

MANSFIELD PLANNING SCHEME REVIEW: COLLATION & PRIORITISATION OF FURTHER STRATEGIC WORK (FSW)

FSW Project number	FSW Project Name	FSW project source:	Has the FSW project been completed (YES / NO)?	Has the FSW project been commenced (YES / NO)?	Is the FSW project required by Council (YES / NO)?	If the FSW project is not required by Council, explain why not.
		<ul style="list-style-type: none"> - s74.02 - Previous PS Review - Council-adopted policy / strategy (provide name i.e., Mansfield Structure Plan) - Current PS Audit (list analysis) 				
1	In Mansfield township: <ul style="list-style-type: none"> ▪ 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. ▪ Prepare master plans for key open space areas including the co-location of facilities. ▪ 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. ▪ Develop a stormwater and drainage management plan to guide requirements for future development and new infrastructure. ▪ Explore future alternative uses for the racecourse grounds, including active playing field location for Council. 	s74.02	NO	NO	YES	This work should be an infrastructure document.
			NO	YES	YES	
			NO	YES	NO	
			NO	NO	YES	
			NO	NO	YES	
			NO	NO	YES	

	<ul style="list-style-type: none"> Explore rezoning of Industrially zoned land to Mixed Use or Residential subject to environmental constraints. 		NO	NO	NO	Repetition of previous work
2	In Jamieson, consider rezoning the pocket of General Residential Zone land located 500 metres south of Eildon-Jamieson Road.	s74.02	NO	NO	YES	
3	In Goughs Bay and Mountain Bay, consider rezoning the General Residential Zone land to Township Zone to reflect the lack of infrastructure to support more intensive development.	s74.02	NO	NO	YES	.
4	Provide statutory protection to significant ridgelines and Alpine approaches currently not protected by the planning scheme.	s74.02	NO	NO	YES	
5	Delineate those portions of the Broken, Goulburn, Delatite, Jamieson, Howqua and Big Rivers and Fords Creek which are inundated in a 1 per cent probability flood event.	s74.02	NO	NO	YES	
6	Review flood mapping to inform future planning scheme amendments, to the satisfaction of the Floodplain Management Authority, following significant regional floods, implementation of approved flood mitigations schemes, or completion of new flood studies.	s74.02	NO	NO	YES	Note: Council has applied for a funding to undertake a flood study for Mansfield Township.
7	Prepare development guidelines to manage the interface of sensitive uses in Mansfield.	s74.02	NO	NO	YES	
8	Prepare a new rural strategy that addresses use, development, subdivision of land, the outcomes of the <i>Domestic Wastewater Management Plan 2014</i> , other	s74.02	NO	NO	YES	

	environmental constraints and landscape significance.					
9	Prepare a signs policy for the Mansfield shopping centre and its key gateways/alpine approaches.	s74.02	NO	YES	YES	
10	Undertake a heritage gap study to address gaps in the knowledge of heritage assets of Aboriginal or post-European settlement significance, particularly in rural areas and smaller settlements.	s74.02	NO	NO	YES	
11	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.	s74.02	NO	NO	YES	
12	Require integrated development in defining areas in these waterside precincts that can be readily supplied with infrastructure.	s74.02	NO	NO	NO	Does not apply to the strategic planning area.
13	Flood hazard mapping and implement planning controls prepared in partnership with Goulburn Broken Catchment Management Authority.	Previous 12B Review (2015)	NO	NO	NO	Is a repetition of items 5 and 6
14	Adopt and implement the Mansfield Structure Plan and the Merrijig Township Concept Plan.	Previous 12B Review (2015)	YES	YES	NO	The Mansfield Township structure plan has been adopted and implemented into the planning scheme. The Merrijig township concept plan has not been implemented. However, It is included in Council's strategic works programme to create a structure plan for Merrijig as recommended by the Mansfield Planning Strategy.
15	Planning for Lakins Road industrial estate, Mansfield.	Previous 12B Review (2015)	NO		NO	Proposed for rezoning
16	Insert the Domestic Wastewater Management Plan 2014 into the scheme.	Previous 12B Review (2015)	YES	Yes	NO	Already completed

