

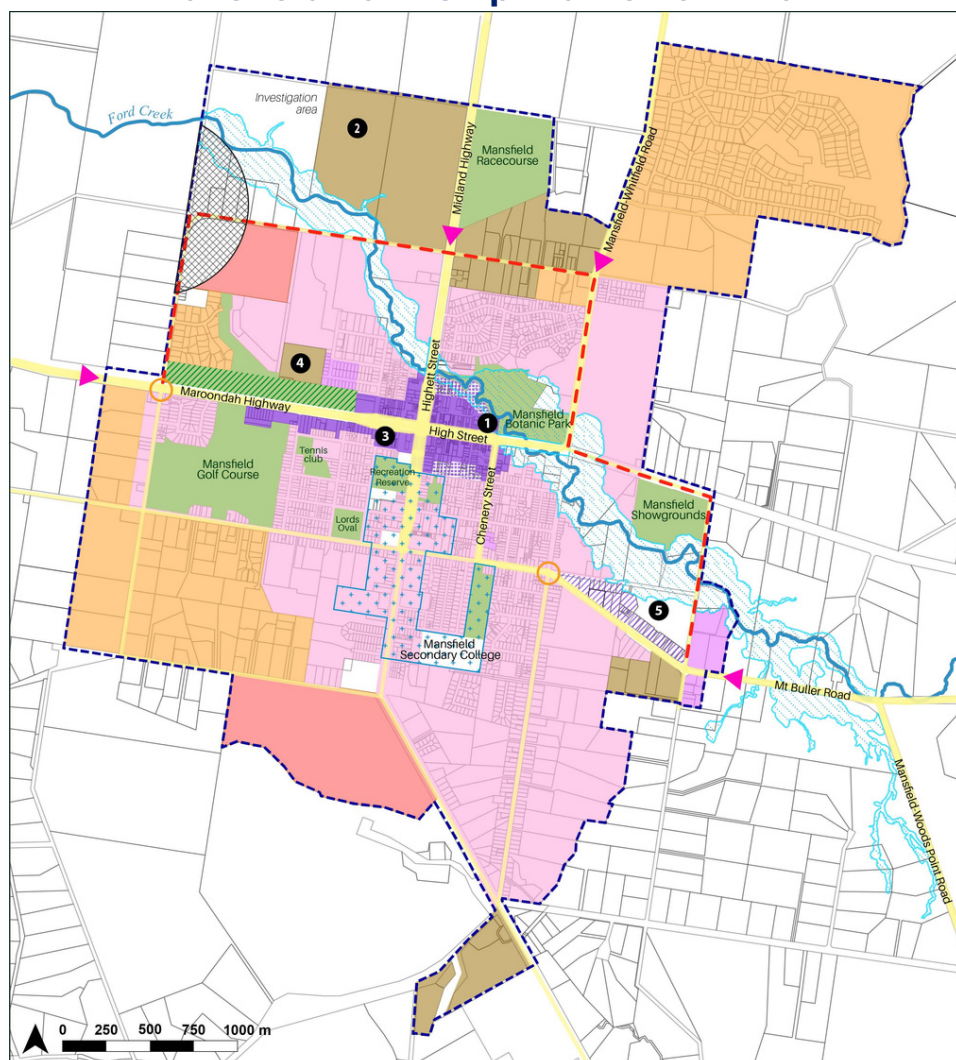
C60mans - Mansfield Township

Planning scheme amendment C60mans is on exhibition
Here's what it says about the strategic direction for Mansfield Township

What is Amendment C60mans?

C60mans is a planning scheme amendment which implements the Mansfield Planning Strategy, 2022. The amendment updates the strategic directions in the Mansfield Planning Scheme to better reflect the context of Mansfield Shire. It introduces a settlement hierarchy and sets out policy to direct growth and development across the shire, as well as introducing character statements for each settlement.

Mansfield Township Framework Plan



Legend		
General Residential Zone	Commercial Core	Strategic Settlement Boundary
Industrial Zone	Commercial 2 Area	
Neighbourhood Residential Zone	Commercial Transition Precinct	Key redevelopment sites:
Low Density Residential Zone	Health and Education Precinct	1 1-7 High Street
Mixed Use Zone	Wastewater Treatment Plant Buffer	2 141 Lakins Road
Open Space	Heavy Vehicle Alternative Route	3 102 High Street
Wetlands	Town gateway commencement	4 16 Stock Route
Urban Floodway Zone	Intersection upgrade required	5 8 Timothy Lane

Settlement Classification: Main Service Centre

Strategic Directions for Mansfield Township

Mansfield Township is the only urban centre with significant growth potential in the Shire and provides all major services and infrastructure for the community.

Existing infrastructure is capable of servicing growth however, there is a need to increase water storage capacity.

Mansfield Township accommodates most of the residents in the Shire and provides for a range of commercial activities servicing the resident population and other settlements.

It has a diverse range of community services and infrastructure, including health, education, and sporting and recreation facilities.



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The amendment updates the strategies for Mansfield Township as defined by the framework plan on the previous page.

Housing strategies

- Contain and intensify residential development within existing residentially zoned land.
- Encourage medium density development in areas that can capitalise on existing physical and social infrastructure in proximity to the town centre.
- Encourage the redevelopment of key strategic sites, infill sites and currently vacant land zoned for residential purposes.
- Discourage any proposed General Residential rezonings in the short to medium term (0-10 years).
- Support smaller housing options and retirement and aged care accommodation close to the town centre and areas with existing social and physical infrastructure.
- Encourage opportunities to increase the supply of affordable housing to cater for lower income households, key workers, older people and young people.

Subdivision strategies

- Support new subdivisions to be developed around a grid like road structure to maximise pedestrian and vehicular permeability and avoid culs-de-sac.
- Avoid creating battleaxe blocks in new subdivisions to create safer communities.

Low Density Residential Zone strategies

- Support development that maintains the transitional role of development between the town core and surrounding rurally zoned land.
- Support a variety of housing styles, roof forms and materials to provide interest and diversity along the streetscape
- Encourage landscaping and vegetation treatments that maintain the existing character of the streetscape.

To view amendment in its entirety, including commercial and industrial strategies, please scan the QR code above or visit:
mansfield.vic.gov.au/community-engagement

Design strategies

- Support development designed to respond to the existing built form character of the centre.
- Maintain the predominant single storey built form, consistent front setbacks and structure in High Street and Highett Street.
- Protect 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 as part of residential development.
- Provide for pedestrian amenity as part of commercial development through the use of verandahs extending to the kerb and other pedestrian friendly design treatments.
- Design access to parking to minimise impacts on active frontages and preferably be provided via secondary streets, laneways or other parking areas.
- Design signs to be proportionate to the building façade and directed to the verandah and below verandah.

If you have questions about C60mans please contact the Strategic Planning team on (03) 5775 8555 or by emailing strategic.planning@mansfield.vic.gov.au

