

MANSFIELD PLANNING SCHEME

AMENDMENT C51, PART 1

EXPLANATORY REPORT

Who is the planning authority?

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

Land affected by the amendment

The amendment applies to various sites in the Mansfield and Bonnie Doon townships.

What the amendment does

The amendment implements part of the *Mansfield Commercial and Industrial Land Use Strategy*, 2021 ('the strategy') by:

- Amending Clause 21.07, Economic Development.
- Amending Clause 21.09, Mansfield Township.
- Introducing Schedule 4 (*Industrial 1 Zone*) to Clause 43.04, Development Plan Overlay.
- Rezoning parcels of land in the Bonnie Doon township area as follows:
 - Rezone 1621 – 1625 and 1627 (part) Maroondah Highway, Bonnie Doon from Commercial 1 to General Residential 1;
 - 1738 Maroondah Highway, Bonnie Doon (Bonnie Doon Hotel) from Farming to Commercial 1(Planning scheme map 7zn).
- Rezoning parcels of land in the Mansfield township area as follows:
 - Rezone 175 Dead Horse Lane from Farming to Industrial 1;(Planning scheme maps 9 and 12zn).
- Applying the Development Plan Overlay 4 to 175 Dead Horse Lane and 141 Lakins Road, Mansfield (Planning scheme maps 9DPO, 11DPO and 12DPO).

Strategic assessment of the amendment

Why is the amendment required?

The amendment is required to implement the adopted recommendations of the *Mansfield Commercial and Industrial Land Use Strategy, 2021* to secure, strengthen and diversify the economic and employment base of Mansfield Shire.

Specific proposals under the amendment are required to reflect the adopted strategy as follows:

- Clause 21.07, Economic Development:

Clause 21.07 is being amended to revise industrial issues, objectives and strategies.

- Clause 21.09, Mansfield Township:

Clause 21.09 is being amended to revise industrial objectives and strategies for the Mansfield township (by introducing new Objective 6 for industrial development and growth in the Dead Horse Lane / Lakins Road precinct) and revise the Mansfield Township Framework Plan.

- Schedule 4 (*Industrial 1 Zone*) to Clause 43.04, Development Plan Overlay:

New Schedule 4 (*Industrial 1 Zone*) is being introduced into the Mansfield Planning Scheme to allow a development plan process to be applied to selected areas of Industrial 1 Zone to guide the future use, development and subdivision of land.

- Bonnie Doon township area rezoning:

Land in Maroondah Highway is being rezoned from Commercial 1 to General Residential 1 to reflect the current predominant residential use of the land. The Bonnie Doon Hotel is being rezoned from Farming to Commercial 1 to reflect the commercial use of the land.

- Mansfield township area rezoning:

- Rezone 175 Dead Horse Lane from Farming to Industrial 1.

The proposed rezoning of 175 Dead Horse Lane from Farming to Industrial 1 will reflect the predominant and preferred long term use of the land, providing an area for the expansion of industrial use and development.

- Development Plan Overlay 4 - 175 Dead Horse Lane and 141 Lakins Road, Mansfield:

The Development Plan Overlay 4 is being applied to the land to allow a development plan process to be required to guide the future use, development and subdivision of land (which may include road linkages between both land parcels) prior to any specific planning permits being granted for 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.
- Providing for the protection of natural and man-made resources and the maintenance of ecological processes and genetic diversity.

- Securing a pleasant, efficient and safe working, living and recreational environment for all Victorians and visitors to Victoria.
- Protecting public utilities and other assets and enabling the orderly provision and coordination of public utilities and other facilities for the benefit of the community.
- Balancing the present and future interests of all Victorians.
- Ensuring sound, strategic planning and co-ordinated action at State, regional and municipal levels.
- 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.
- 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.
- Facilitating development that achieves the objectives of planning in Victoria and planning objectives set up in planning schemes.

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

Environmental effects:

The amendment has fully considered environmental effects. The amendment will have no significant effect on the environment or the environment on the use or development envisaged in the amendment. The amendment only proposes a limited range of rezoning of land and application of overlays. The proposed schedule 4 (Industrial 1 Zone) to the Development Plan Overlay and application of this overlay to 175 Dead Horse Lane and 141 Lakins Road, Mansfield will place a requirement for a range of environmental issues to be considered and protected in the preparation of development plans.

Social effects:

The amendment is expected to have positive social benefits for landowners and Mansfield Shire generally. Positive social effects and benefits will accrue from the amendment through enhanced economic activity and employment for residents and tourists, increased liveability in the Mansfield town centre and improved well-being generally within the municipality.

Economic effects:

The amendment is expected to have positive economic benefits for landowners and Mansfield Shire generally. Positive economic effects and benefits will accrue from the amendment through the rezoning of industrial land, enhancing industrial economic activity and employment and the ability to grow these sectors in the future.

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 affected by this amendment forms part of the established Mansfield and Bonnie Doon townships, both supplied with reticulated water and urban fire-fighting services. The Bushfire Management Overlay, reflecting higher bushfire risk, does not apply to any of the land directly affected by this amendment.

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 to meet the requirements of this direction through the preparation and implementation of part of the adopted *Mansfield Commercial and Industrial Land Use Strategy 2021*. The study provides the strategic and technical justification for the application of additional strategic directions for industrial areas in Mansfield Shire and the rezoning of land and application of planning scheme overlays in the Bonnie Doon and Mansfield townships.
- 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.

The proposed changes in the amendment meet the guidelines and requirements outlined in Practice Note 23, *Applying the Incorporated Plan and Development Plan Overlays*, November 2018.

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

The amendment complies with and implements the State Planning Policy Framework of the Mansfield Planning Scheme. In particular, the amendment implements:

Clause 17, Economic development:

- 17.01, Employment:
 - 17.01-1S, Diversified economy:

Objective:

To strengthen and diversify the economy.

