

# 1. Mansfield Planning Strategy: Community Engagement Summary

## 1.1 Overview of consultation activities

Community consultation on the Draft Mansfield Strategy was undertaken between 6 December 2021 to 28 January 2022. Consultation activities, dates and attendance are summarised in Table 1.

**TABLE 1: MANSFIELD PLANNING STRATEGY - CONSULTATION ACTIVITIES, DATES AND ATTENDANCE**

Activity	Date	Attendance	Organisations in attendance
Main Street Marquee Sessions	27 November 2021, 11 December 2021, and 15 January 2022	15	
Taungurung meeting	8 December 2021	3	Taungurung Land and Waters Council
Agency Forum	15 December 2021	7	DELWP, GBCMA, GVW
Developers' forum	8 December 2021	3	
Drop-in sessions	8 and 9 December 2021	15	
Online forums	6, 15 and 16 December 2021	2	
Email submissions	6 December 2021 to 28 January 2022	18 submissions	

Engage Mansfield posts and submissions	6 December 2021 to 28 January 2022	N/A	
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A summary of feedback and responses is provided below.

FORUM	FEEDBACK SUMMARY	RESPONSE
<b>Agency Forum</b>		
Taungurung Land and Waters Council	<ul style="list-style-type: none"> <li>Taungurung values and responsibilities could be better recognised, including the Recognition and Settlement Agreement.</li> </ul>	<ul style="list-style-type: none"> <li>Inclusion of Acknowledgement of Country at the beginning of document.</li> </ul>
	<ul style="list-style-type: none"> <li>Specific measures to ensure commitments with regards to ongoing consultation and governance arrangements for matters of interest to Taungurung Land and Waters Council;</li> </ul>	<ul style="list-style-type: none"> <li>Potential for MoU references in Acknowledgement of Country as well as Strategy 27.</li> <li>Reference to the role of the planning system in supporting improved governance outcomes (Strategy 27).</li> </ul>
	<ul style="list-style-type: none"> <li>Need for additional links between Country Plan and Planning Strategy.</li> </ul>	<ul style="list-style-type: none"> <li>Reference to relevant objectives of the Country Plan included in relation to tourism, threatened species, cultural heritage mapping etc.</li> </ul>
Goulburn Valley Water	<ul style="list-style-type: none"> <li>Council population forecasts and settlement hierarchy definition in line with GVW forecasts.</li> </ul>	<ul style="list-style-type: none"> <li>No response required.</li> </ul>
	<ul style="list-style-type: none"> <li>Specific comments related to the serviceability of proposed development locations.</li> </ul>	<ul style="list-style-type: none"> <li>Additional sewer servicing to be included in GVW planning, to be updated 2024/2025.</li> <li>Servicing needs included in relevant growth area descriptions (Strategy 3, Table 7).</li> </ul>
	<ul style="list-style-type: none"> <li>Need for consideration of buffers to Water Treatment Plant.</li> </ul>	<ul style="list-style-type: none"> <li>Preparation of development plans for locations affected to consider relevant buffers.</li> </ul>
Goulburn Broken CMA	<ul style="list-style-type: none"> <li>Some proposed development locations are located adjacent designated waterways and may be subject to flooding.</li> </ul>	<ul style="list-style-type: none"> <li>Preparation of development plans to consider flooding.</li> </ul>
	<ul style="list-style-type: none"> <li>95 percent of the LGA is within a Special Water Supply Catchment and that these areas require careful planning and land use management.</li> </ul>	<ul style="list-style-type: none"> <li>Preparation of development plans to consider impacts on water supply catchment, noting <i>Guidelines for the Protection of Water Quality</i>.</li> </ul>
Department of Transport	<ul style="list-style-type: none"> <li>Need to consider access and traffic management impacts of proposed development locations.</li> </ul>	<ul style="list-style-type: none"> <li>Preparation of development plans for growth areas to consider access and traffic management (traffic impact assessment).</li> </ul>