17	Housing Strategy / Neighbourhood Character Study and review of township structure plans to guide appropriate application of residential zones and built form guidelines.	Previous 12B Review (2015)	YES	YES	NO	Part of Mansfield Planning Strategy
18	Planning policy response to ultra-processed food outlets.	Previous 12B Review (2015)			YES	
19	Planning for growth and climate change impacts, including risks such as fire and flooding.	Previous 12B Review (2015)			YES	
20	Planning for the protection of agricultural land, water and vegetation that contribute the high landscape values of the Shire.	Previous 12B Review (2015)			YES	Keep instead of rural study
21	Prepare a signage strategy to implement the Township Approaches Planning Controls and Guideline Study, Mansfield (2018).	Current PS Audit	YES		YES	
22	Consider whether a Design and Development Overlay is required to address character and urban design in Mansfield Township.	Current PS Audit			YES	
23	Review, with Goulburn Murray Water, the buffer zone areas and zones around wastewater management facilities.	Current PS Audit			YES	Goubourn Valley Water
24	Prepare policy guidance to help balance priorities for rural land use, tourism in agricultural areas and protection of landscape values.	Current PS Audit			YES	Combine with 20
25	Identify areas where vegetation and key biodiversity areas should be retained and conserved and apply appropriate planning tools to protect them.	Current PS Audit			YES	
26	Identify, in partnership with Goulburn Murray Water and Goulburn Valley Water, where permit triggers within the ESO1 and 2 can be amended or removed to reduce the resource burden on councils and referral	Current PS Audit				Remove GVW

	authorities and remove red tape for applicants.					
27	Develop, in partnership with Traditional Owners, new planning policy to support Traditional Owner interests and values.	Current PS Audit			YES	
28	Update flood prone area mapping across the municipality in partnership with Goulburn Broken Catchment Management Authority.	Current PS Audit			NO	Repitition of other
29	Prepare a Rural Living Strategy or similar to identify areas of the Shire that would be suitable for Rural Living Zone and Low Density Residential Zone.	Current PS Audit			NO	Combine with 20
30	Identify areas where vegetation and key biodiversity areas should be retained and conserved and apply appropriate planning tools to protect them.	Current PS Audit				Double up of 25
31	Prepare a housing strategy or neighbourhood character study to review township framework plans and settlement strategies to assess growth opportunities and constraints, populate local schedules to residential zones, and align township zoning with State policy (PPNs 90 ad 91).	Current PS Audit			NO	Mansfield Planning Strategy does this
32	Undertake strategic work to prepare the municipality for climate change impacts, including risks such as fire and flooding	Current PS Audit			YES	
33	Progress a planning scheme amendment to correct zoning errors and other minor planning scheme anomalies.	Mansfield Planning Strategy 2022			YES	
34	Prepare a heritage gaps study to identify, assess and protect place of cultural heritage significance across the	Mansfield Planning Strategy 2022			NO	Double Up

	municipality and local heritage policy at Clause 15.03-2L.					
35	Review extent of SLO1 and SLO2 to ensure they are sufficient to achieve their landscape objectives.	Mansfield Planning Strategy 2022				Double Up
36	Investigate application of SLO to Lake Eildon surrounds.	Mansfield Planning Strategy 2022			YES	
37	Review extent and application of Rural Conservation Zone to ensure environmental assets and sensitive areas have appropriate protection.	Mansfield Planning Strategy 2022				Combine with 20
38	Undertake planning scheme amendment to include "grandfather" trees into the VPO at the nomination of property owners.	Mansfield Planning Strategy 2022				Combine with 25
39	Consider potential to apply the Rural Conservation Zone to protect areas of native vegetation across the Shire.	Mansfield Planning Strategy 2022				Combine with 20
40	Update the relevant Municipal Planning Statement (MPS), local policy and other planning controls (Zones, Overlays) in the Mansfield Planning Scheme based on recommendations from the Climate Change Action Plan.	Mansfield Planning Strategy 2022				Combine with 32

INSTRUCTIONS – TABLE 1

Step 1: PSR team to list Council-retained FSW projects from Table 1 in columns 1-3 of Table 2.

Step 2: Council to undertake a FSW prioritisation exercise in accordance with the following instructions:

Context

- Within the new structure for planning schemes, Clause 74.02 Further Strategic Work includes a local schedule.
- Smart Planning has established a limit of 500 words for this clause, and it should only include work that it is likely commence within the next four years, which is the review period for planning schemes.
- Prioritising work that needs to be done is difficult in the context of a Council's budget process and responsibilities. There are many competing priorities across Council, and funds are limited through structures such as rate capping or must be applied to particular projects based on external funding requirements or particular funding mechanisms (such as Development Contributions and Open Space levies).
- In addition, within a planning department context, staff capacity and availability of funding are limiting factors in progressing strategic planning projects.
- The following list sets out all the ways in which further strategic work is generated:
 - The strategic work is a statutory requirement
 - There is a Council resolution to undertake the work
 - The strategic work is a State government requirement
 - State or regional policy has changed and a local response required
 - Current policy is dated and no longer reflects Council thinking
 - There is a policy vacuum or confusion
 - There is an 'under the counter' policy that would be better placed in the planning scheme
 - Conditions have changed (e.g. change of ownership of land, industry moving out of the area, changes to farming practices)
 - VCAT decisions and Panel recommendations indicate the work is necessary

Redink Planning has developed a risk and resources matrix to assist with the prioritisation process of the future work Council has on its books to assist with prioritising projects.