Strategies include:

Protect and strengthen existing and planned employment areas and plan for new employment areas.

▪ 17.03, Industry:

- 17.03-1S, Industrial land supply:

Objective:

To ensure availability of land for industry.

Strategies include:

Provide an adequate supply of industrial land in appropriate locations including sufficient stocks of large sites for strategic investment.

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

The amendment complies with and implements the Local Planning Policy Framework of the Mansfield Planning Scheme. In particular, the amendment implements:

Clause 21.07, Economic development:

The amendment supports the general strategic directions of Clause 21.07 to provide adequate industrial development land and opportunities. While the existing objective and strategies to provide sufficient industrial land to meet demand is being retained, a new objective and strategies are being added under the amendment to include recommendations of the adopted strategy to strengthen and support existing and future industrial use and development.

Clause 21.09, Mansfield township:

The amendment supports the general strategic directions of Clause 21.09 to provide adequate industrial development land and opportunities in Mansfield township. Existing industrial objectives and strategies are being replaced under the amendment to include recommendations of the adopted strategy by introducing new Objective 6 for industrial development and growth in the Dead Horse Lane / Lakins Road precinct.

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

The amendment makes proper use of the Victoria Planning Provisions by rezoning land and applying the Development Plan Overlay (DPO) to a future industrial area of the northern side of the Mansfield township. These actions are the most suitable mechanisms to achieve the recommendations of the *Mansfield Commercial and Industrial Land Use Strategy 2021*. The DPO is the best mechanism to provide an assessment and outline of future development and servicing. Proposed amendments to Clauses 21.07, Economic development, and 21.09, Mansfield township, reflect the policy guidance and recommendations of the adopted strategy.

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

External agencies have not been consulted directly in the preparation of the amendment, which intends to implement the *Mansfield Commercial and Industrial Land Use Strategy 2021*. The proposed rezoning and policies are not expected to impact how relevant agencies achieve their individual requirements. Only one significant area is proposed to be rezoning, being 175 Dead Horse Lane, and this is accessed from Council roads predominantly. Any application for development will be required address the requirements of the relevant authorities. It is also considered that the Development Plan Overlay proposed for this area will give due consideration to the development of these areas.

All relevant agencies will be directly notified of this amendment and will have an opportunity to make a formal submission to it. 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 amendment mostly proposes to rezone smaller parcels of land from one urban zone to another, an action that will not affect the intensity of use or functioning of the transport system.

The amendment does proposes to rezone a larger parcel of land adjoining the Midland Highway, that is land at 175 Dead Horse Lane, from Farming to Industrial 1, allowing a more intensive future use and development of land. In this case, the Development Plan Overlay 4 is also being applied to the land, requiring a development plan to be prepared prior to any subdivision or development on the land. This development plan process will require the preparation of a traffic impact assessment report, a process that will allow full consideration of impacts on the main road network, minimisation of impact on the transport system (e.g. with a requirement for a single point of access or use of service road) and any required upgrading of road infrastructure that may be required as a result of the proposed use and development of the land.

The purpose of the *Transport Integration Act 2010* is to create a new framework for the provision of an integrated and sustainable transport system in Victoria. This vision statement recognises the aspirations of Victorians for an integrated and sustainable transport system that contributes to an inclusive, prosperous and environmentally responsible state. The objectives of the *Transport Integration Act 2010* relate to social and economic inclusion, economic prosperity, environmental sustainability, integration of transport, land use, efficiency, coordination and reliability, safety, and health and wellbeing. This amendment is consistent with these objectives as the impact of any future development regarding traffic on the surrounding road network will be minimal.

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 or specific requirements applicable under Section 22 of the *Transport Integration Act 2010* that apply to this amendment.

Resource and administrative costs

This amendment is expected to have minimal impact on the resource and administrative costs of the responsible authority.

Although the proposed amendment will increase resource requirements for the preparation of development plans on land where the Development Plan Overlay is being applied, future timelines and processes for future applications for planning permit will be reduced and streamlined. The amendment however will provide improved decision making, reduction in time frames for determining decisions and clearer direction and more certainty for new use and development within zoned industrial areas.

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.

Planning and Environment Act 1987

MANSFIELD PLANNING SCHEME

AMENDMENT C51, PART 1

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 3 attached map sheets.

Zoning Maps:

1. Amend Planning Scheme Map Nos 7, 9 and 12 in the manner shown on the 2 attached maps marked "Mansfield Planning Scheme, Amendment C51, Part 1".

Overlay Maps:

2. Amend Planning Scheme Map No 9DPO, 11DPO and 12DPO in the manner shown on the attached map marked "Mansfield Planning Scheme, Amendment C51, Part 1".

Planning Scheme Ordinance

The Planning Scheme Ordinance is amended as follows:

3. In **Local Planning Policy Framework** – replace Clause 21.07 with a new Clause 21.07 in the form of the attached document.
4. In **Local Planning Policy Framework** – replace Clause 21.09 with a new Clause 21.09 in the form of the attached document.
5. In **Overlays** – Clause 43.04, insert a new Schedule 4 in the form of the attached document.

End of document

21.09 MANSFIELD TOWNSHIP

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21.09-1 Overview

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Mansfield Township has a population that is expected to grow from an estimated population of 3,120 (2011) to 4,385 in 2031. This growth will need to be supported by an additional 900 dwellings to 2031.

Mansfield Township is the only urban centre with significant growth potential 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.

A diversity of housing opportunities is an important part of providing housing for all. Aged care and medium density housing will be important so the elderly can age in place. Infill development will be important.

Key Issues

- Managing the residential, low density residential and rural living 'land bank'.
- Avoiding 'out of sequence' development and rezoning.
- Facilitating residential and commercial redevelopment opportunities of key strategic sites.
- Avoiding the fragmentation of the core retail uses.