	<ul style="list-style-type: none"> <li>▪ Incorporate consideration of updates to Clause 16 of the Victorian Planning Provisions relevant to the Transport Integration Act.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reference included.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Consideration of potential for development of Movement and Place Network Plan for Mansfield Shire, taking into consideration cycling networks, road reclassifications, local transport and passenger vehicles, electric vehicle infrastructure.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Inclusion of development of Movement and Place Plan for further strategic work.</li> </ul>
Main Street Marquee Sessions		
	<ul style="list-style-type: none"> <li>▪ Need for more general residential areas near Mansfield and Comments on housing prices being high</li> </ul>	<ul style="list-style-type: none"> <li>▪ Additional rezoning of residential land considered within the strategy</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Carparking an issue particularly for long vehicles and caravans in Mansfield township</li> </ul>	<ul style="list-style-type: none"> <li>▪ Submission noted</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Highton Lane road and drainage needs improvement</li> </ul>	<ul style="list-style-type: none"> <li>▪ Highton Lane planned to be included in the Mansfield Open Space Strategy for a developer's contribution plan to correct road and drainage issues.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Need for social and affordable housing</li> </ul>	<p>Planning Strategy includes full scope of potential options available to Council to address housing affordability. Currently limited by state government policy, where council does not wish to take a direct role in delivery of social housing.</p> <ul style="list-style-type: none"> <li>▪ Several projects are being undertaken at the regional level to progress action related to housing supply and affordability in regional areas, including work by Tourism North East and Rural Councils Victoria.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Maintain small town character</li> </ul>	<ul style="list-style-type: none"> <li>▪ Submission noted, noting that an assessment of town character areas has been conducted within the strategy to maintain the towns valued character.</li> </ul>
Developers' forum		
	<ul style="list-style-type: none"> <li>▪ Some of the identified land is flood affected which may limit capacity.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Preparation of development plans to consider flooding.</li> </ul>

	<ul style="list-style-type: none"> <li>Address development staging.</li> </ul>	<ul style="list-style-type: none"> <li>Preparation of development plans to consider staging.</li> </ul>
	<ul style="list-style-type: none"> <li>Consider change minimum lot size in Rural Living Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Addressed by existing strategy related to undertaking further strategic work to identify areas appropriate for the reduction of minimum lot sizes in the Rural Living Zone (Strategy 23).</li> </ul>
	<ul style="list-style-type: none"> <li>Encourage landholders to consider land in RLZ, RCZ or FZ inclusion as [native vegetation] offset sites.</li> </ul>	<ul style="list-style-type: none"> <li>Submission noted.</li> </ul>

Community drop-in sessions and online forums

	<ul style="list-style-type: none"> <li>Housing affordability is a significant issue.</li> </ul>	<p>Planning Strategy includes full scope of potential options available to Council to address housing affordability. Currently limited by state government policy, where council does not wish to take a direct role in delivery of social housing. Several projects are being undertaken at the regional level to progress action related to housing supply and affordability in regional areas, including work by Tourism North East and Rural Councils Victoria.</p>
	<ul style="list-style-type: none"> <li>Reliance on Delatite River is of concern.</li> </ul>	<ul style="list-style-type: none"> <li>Not within scope. Primary responsibility rests with Goulbourn Valley Water.</li> </ul>
	<ul style="list-style-type: none"> <li>Frequency of power outages.</li> </ul>	<ul style="list-style-type: none"> <li>Mansfield Planning Strategy seeks to concentrated development in areas that are well-served, reflected by the Settlement Hierarchy.</li> <li>Power supply is out of scope for the Mansfield Planning Strategy as this is the responsibility of electricity distributor.</li> </ul>
	<ul style="list-style-type: none"> <li>Potential for subdivision within established RLZ to increase density and free up opportunity.</li> </ul>	<ul style="list-style-type: none"> <li>Addressed by existing strategy related to undertaking further strategic work to identify areas appropriate for the reduction of minimum lot sizes in the Rural Living Zone (Strategy 23).</li> </ul>
	<ul style="list-style-type: none"> <li>Protection of grandfather trees.</li> </ul>	<ul style="list-style-type: none"> <li>Addressed by existing strategy relating to the identification and protection of remnant indigenous vegetation (Strategy 42 and 43).</li> </ul>

