

C60mans - Mansfield Township

Planning scheme amendment C60mans is on exhibition
Here's what it says about neighbourhood character in Mansfield Township

What is Amendment C60mans?

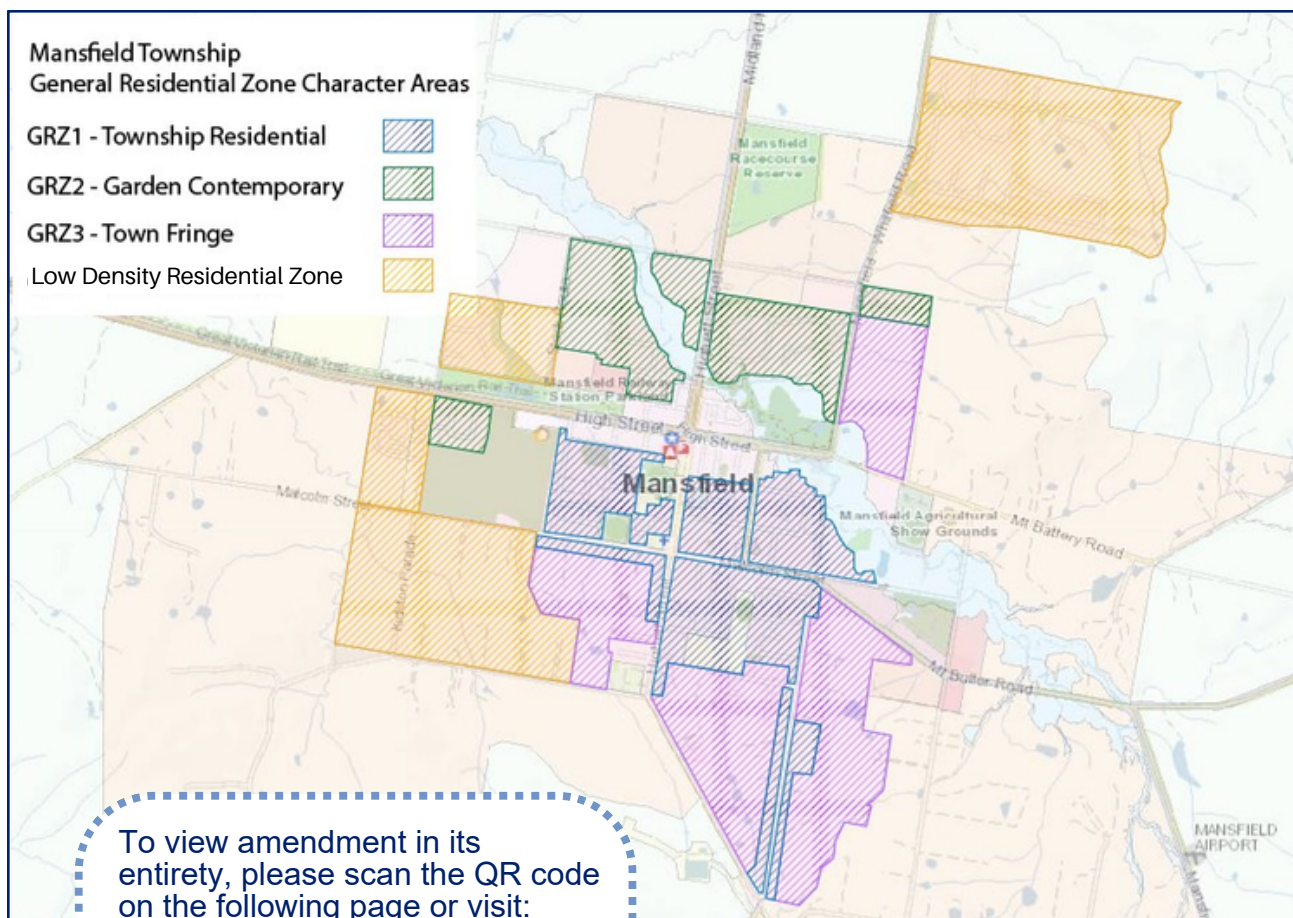
C60mans is a planning scheme amendment which implements the Mansfield Planning Strategy, 2022. The amendment updates the strategic directions in the Mansfield Planning Scheme to better reflect the context of Mansfield Shire. It introduces a settlement hierarchy and sets out policy to direct growth and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

Mansfield's Character

Mansfield Township's residential areas are characterised by wide streets with on-street parking, large lots and street trees. Infill and medium density development will challenge the urban character of some areas in town. Key attributes such as their spacious garden and canopy tree settings and identified heritage buildings should remain and be protected

Neighbourhood Character:

Township Residential
Garden Contemporary
Town Fringe



To view amendment in its entirety, please scan the QR code on the following page or visit:
mansfield.vic.gov.au/community-engagement



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The amendment introduces neighbourhood character statements for Mansfield Township as detailed on the plan on the previous page

Neighbourhood Character objectives:

GRZ1 - Township Residential

- To encourage infill development that contributes to housing affordability and diversity that is sensitive to the existing character.
- To maintain the township character by encouraging development to incorporate hipped and gabled roofs, eaves and features that address the street such as front projecting bay windows and front verandahs.
- To maintain the existing pattern of built form by recessing garages and carparking space behind the front wall of the dwelling, and avoiding side by side or terraced housing.
- To maintain the sense of greenery by establishing trees and gardens in front setbacks.
- To maintain the sense of openness created by low, open chain mesh or timber front fences, or no front fences.

GRZ2 - Garden Contemporary

- To maintain the suburban character characterised by wide lots, predominantly single storey dwellings with hipped roofs, narrow eaves and masonry or rendered building exteriors.
- To maintain the rhythm and scale of streetscapes by providing consistent front setbacks, narrow side setbacks and concrete driveways.
- To maintain the sense of greenery by establishing trees and gardens in front setbacks.
- To maintain the sense of openness by avoiding front fences and encouraging common property driveways when land is subdivided to allow for multiple dwellings on a lot.

GRZ3 - Town Fringe

- To support subdivision of larger lots to create a diversity of lot sizes and housing choices, subject to the availability of services.
- To preserve the grid like structure by developing through roads and avoiding culs-de-sac and private roads.
- To maintain the semi-rural character through encouraging low height post and rail, picket fencing or vegetated front boundaries.
- To maintain the semi-rural character by encouraging gravel driveways and vegetated side setbacks.
- To maintain existing remnant vegetation.

What the character objectives do

The character statements provide direction on the existing and preferred character for Mansfield.

The inclusion of character statements will enable Mansfield's neighbourhood character to be considered in future planning permit application assessment.

The character statements do not apply if a planning permit is not required.

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