Objective 1 - Settlement, Housing and Character

To provide an adequate land supply to meet current and future housing needs

Strategies

- Strategy 1.1 Contain and intensify residential development within existing residentially zoned land.
- Strategy 1.2 Encourage the redevelopment of key strategic sites, infill sites and currently vacant General Residential land.

- Strategy 1.3 Discourage any proposed General Residential rezonings in the short to medium term (0-10 years).
- Strategy 1.4 Discourage any proposed Low Density Residential rezonings in the short term(0-5 years).
- Strategy 1.5 Discourage any proposed Rural Living rezonings in the medium to long term(10-20 years).
- Strategy 1.6 Ensure land south of Stoneleigh Road is protected for a long term residential growth corridor.

Objective 2 - Settlement, Housing and Character

To maintain housing affordability and increase the range of housing choices.

Strategies

- Strategy 2.1 Encourage higher density development in areas that can capitalise on existing physical and social infrastructure in proximity to the town centre, including a range of smaller dwelling sizes.
- Strategy 2.2 Encourage a range of lot sizes within new subdivisions to provide for a variety of dwelling sizes.
- Strategy 2.3 Support smaller housing options and retirement and aged care accommodation within proximity to existing social and physical infrastructure close to the town centre.
- Strategy 2.4 Encourage opportunities to increase the supply of affordable housing within the private and public sector to cater for lower income households, older people and young people who wish to remain in the town.
- Strategy 2.5 Support facilities for temporary housing to provide accommodation for workers during peak summer and winter periods.

Objective 3 - Settlement, Housing and Character

To encourage development that respects the unique character and location of Mansfield Township and protects areas of natural, environmental, architectural and cultural significance.

Strategies

- Strategy 3.1 Implement the Mansfield Heritage Survey and provide appropriate statutory protection for places of heritage significance.
- Strategy 3.2 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.
- Strategy 3.3 Ensure that new residential development protects 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.
- Strategy 3.4 Ensure new development achieves high standards of urban design, architecture and landscape architecture.
- Strategy 3.5 Encourage new subdivisions to adopt best practice in relation to walkable neighbourhoods, water sensitive urban design and other energy efficient/sustainability initiatives.

Objective 4 – Mansfield Town Centre

To support the continued development of a vibrant High Street retail and commercial environment for the long term growth and development of Mansfield Shire.

- To provide a sustainable business environment for retail and commercial businesses.

Strategies

Strategy 4.1

Strategy 4.2 Ensure use and development is consistent with the Mansfield CBD Framework Plan.

Strategy 4.3 Encourage a range of retail and commercial opportunities in the town centre.

Strategy 4.4 Encourage more intensive use of existing retail establishments through renovation and redevelopment.

Strategy 4.5 Improve connectivity in the town's centre through the use of existing mid block connections (Bank Place/ Eisners Lane) as pedestrian through ways.

Strategy 4.6 Retain the predominant single storey built form and structure of High Street and Highett Street by limiting height to two storeys, with the upper level to be setback from the kerb.

Strategy 4.7 Ensure new commercial development includes the use of verandahs extending to the kerb to maintain sense of character and provide pedestrian amenity.

Strategy 4.8 Encourage signage to be designed to be proportionate to the building facade and directed to the verandah and below verandah.

Strategy 4.9 Ensure there is full activation of retail frontages along High Street and Highett Street.

Strategy 4.10

Strategy 4.22 Encourage the appropriate redevelopment of key strategic sites located at the former saleyards, Toyota dealership, 34 High Street, 1-7 High Street and the former sawmill.

Strategy 4.23 Encourage larger-format retailing (e.g. homemaker) in the Commercial 2 zone and on Mount Buller Road.

Strategy 4.24 Encourage supermarket uses to locate in the core High Street shopping centre and discourage them at the Mount Buller Road commercial area.

Objective 6 – Dead Horse Lane / Lakins Road Precinct

To protect the potential, development and future growth of this precinct as the Shire's primary industrial area through protection from residential encroachment and improvements to transport infrastructure.

Strategies

- Strategy 6.1 Supporting the continuity of the Dead Horse Lane industrial area as an established industrial area.
- Strategy 6.2 Supporting the rejuvenation and redevelopment of Dead Horse Lane through improved road infrastructure.
- Strategy 6.3 Implementation of buffering treatments to manage interactions between existing industrial uses and growing residential dwellings to the south of Dead Horse Lane.
- Strategy 6.4 Encourage relocation of manufacturing, construction, rural supplies and vehicle repair uses to new industrial land in Dead Horse Lane.
- Strategy 6.5 Require new development in Dead Horse Lane to maintain a suitable landscape and acoustic buffer to the residential properties to the south to reduce amenity conflicts.

Objective 7 – Tourism

To continue to promote tourism based activities, accommodation and complementary land uses.

Strategies

- Strategy 7.1 Encourage the development of quality affordable short and long term accommodation for visitors and temporary staff.
- Strategy 7.2 Encourage a mix of tourist related uses, including cafes, restaurants, accommodation and tourist related retail within High Street and the town centre.

Objective 8 – Open space and recreation

To meet the current and future recreational and sporting requirements of Mansfield Township.

Strategies

- Strategy 8.1 Ensure that any residential development / subdivision comply with openspace provision guidelines.
- Strategy 8.2 Seek opportunities for provision of additional playing areas on private land as part of subdivision proposals, including utilising flood prone land that cannot be developed for urban purposes.
- Strategy 8.3 Support the ongoing role of the Mansfield Golf Course in providing sport and recreational opportunities.
- Strategy 8.4 Continue to support the use of High and Highett Street medians for public use and events.

Objective 9 – Open space and recreation

To provide a connected pedestrian and bicycle network through Mansfield Township.

Strategies

- Strategy 9.1 Improve linkages between open space reserves and key community facilities, such as schools through improved paths and trails, development of landscape themes and directional and information signage.
- Strategy 9.2 Create a linear landscaped passive park with pedestrian paths along Fords Creek connecting to existing and future planned paths.