Question	Measure	Comment
What is the risk of not doing the work?	High Medium Low	
What benefit will be gained from undertaking the work?	High Medium Low	
What are the estimated costs (EFT) associated with this work?	EFT:	
What are the estimated costs (consultancy budget, notification, community consultation etc.) associated with this work?	\$	
What is the estimated time frame to complete the strategic planning work? (NOT including planning scheme amendment time)	Months	
How will the work be funded? <ul style="list-style-type: none"> - EFT budget: - Operational budget: - Capital budget: - Grants / funding: - Levy (etc., DCPs, Open Space levies): - Other government funding: - Proponent funding: 		

Once the work has been prioritised, the following principles can be applied to determine if it should be included in the schedule to Clause 74.02.

Principles for including further strategic work in the LPPF	
1	It will aid a reader in making a decision or recommendation.
2	It responds to a relevant local planning need.
3	It demonstrates a link to achieving the objectives of planning.
4	It has been clearly scoped and identifies the issue or issues to be addressed.
5	There is a capacity to secure resources to prepare the further strategic work in a timely manner.

For example, if Council is aware its industrial strategy is inadequate and needs to be reviewed, it is appropriate to include as further work:

‘Prepare an Industrial Strategy to assess the viability and future of existing industrial areas and identify where new industrial development should be directed.’

This flags to a decision maker:

- the Council is aware of a policy gap, or an out of date policy, has not yet completed the strategy work necessary to amend the policy in the planning scheme, but intends to do so.
- the issue that is intended to be addressed through the further work (viability of existing industrial areas and identification of new industrial land).
- that a future amendment about the issue has strategic justification as council has recognised that the planning scheme needs to address this issue.

Using this schedule as a 'wish list' of further work or as a repository of all the projects the planning department has on its work program should be avoided.

Based on these principles, the further strategic planning work that has been identified in this report that should be included in the planning scheme will be determined with Council and officers as part of the next stage of the review.

Thoughts about a potential prioritisation tool

Project number	Project name	Source of project (may be multiple) e.g Mansfield Structure Plan, Planning scheme audit etc)	Risk of not doing the work considering: <ul style="list-style-type: none"> Achievement of council vision. Achievement of planning objectives for state. Resource cost to Council. Reducing red tape. 1 is high risk (higher priority). 5 is low risk (lower priority)	Reasons	Resource requirements <ul style="list-style-type: none"> Significant – More than \$100K and significant officer time High – More than \$50K and significant officer time. Medium - \$10K - \$50K and moderate officer time. Low – Under \$10K or in house resources. 	Does this work need to be sequenced before or after other work. (e.g a settlement strategy needs to be prepared before a housing strategy). Specify projects.	Overall ranking
1	In Mansfield township: <ul style="list-style-type: none"> 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. Prepare master plans for key open space areas including the co-location of facilities. Investigate the application of the Parking Overlay and schedule to the town centre to meet future car parking demand generated by new retail, 	s74.02	3 medium risk	This further strategic work covers a lot of different topics. The critical component (rezoning of Lakins Road for Industrial) has already been lodged with the minister for planning. All other parts of this work are important, but not critical or likely to be completed within the next 4 years.	Significant	Can be undertaken alongside other strategic work.	

	<p>tourism and commercial development.</p> <ul style="list-style-type: none"> Develop a stormwater and drainage management plan to guide requirements for future development and new infrastructure. Explore future alternative uses for the racecourse grounds, including active playing field location for Council. <p>Explore rezoning of Industrially zoned land to Mixed Use or Residential subject to environmental constraints.</p>						
2	In Jamieson, consider rezoning the pocket of General Residential Zone land located 500 metres south of Eildon-Jamieson Road.	s74.02	5 Low	Considered a zoning anomaly to be considered in a future cleanup amendment	Low	Should be done alongside the anomaly amendment	
3	In Goughs Bay and Mountain Bay, consider rezoning the General Residential Zone land to Township Zone to reflect the lack of infrastructure to support more intensive development.	s74.02	4 Low	Council is hoping to receive funding to provide services to the Goughs Bay in the future. The rezoning may not be required in this instance.	Medium	No	
4	Provide statutory protection to significant ridgelines and Alpine approaches currently not protected by the planning scheme.	s74.02	3 Medium	Some protections are already in place. The Mansfield Planning Strategy recommends a review of the SLO's application across the shire to be reviewed and	Low	Should be undertaken alongside or after implementation of the Mansfield Planning Strategy.	