	<ul style="list-style-type: none"> <li>Ensuring efficient and timely release of growth areas.</li> </ul>	<ul style="list-style-type: none"> <li>Will be addressed through timely processing of planning scheme amendment to implement the Planning Strategy.</li> </ul>
	<ul style="list-style-type: none"> <li>Setbacks of dwellings in the SLOs is important to protect views and landscapes</li> </ul>	<ul style="list-style-type: none"> <li>Addressed by existing strategy relating to the update of local policy to strengthen protection of identified features of significance across the Shire (Strategy 40).</li> </ul>
	<ul style="list-style-type: none"> <li>Rezoning of land used for mining in Woods Point is required to reduce permit requirements, ensure use is permitted, etc.</li> </ul>	<ul style="list-style-type: none"> <li>Extractive industries permitted under a range of zones, including the Public Conservation and Resources Zone which applied to much of the land surrounding Woods Point. State policy is supportive of extractive industry, provided permit requirements are met.</li> </ul>
Howqua Valley Landcare group	<ul style="list-style-type: none"> <li>Seeking review/update of the SLO Schedule 2 for the Lower Howqua Valley area - a revised schedule is provided with the email.</li> </ul>	<ul style="list-style-type: none"> <li>Additional content added to Planning Strategy (Strategy 40).</li> </ul>
Merrijig Public Hall Committee	<ul style="list-style-type: none"> <li>Request application of the Public Recreation and Conservation Zone to the Merrijig War and Service Memorial (the Five Pines)</li> </ul>	<ul style="list-style-type: none"> <li>Rezoning of Five Pine Memorial from Transport Zone to an alternative zone will require consent from VicRoads.</li> <li>Rezoning request will be referred for further investigation and discussion with VicRoads as part of an anomalies amendment (Strategy 10)</li> <li>Appropriate zone would be Public Park and Recreation Zone.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Public Park and Recreation Zone (PPRZ) (Clause 36.01 and schedule) over the Five Pines Memorial Site, Merrijig (opposite intersection of Buttercup Road and Mount Buller Road)</li> </ul>	<ul style="list-style-type: none"> <li>As above.</li> </ul>
	<ul style="list-style-type: none"> <li>Upgrade the zoning protection on the Mansfield Mullum Wetlands to Public Conservation and Resource Zone (Clause 36.03 and schedule (PCRZ)</li> </ul>	<ul style="list-style-type: none"> <li>Out of scope for the Planning Strategy – wetlands being considered in Mansfield Open Space Strategy and Station Precinct Activation Project</li> </ul>
	<ul style="list-style-type: none"> <li>All new housing permits should include a minimum of 10,000 litres per dwelling of potable water to assist with town water sustainability in all townships (Mansfield or small townships)</li> </ul>	<ul style="list-style-type: none"> <li>Environmentally Sustainable Design (ESD) initiatives, such as requirements for water tanks, must be considered as part of a broader ESD policy for incorporation into the planning scheme.</li> </ul>

		<ul style="list-style-type: none"> <li>▪ Council will undertake to prepare an ESD policy in future if required in consultation with agencies (such as Goulburn Valley Water).</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Partner with Landcare Up2Us to identify such specimens on public and private land and support mechanisms for preservation</li> </ul>	<ul style="list-style-type: none"> <li>▪ Reference made to the important role of local Landcare groups under Objective 20 of the Planning Strategy.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Develop an extractive industry policy.</li> </ul>	<ul style="list-style-type: none"> <li>▪ State government policy is supportive of extractive industries (subject to the requirements of a site work plan and appropriate permits). Local policy limiting such uses will not be supported at the state government level.</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Implement a Parking Overlay across all carparks, in recognition of the inadequacies of the current legacy parking standard.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Implementation of a Parking Overlay requires the preparation of a Parking Plan that considers a broad range of factors relating to parking rates and design requirements. The need for a Parking Plan and implementation of a Parking Overlay will be considered in the development of the Movement and Place Plan (Strategy 30).</li> </ul>
	<ul style="list-style-type: none"> <li>▪ A heritage study of the heritage houses and heritage station properties is required urgently so that the heritage of the Shire is not lost to a bulldozer or unsympathetic renovation of landmark housing and outbuildings.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Addressed by existing recommendation in the Planning Strategy (Strategy 29)</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>▪ Seeking rezoning of 1938 Mt Buller Road, Merrijig from farming to residential.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No further zoning for residential purposes is supported in Merrijig, as per the Settlement Hierarchy identified in Strategy 1.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>▪ Expression of strong support for objectives and strategies relating to social and affordable housing and seeking Council to be a leader in this space.</li> </ul>	<ul style="list-style-type: none"> <li>▪ No response required.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>▪ Need to prepare township plans for towns and settlements across the Shire.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Strategy included (Strategy 9).</li> </ul>
	<ul style="list-style-type: none"> <li>▪ Protection of native vegetation and significant trees on private land.</li> </ul>	<ul style="list-style-type: none"> <li>▪ Addressed by existing strategy relating to the identification and protection of remnant indigenous vegetation (Strategy 42 and 43).</li> </ul>