Objective 10 – Community services and facilities

To provide a range of community and cultural facilities that are well connected and easily accessed by all members of the community.

Strategies

- Strategy 10.1 Support and consolidate health related services in the precinct surrounding Mansfield District Hospital.
- Strategy 10.2 Encourage the development of retirement and aged care accommodation with walkable access to the town centre and social infrastructure.
- Strategy 10.3 Support the sharing of facilities between education providers.

Objective 11 – Transport and access

To provide an efficient movement network for vehicles, pedestrians and cyclists.

Strategies

- Strategy 11.1 Improve the key intersection of Malcolm Street/Highton Lane in consultation with VicRoads.
- Strategy 11.2 Require new residential subdivisions to fund footpath and shared path upgrades along road frontages to improve connectivity.
- Strategy 11.3 Require new residential subdivisions adjacent to Fords Creek to set aside land along the creek for the creation of a linear shared path.
- Strategy 11.4 Provide for a long term heavy vehicle bypass.

Objective 12 – Car parking

To ensure that car parking can accommodate existing conditions and future growth.

Strategies

- Strategy 12.1 Require new retail and commercial developments to provide on-site carparking, wherever possible.
- Strategy 12.2 Upgrade the Erril Street and Nolan Street car parking areas to improve utilisation through construction, line marking and way finding signage.
- Strategy 12.3 Encourage long vehicle parking along High Street next to the tourist information centre and Mullum Mullum wetlands.
- Strategy 12.4 Access to parking should be via a secondary streets, laneways or other parking areas or minimise impacts on activated frontages of new development.

Objective 13 - Infrastructure

To ensure the provision of infrastructure services to meet current and future needs.

Strategies

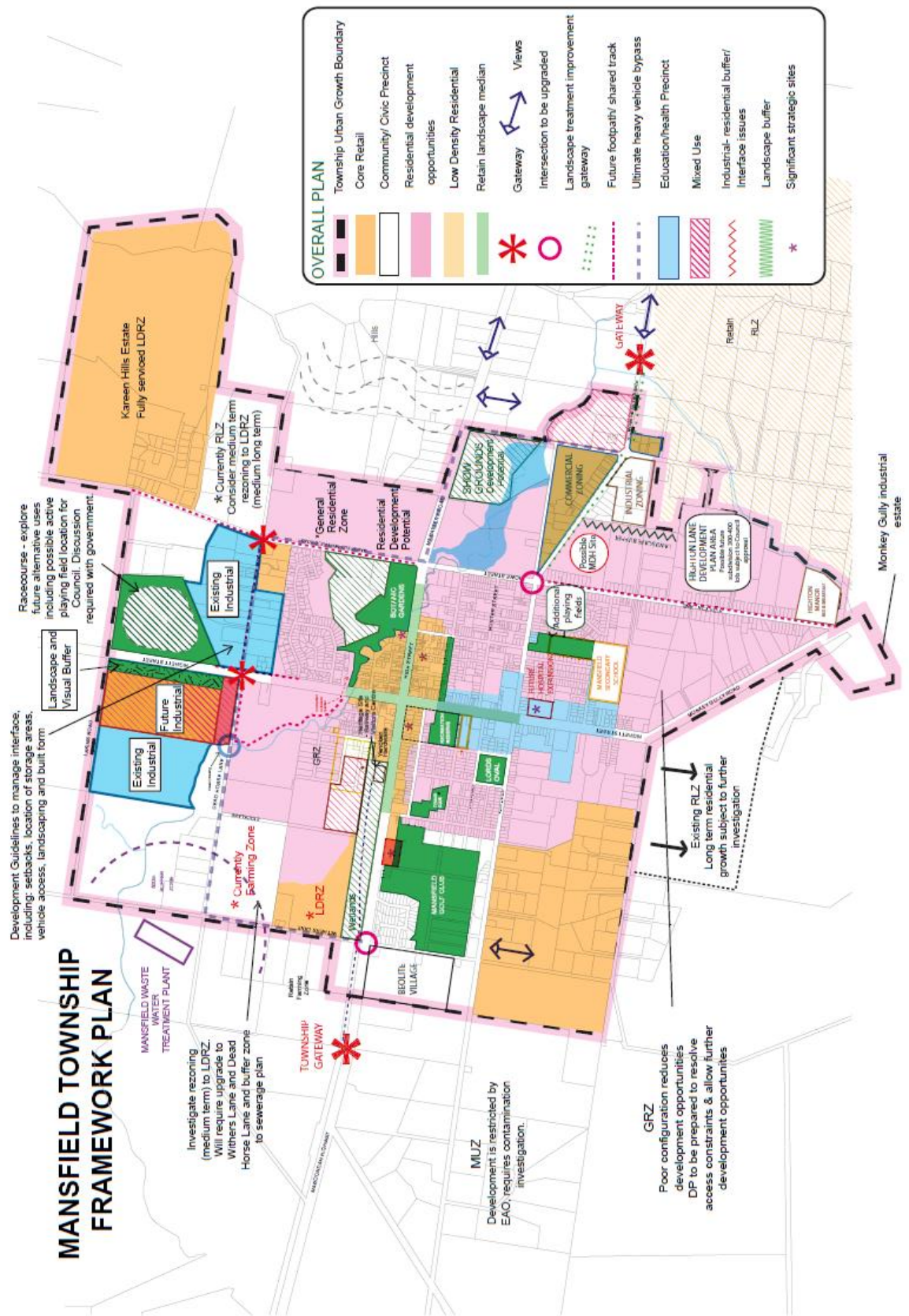
Strategy 13.1 Require development proponents to fund infrastructure upgrades through developer contributions.

Strategy 13.2 Ensure new urban development is connected to town infrastructure.

