

# **MANSFIELD PLANNING SCHEME**

**AMENDMENT C44mans**

**INCORPORATED DOCUMENT**

**Mansfield Station Precinct**

**2021**

This document is an incorporated document in the Mansfield Planning Scheme pursuant to Section 6(2)(j) of the *Planning and Environment Act 1987*.

OFFICIAL

## INTRODUCTION:

This document is an incorporated document to the Mansfield Planning Scheme (the Scheme), made under Clause 36.02, Public Park and Recreation Zone, and listed under the Schedule to Clause 72.04.

In the event of any inconsistency between the specific controls contained in this document and any provision of the Mansfield Planning Scheme, the specific controls contained in this document will prevail.

## ADDRESS OF THE LAND:

This incorporated document applies to the Mansfield Station Precinct, being 12.9 hectares in area and described as Crown Allotment 59A, Parish of Mansfield. The precinct forms the major western entrance to the Mansfield Township, located north of the Maroondah Highway, east of Withers Lane, west of Kitchen Street and south of private land to the east and west of the Stock route.



Mansfield Station Precinct to which this incorporated document applies.

## PURPOSE:

To allow uses and developments on the land that are not being conducted by or on behalf of the public land manager that would be otherwise be prohibited under the applicable Public Park and Recreation Zone. The eastern carpark noted as “H” on the plan of page 4 is located within a parcel zoned part Commercial Zone Schedule 1 and part General

Residential Zone Schedule 1, the Incorporated Document also allows uses and developments in accordance with the masterplan for this area. While intended land uses and developments on the land would not require a planning permit if conducted by or on behalf of the public land manager, Clauses 36.02-6 & 7 of the zone provide for the use of an incorporated document to outline specific provisions as to how land may otherwise be used and developed.

Under this incorporated document, all uses and developments not prohibited under the Public Park and Recreation Zone may be conducted without a planning permit in accordance with the incorporated document, irrespective of whether they are conducted by or on behalf of the public land manager or a private operator.

#### **APPLICATION OF PLANNING SCHEME PROVISIONS:**

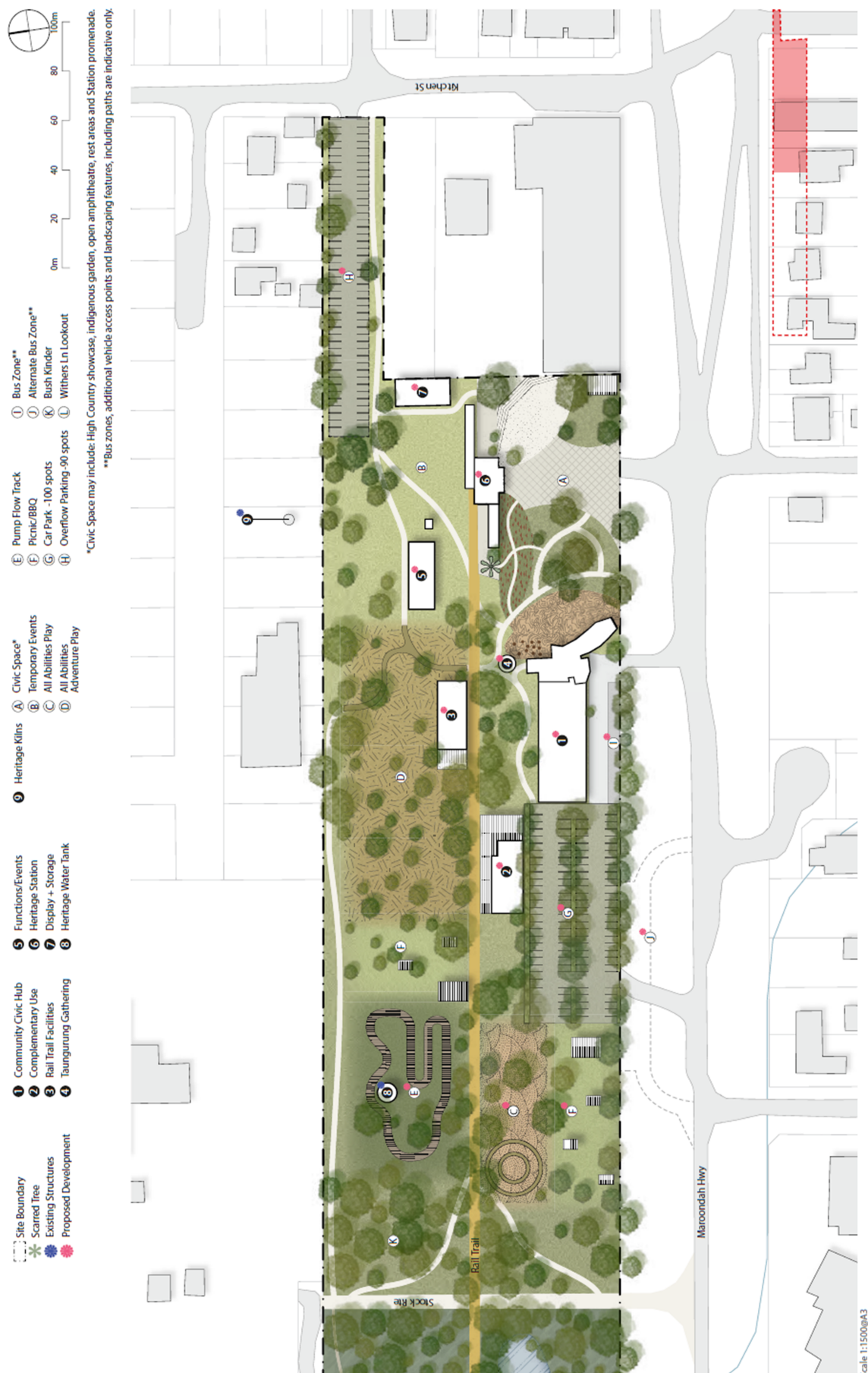
The site is adjacent to the Maroondah Highway, and the relevant provisions of Clause 52.29, Land adjacent to the Principal Road Network, will continue to apply.

The following provisions of the Mansfield Planning Scheme do not apply to the land identified in this Incorporated Document:

Any Section 1 or 2 use or development of land under the Public Park and Recreation Zone that is not prohibited under Section 3 may be used without a planning permit, whether or not it is conducted by or on behalf of a public land manager, provided the use or development is in accordance with:

- The following master plan (the 'master plan') for the land outlined in Section 2.2 of the *Mansfield Station Precinct Activation Project, Master Plan and Implementation Plan*, May 2019.

## MANSFIELD STATION PRECINCT MASTERPLAN:





Note: Plan 1 of 2 is omitted as it has no consequence regarding additional use or development within the precinct.

These uses include:

Use	Use definition
Recreation uses	<i>Leisure and recreation</i>
Community activities	<i>Place of assembly</i>
Retail & café (community civic hub)	<i>Place of assembly</i> <i>Food and drink premises</i>
Food & beverage (including brewery)	<i>Food and drink premises (under</i> <i>Retail premises)</i>
Bike hire, shop and repair	<i>Retail premises</i>
Functions & events (heritage shed)	<i>Function centre (under Place of</i> <i>assembly)</i>

#### **DECISION GUIDELINES:**

To allow uses and developments on the land that are not being conducted by or on behalf of the public land manager, the following decision guidelines must be considered:

- The general strategic directions and actions of the *Mansfield Station Precinct Activation Project, Master Plan and Implementation Plan*, May 2019.
- Whether the proposal is consistent with the intent of the public land reservation applying to the land under the *Crown Land (Reserves) Act 1978*.

**END OF DOCUMENT**