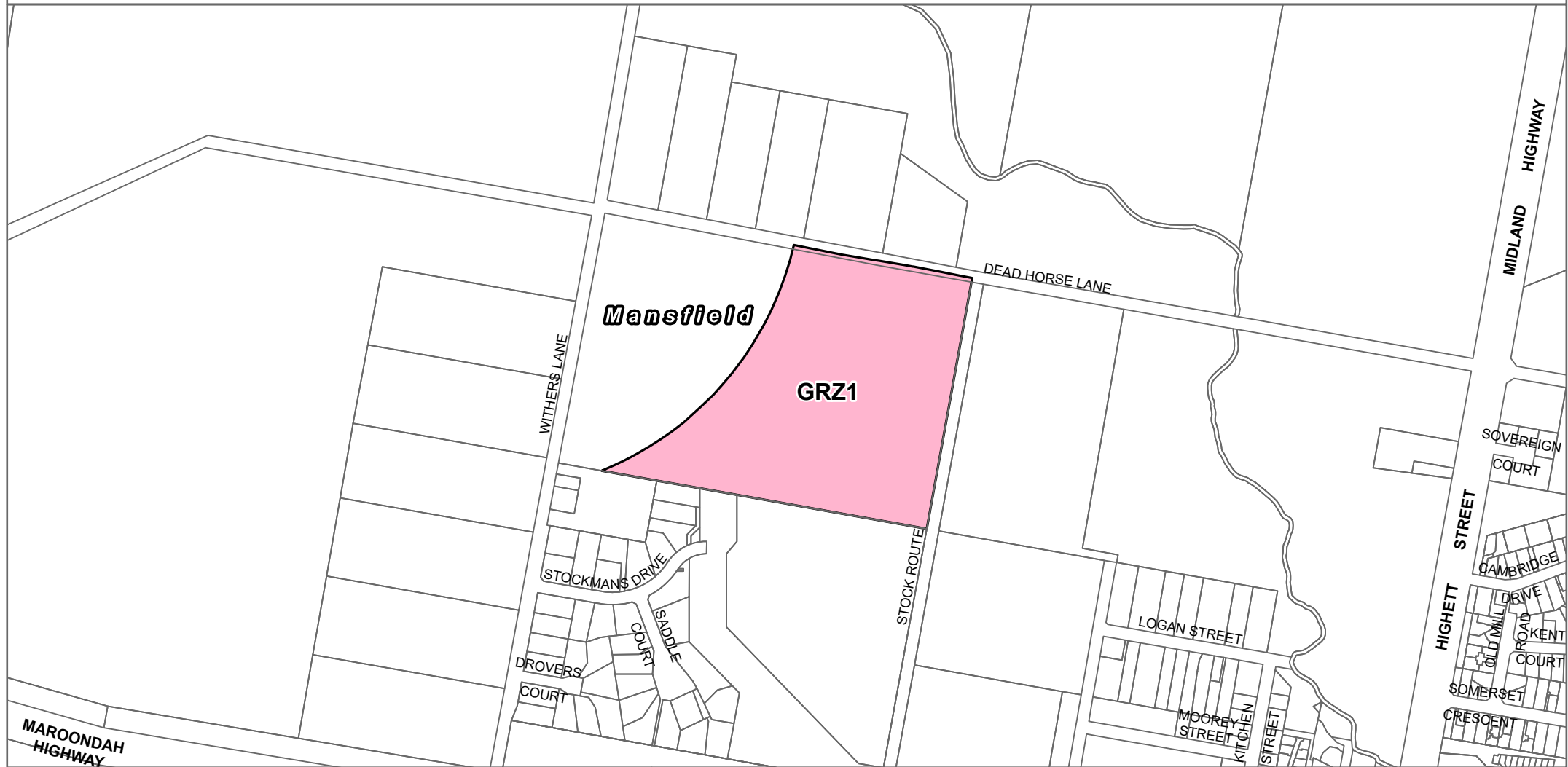
The Planning Scheme Maps are amended by a total of 1 attached map sheet.

Overlay Maps

1. Amend Planning Scheme Map No 11 in the manner shown on the 10 attached maps marked "Mansfield Planning Scheme, Amendment C53mans ".

MANSFIELD PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C53mans



LEGEND

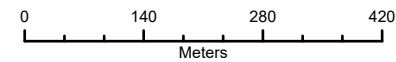
- GRZ - General Residential Zone
- Local Government Area

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Planning Group
Print Date: 15/12/2021
Amendment Version: 1



Environment,
Land, Water
and Planning

Part of Planning Scheme Map 11