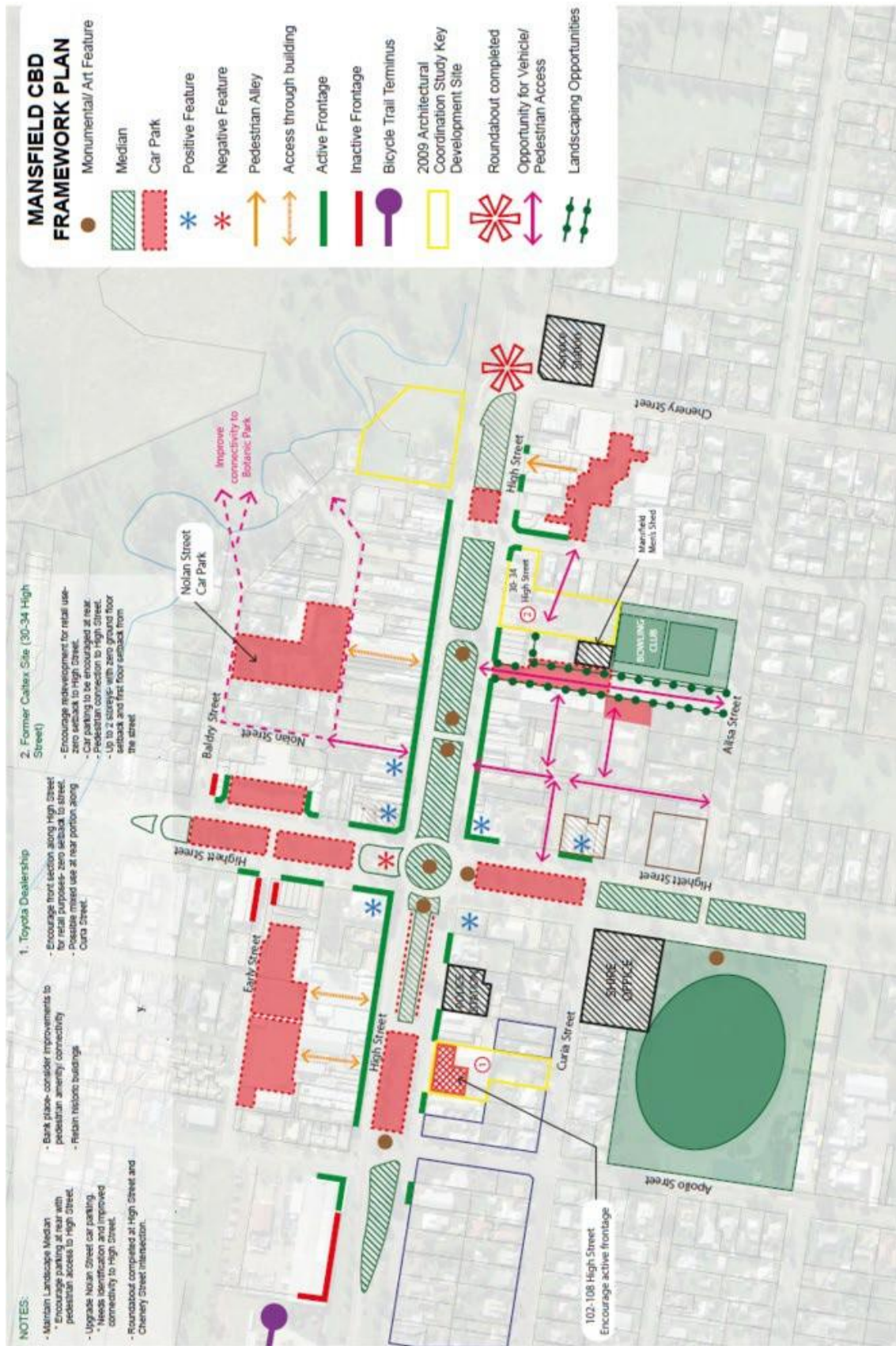
21.09-2 Further strategic work

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- Review the planning scheme provisions for the former Sawmill site and its environs to facilitate appropriate redevelopment.
 - Investigate the creation of an industrial/business park subdivision on the Lakins Road site.
 - Investigate land to the east and west of the Lakins Road depot site for long term future industrial zone.
 - Investigate the use of private and under-utilised public land within Mansfield Township for additional sports facilities and the location of events.
 - Prepare master plans for key open space areas including the co-location of facilities where possible.
 - Investigate long term opportunities in Mansfield Township to develop key heavy vehicular route alternatives to re-route large vehicle trips out of the town centre.
 - 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.
 - Investigate locations for a long term secure car parking area within the proximity of the town centre to accommodate parking demand generated by traders, temporary staff associated with Mount Buller and visitors.
 - Develop a stormwater and drainage management plan to guide requirements for future development and new infrastructure.
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[21.09-2 – map 1] – Mansfield Township Framework Plan



[21.09-2 – map 2] – Mansfield CBD Framework Plan

21.07, ECONOMIC DEVELOPMENT:

21.07-1 Commercial, retail and industrial development (Existing title)

(Note: Other existing clauses under 21.07 to remain unchanged)

Overview:

Commercial and industrial land use on Mansfield Shire is influenced by population growth, economic growth, the breadth of recreational opportunities attracting high numbers of visitors, climate change, socio-economic change and the physical expansion and urbanisation of the Mansfield township.

To effectively respond to the changing context of the municipality, a range of land use issues that have the potential to limit and/or impact negatively on the Shire's capacity to manage and direct future change and growth must be addressed.

Key issues:

- Potential land use conflict: The way in which the township's physical expansion interacts with industrial areas is a potential risk to the sustainability and growth of the Shire's industrial sector.
- Land supply: The Shire's commercial and industrial sector faces significant issues related to land supply.
- Business attraction: The combination of labour shortages (resulting from healthy employment growth) and a lack of industrial floor space has the potential to impede the ability of the local economy to respond to increasing demand and to attract new enterprises to the Shire.