	<ul style="list-style-type: none"> <li>Loss of public access to locations of indigenous cultural heritage and environmental significance.</li> </ul>	<ul style="list-style-type: none"> <li>Out of scope of current study.</li> </ul>
	<ul style="list-style-type: none"> <li>Review Climate Action Plan</li> </ul>	<ul style="list-style-type: none"> <li>Addressed by existing Strategy establishing the need for the development of a Climate Change Action Plan (Strategy 46).</li> </ul>
	<ul style="list-style-type: none"> <li>Avoid clearing of trees in areas identified for development</li> </ul>	<ul style="list-style-type: none"> <li>Addressed by existing strategy relating to the identification and protection of remnant indigenous vegetation (Strategy 42 and 43).</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Need for policy relating to extractive industries.</li> </ul>	<ul style="list-style-type: none"> <li>State government policy is supportive of extractive industries (subject to the requirements of a site work plan and appropriate permits). Local policy limiting such uses will not be supported at the state government level.</li> </ul>
	<ul style="list-style-type: none"> <li>Need to address water supply constraints in response to growth.</li> </ul>	<ul style="list-style-type: none"> <li>Serviceability of development areas for reticulated services noted in area descriptions.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 65 Mt Battery Road, Mansfield from Rural Living Zone to Low Density Residential Zone on the basis that it is an anomaly and has services normal to the Low Density residential zone.</li> </ul>	<ul style="list-style-type: none"> <li>The subject land is noted as being an anomaly. Include for rezoning in future planned anomaly amendment.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 210 Malcolm Street, Mansfield from Low Density Residential Zone to General Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Lot not within areas strategically identified for residential growth. Rezoning not supported.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 142 Malcolm Street, Mansfield Low Density Residential Zone to General Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Lot not within areas strategically identified for residential growth. Rezoning not supported.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Rezoning of section of 10 Paxtons Lane, Mansfield from Farming Zone to Rural Living Zone to address split zoning.</li> </ul>	<ul style="list-style-type: none"> <li>Only one zone should apply to each lot. Property to be included in anomalies amendment (Strategy 10).</li> </ul>
	<ul style="list-style-type: none"> <li>Reduce the minimum lot size for the Rural Living 1 Zone in closer proximity to the Mansfield township.</li> </ul>	<ul style="list-style-type: none"> <li>Addressed by existing strategy related to undertaking further strategic work to identify areas appropriate for the reduction of minimum lot sizes in the Rural Living Zone (Strategy 23).</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 7 Lakins Road from Rural Living Zone to a zone that allows for industrial uses.</li> </ul>	<ul style="list-style-type: none"> <li>Future need for commercial and industrial land was considered by the <i>Mansfield Commercial and Industrial Land Use Strategy 2021</i>, which undertook strategic assessment of locations for growth in industrial activities. 7 Lakins Road is</li> </ul>