				potentially broadened in application.			
5	Delineate those portions of the Broken, Goulburn, Delatite, Jamieson, Howqua and Big Rivers and Fords Creek which are inundated in a 1 per cent probability flood event.	s74.02	4	This strategic will be undertaken over time. Council has currently applied for a grant to undertake a flood study of Mansfield. While the work is needed, it is heavily subject to funding.	Medium	No	
7	Prepare development guidelines to manage the interface of sensitive uses in Mansfield.	s74.02	4	Provisions within the planning scheme already manage these interfaces. Additional development guidelines would seek to iron out potential grey areas.	Medium	No	
9	Prepare a signs policy for the Mansfield shopping centre and its key gateways/alpine approaches.	s74.02	3	Council has started implementing this work and already has a strategic document recommending signage provisions.	Low	No	
10	Undertake a heritage gap study to address gaps in the knowledge of heritage assets of Aboriginal or post-European settlement significance, particularly in rural areas and smaller settlements.	s74.02	2	Half of the heritage study has been undertaken. However, there is still a large portion of unknown areas that have no	Medium	No	

				heritage protection.			
18	Planning policy response to ultra-processed food outlets.	Previous 12B Review (2015)	4	Does not really accord with the intent of the planning scheme but helps achieve Council vision and aids the planning officer assessing applications relevant to this FSW.	Low	No	
19	Planning for growth and climate change impacts, including risks such as fire and flooding.	Previous 12B Review (2015)	3	These issues are and should be considered holistically in other strategic work. While it would be beneficial to have a whole plan done, all current work considers these risks at length.	Medium	No	
20	Planning for the protection of agricultural land, water and vegetation that contribute the high landscape values of the Shire.	Previous 12B Review (2015)	2	Required to alleviate the pressures on farmland within Mansfield Shire. Currently growth pressures are placing strain on agricultural land, pushing up prices in these areas.	High	Keep instead of rural study	
21	Prepare a signage strategy to implement the Township Approaches Planning Controls and Guideline Study, Mansfield (2018).	Current PS Audit	3	This work is already underway.	Low	No	

22	Consider whether a Design and Development Overlay is required to address character and urban design in Mansfield Township.	Current PS Audit	3	Parts of this strategic work will be implemented with the creation of the NRZ and character statements for separate areas resulting from the Mansfield Planning Strategy.	Low		
23	Review, with Goulburn Murray Water, the buffer zone areas and zones around wastewater management facilities.	Current PS Audit	3	Current planning practice has been to avoid waste management areas entirely for development. Consideration of these areas will become more important should towns within the shire expand more into the future.	Medium	Goulburn Valley Water	
25	Identify areas where vegetation and key biodiversity areas should be retained and conserved and apply appropriate planning tools to protect them.	Current PS Audit	3	Work in this area will be undertaken in consultation with the community who may elect their own vegetation to be covered by vegetation protection.	Medium	No	
26	Identify, in partnership with Goulburn Murray Water and Goulburn Valley Water, where permit triggers within the ESO1 and 2 can be amended or removed to reduce the resource burden on	Current PS Audit	2	Need to progress this to reducing administrative burden and red tape.	Medium	Remove GVW	

	councils and referral authorities and remove red tape for applicants.						
27	Develop, in partnership with Traditional Owners, new planning policy to support Traditional Owner interests and values.	Current PS Audit	3	Council is already partnering with Traditional Owners and working through a memorandum of understanding and involves them in all their strategic work.	Low	No	
31	Prepare a housing strategy or neighbourhood character study to review township framework plans and settlement strategies to assess growth opportunities and constraints, populate local schedules to residential zones, and align township zoning with State policy (PPNs 90 ad 91).	Current PS Audit	2	Work being undertaken and implemented within the Mansfield Planning Strategy. Important to maintain the character of Mansfield Shire and community values.	Medium (subject to funding)	Mansfield Planning Strategy implementation achieves this	
32	Undertake strategic work to prepare the municipality for climate change impacts, including risks such as fire and flooding	Current PS Audit	3	Consolidate with FSW 19	Consolidate with FSW 19	Consolidate with FSW 19	
33	Progress a planning scheme amendment to correct zoning errors and other minor planning scheme anomalies.	Mansfield Planning Strategy 2022	3	Will be undertaken alongside the MPS implementation. No zoning anomalies identified are currently considered detrimental.	Low	No	
36	Investigate application of SLO to Lake Eildon surrounds.	Mansfield Planning Strategy 2022	3	Much land around Lake Eildon is farming zone and subject to	Medium	No	

				conditions already requiring the protection of landscape values. Whilst this is important strategic work it will be more feasible to implement the SLO where land around Lake Eildon is rezoned for more intensive development.			
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