Objective 1: (existing)

To ensure there is sufficient retail / commercial and industrial land to meet demand.

Strategies: (existing)

Strategy 1.1 Plan for the release of more industrial land to service existing demand.

Strategy 1.2 Consolidate the retail/commercial shopping centre core of Mansfield Township.

Objective 2:

To support a growing economy for Mansfield Shire that is attractive to new and diverse industries.

Strategies:

- Strategy 2.1 Strengthen and grow the capacity of the Shire to service the industrial needs of its growing population by providing clear land use directions for current and future industrial uses.
- Strategy 2.2 Create investment certainty by detailing enduring land use directions for industrial land.
- Strategy 2.3 Support the growth of service-based industries within the Shire by encouraging the development of appropriate service facilities.
- Strategy 2.4 Support the diversification and growth of the Shire's industries and trades by supporting the development of a new and contemporary industrial precinct.
- Strategy 2.6 Support the capacity of the Shire to attract new industries via the establishment of a new and accessible industrial precinct.
- Strategy 2.7 Reduce the potential for land use conflict by minimising the incidence of incompatible land uses and by ensuring buffering between growing residential uses and established industrial areas.

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SCHEDULE 4 TO CLAUSE 43.04 DEVELOPMENT PLAN OVERLAY

Shown on the planning scheme map as **DPO4**.

INDUSTRIAL 1 ZONE

1.0 Objectives

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- Outline the form and conditions of future use and development in the Industrial 1 Zone.
- Establish broad directions for future land use, development, subdivision and servicing of an area.

2.0 Requirement before a permit is granted

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Before any new use, development or subdivision commences, a development plan must be prepared and approved by the responsible authority.

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

- Subdivision of the land into two allotments or re-subdivision of existing allotments.
- A single building on a lot.
- Any buildings and works associated with any existing use or development of the land.

Before any planning permit is granted for any subdivision, use or development of land that the Development Plan Overlay 4 applies to, the responsible authority must consider the:

- Consistency of any proposal with any approved development plan.
- Design and provision of roads and road infrastructure in accordance with the *Infrastructure Design Manual*, in conjunction with VicRoads on declared arterial roads.
- Provision of servicing, including water, 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

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A permit for subdivision, use or development must include conditions, as appropriate, to give effect to the provisions and requirements of an approved development plan and any specialist report prepared to support the development plan.

A permit for subdivision, use or development may include a condition that requires the owner of the land to enter into an agreement with the responsible authority pursuant to Section 173 of the *Planning and Environment Act 1987* to address any matter relevant to the proposal, including contributions towards infrastructure and environmental management.

4.0 Requirements for development plan

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Any proposed development plan must outline and assess:

- Site assessment and response, including natural features, slope and orientation, drainage lines, native vegetation, heritage and archaeological significance, viewlines and adjoining land.
- Proposed subdivision layout and density, indicating internal roads, external road linkages and impacts, pedestrian linkages and if appropriate, lot layout.
- All servicing, including water, sewerage, drainage and stormwater, electricity and telecommunication to meet the standards of the relevant service authority.

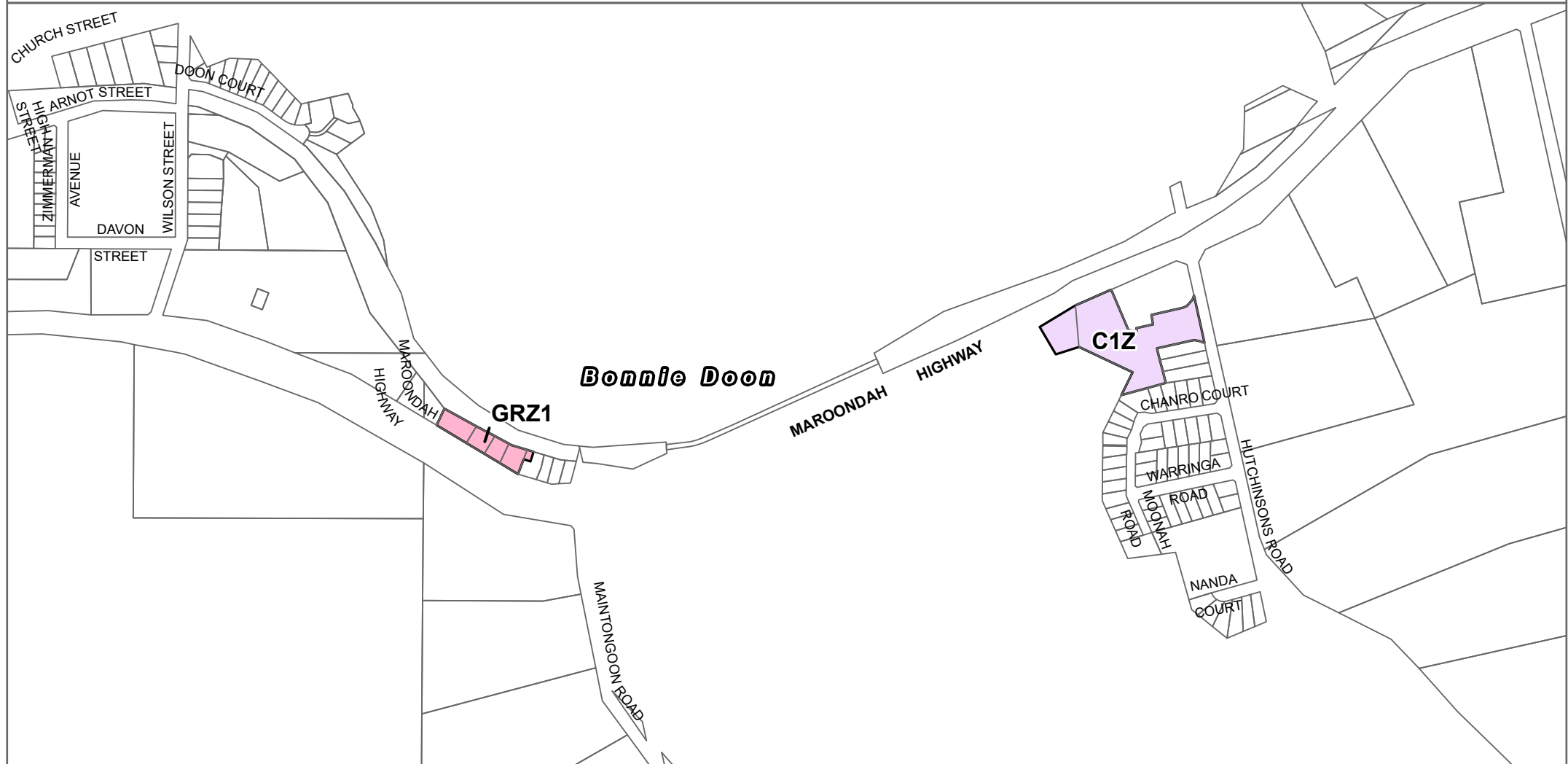
- Bushfire risk and bushfire protection measures for the site and area, as appropriate.
- Existing and future open space, including linkages to and between areas of open space.
- Proposed measures to address native vegetation, landscaping and streetscape treatment.
- The stages, if any, in which the land is to be subdivided and developed.
- Potential impact of the proposed development plan on neighbouring and nearby land.
- Compliance with the Mansfield Planning Scheme, including relevant planning strategies, the Industrial 1 Zone and this overlay schedule.
- Compliance with any adopted structure plan, urban design framework or strategy relevant to the area.