		not within these locations and is therefore not supported for rezoning.
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 331 Dead Horse Lane, Mansfield from Rural Living Zone to Low Density Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Lot located within area identified for future residential growth (Strategy 2). Subdivision and development will be subject to preparation of a Development Plan.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 80 Ogilvies Road, Mansfield from Farming Zone and Rural Living Zone to General Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Lot not within areas strategically identified for residential growth. Rezoning not supported.</li> </ul>
Breaker Bro Investments	<ul style="list-style-type: none"> <li>Seeking removal of Environmental Audit Overlay from Walker St and 185 Howes Creek Road, Mansfield.</li> </ul>	<ul style="list-style-type: none"> <li>Not within scope of current study to assess strategic merits of removal of EAO. Amendment process to be led by proponent.</li> <li>Strategic assessment of this site to determine potential for removal of EAO should be undertaken via proponent led planning scheme amendment process.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 780, Tabletop Road, Tolmie from Farming Zone to Rural Living Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Lot not within areas strategically identified for residential growth. Rezoning not supported.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Request for rezoning for Dead Horse Lane (north of Stockmans Rise Estate) to be prioritised from a Farming Zone to General Residential Zone in stage 1 of the planning strategy to enable subdivision and housing.</li> </ul>	<ul style="list-style-type: none"> <li>As per the staging plan outlined in Strategy 3 (refer Table 6 and 7), this site is prioritised for rezoning for General Residential Zone.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 1740 Maroondah Highway, Bonnie Doon from Farming Zone to a commercial zone.</li> </ul>	<ul style="list-style-type: none"> <li>Rezoning of this site was not identified in the recently adopted <i>Mansfield Commercial and Industrial Land Use Strategy 2021</i>.</li> <li>Strategic assessment of this site to determine potential for rezoning should be undertaken via proponent led planning scheme amendment process.</li> </ul>
Private submitter	<ul style="list-style-type: none"> <li>Seeking rezoning of land at 13 McLeods Road Mansfield from Farming Zone to Low Density Residential Zone.</li> </ul>	<ul style="list-style-type: none"> <li>Lot not within areas strategically identified for residential growth. Rezoning not supported. Development of this site for residential would not support policy directions for compact settlements and contiguous growth.</li> </ul>
Engage Mansfield posts and comments		
	<ul style="list-style-type: none"> <li>Need for hospital upgrade</li> </ul>	<ul style="list-style-type: none"> <li>Not within scope of Planning Strategy.</li> </ul>

	<ul style="list-style-type: none"> <li>Potential for Intentional Communities to support housing affordability.</li> </ul>	<ul style="list-style-type: none"> <li>Addressed under existing Objective 4.</li> </ul>
	<ul style="list-style-type: none"> <li>Potential for shared path circumventing the town.</li> </ul>	<ul style="list-style-type: none"> <li>To be considered in preparation of Movement and Place Plan (Strategy 30).</li> </ul>
	<ul style="list-style-type: none"> <li>Additional housing to support farming enterprises.</li> </ul>	<ul style="list-style-type: none"> <li>Amendment VC202 to the Victoria Planning Provisions removes the need for a planning permit for worker accommodation for up to 10 people in the Farming Zone, making it easier for farmers to attract and retain vital workers, especially in peak harvest and picking seasons.</li> <li>The planning permit exemption is only available exclusively to accommodate workers engaged in agriculture and must be on at least 40 hectares of land in a Farming Zone.</li> </ul>
	<ul style="list-style-type: none"> <li>Allow secondary dwellings on a lot to support housing diversity.</li> </ul>	<ul style="list-style-type: none"> <li>Addressed under existing Objective 4.</li> </ul>
	<ul style="list-style-type: none"> <li>Actively encourage in the Planning Scheme multi-generational home designs (accessible housing).</li> </ul>	<ul style="list-style-type: none"> <li>Not within scope of Planning Strategy.</li> <li>The National Construction Code (NCC) is Australia’s primary set of technical design and construction provisions for buildings. It sets the minimum required level for the safety, health, amenity, accessibility and sustainability of certain buildings.</li> <li>The Australian Building Codes Board (ABCB), on behalf of the Australian Government and each State and Territory government, produces and maintains the NCC.</li> <li>ABCB is currently undertaking analyses to determine whether the NCC should be updated to include universal accessible design features which enable use by people either with a disability or transitioning through their life stages.</li> </ul>
	<ul style="list-style-type: none"> <li>Ensuring open space and provision of services keeps pace with population growth.</li> </ul>	<ul style="list-style-type: none"> <li><i>Mansfield Open Space Strategy</i> underway to determine need for open space across Shire. Mansfield Planning Strategy focused on ensuring sufficient land available to accommodate growth and providing policy basis for undertaking detailed assessment for infrastructure and (Council) services.</li> </ul>

	<ul style="list-style-type: none"> <li>Upgrade of drainage systems.</li> </ul>	<ul style="list-style-type: none"> <li>To be considered in preparation of Infrastructure Plan (Strategy 30).</li> </ul>
	<ul style="list-style-type: none"> <li>Support for sustainable development of towns and settlements across the Shire (aside from Mansfield).</li> </ul>	<ul style="list-style-type: none"> <li>Settlement hierarchy (Strategy 1) supports sustainable development by encouraging development in locations best supported by infrastructure and services, aligned with state government guidance regarding planning for growth. Township planning will seek to identify local level needs, within the framework of the Settlement Hierarchy.</li> </ul>