In the preparation of any development plan, consideration must be given, in conjunction with VicRoads, to the need for a Transport Impact Assessment Report when it is considered likely that there will be an effect on any declared arterial road. Any required Transport Impact Assessment Report will have regard to VicRoads access management policies and determine the extent of mitigating works required on declared arterial roads in consultation with VicRoads.




An approved development plan may be amended to the satisfaction of the responsible authority.

MANSFIELD PLANNING SCHEME - LOCAL PROVISION

AMENDMENT C51 part 1mans



LEGEND

-  C1Z - Commercial 1 Zone
-  GRZ - General Residential Zone
-  Local Government Area

Disclaimer

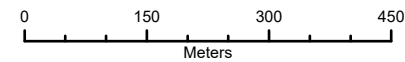
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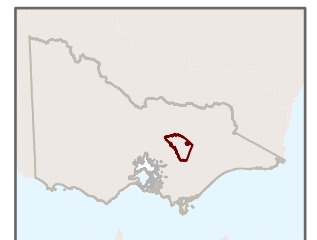
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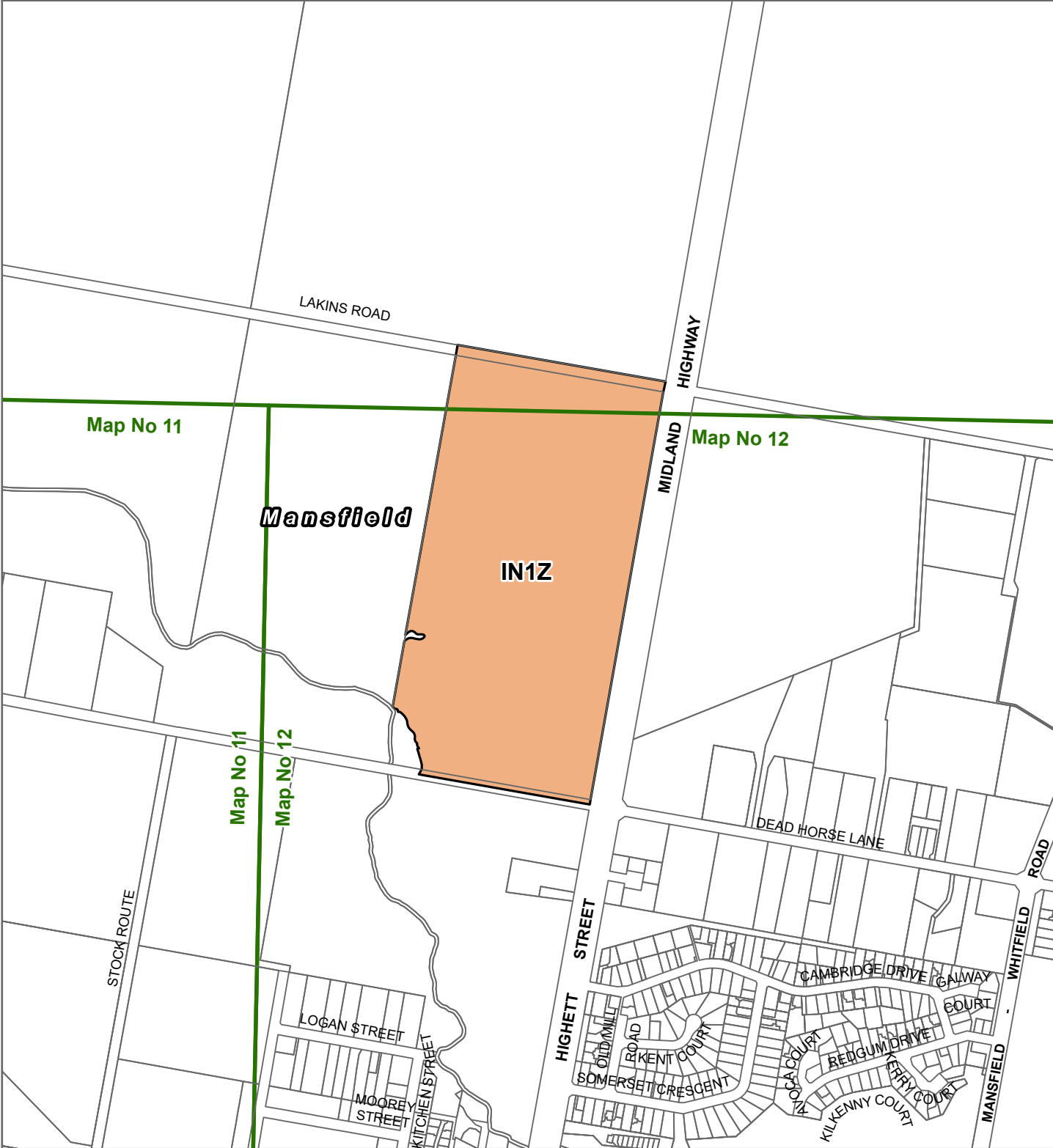


Environment,
Land, Water
and Planning



Part of Planning Scheme Map 7

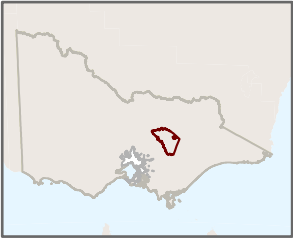


MANSFIELD PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C51 part 1mans



LEGEND

-  IN1Z - Industrial 1 Zone
-  Local Government Area

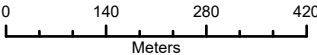


Part of Planning Scheme Maps 9 & 12

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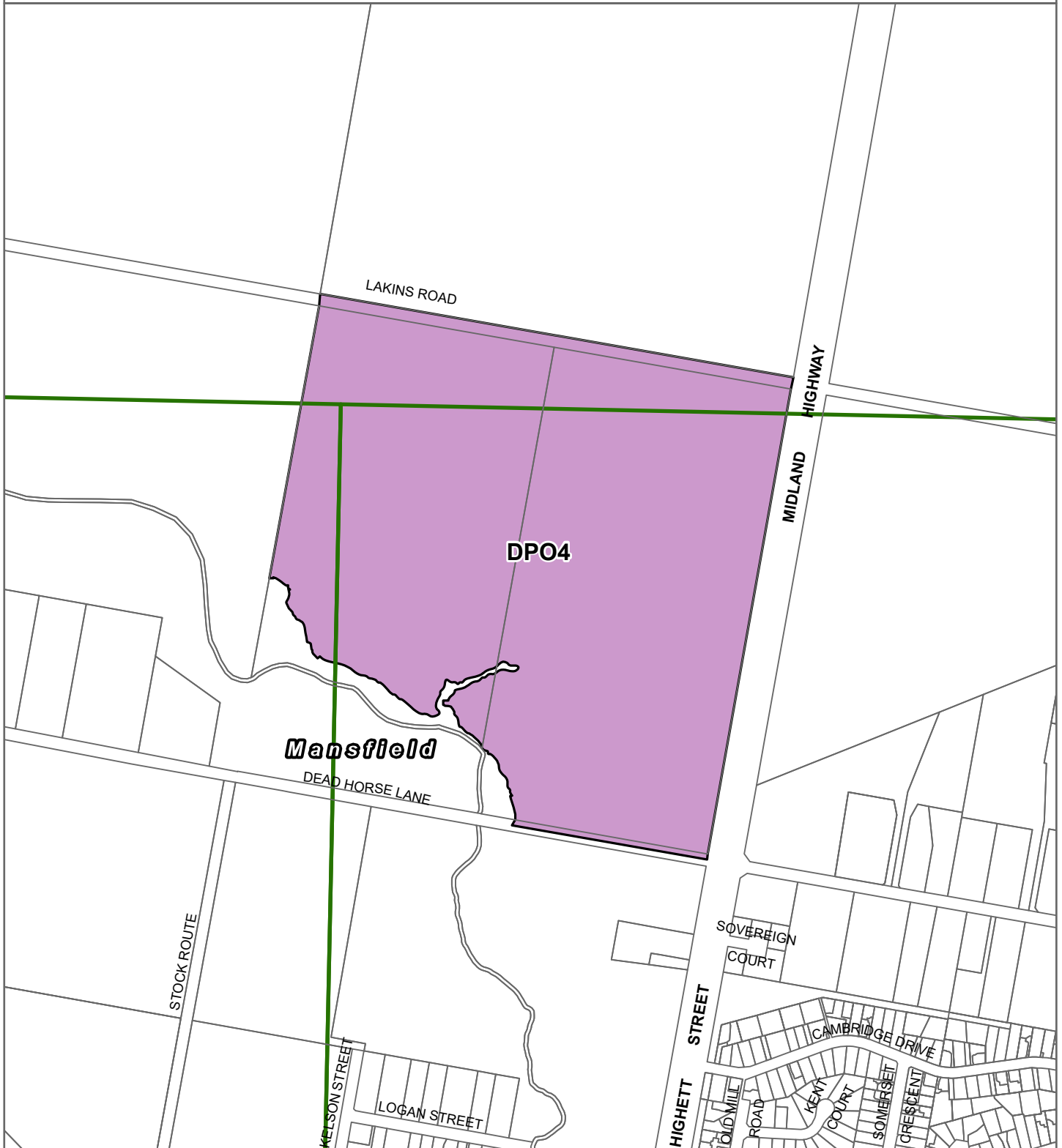
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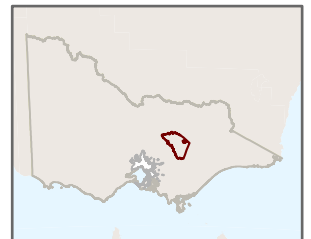
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LEGEND

-  DPO4 - Development Plan Overlay - Schedule 4
-  Local Government Area

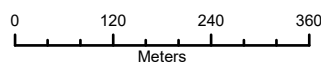


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