

C60mans - Alpine Ridge & Sawmill Settlement

Planning scheme amendment C60mans is on exhibition
Here's what it says about Alpine Ridge and Sawmill Settlement

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.

Alpine Ridge and Sawmill Settlement Strategies

- Encourage a variety of uses on existing sites that have commercial uses in Alpine Ridge, Sawmill Settlement and Pinnacle Valley.
- Develop a walking trail network in the open space corridor along the Delatite River.

General Strategies

- Direct most population growth and residential development to Mansfield township.
- Support modest population growth and residential development in Bonnie Doon and Merrijig.
- Support incremental population growth and housing development within existing residentially zoned areas in Townships and Settlements.
- Consolidate existing residential areas, provided wastewater can be managed on site in un-serviced Townships and Settlements.
- Avoid development of dwellings not associated with the productive agricultural use of land in rural localities.
- Discourage linear development along the Maroondah Highway.
- Site and design development along the Maroondah Highway and Mt Buller Road to be sensitive to the 'Alpine Approach'.

Settlement Classification:
Serviced Settlements

Neighbourhood Character:
Alpine Approaches

Strategic Directions for Alpine Ridge and Sawmill Settlement

Settlements have some residential zoned land and accommodate very small populations. Settlements generally do not have any commercial activity or community facilities.

They cater predominantly for non-resident landowners, holiday makers and tourists and in some settlements, there are also a small number of permanent residents.

The serviced settlements are Sawmill Settlement and Alpine Ridge, and limited growth in currently zoned land is supported in these locations.

The topography and environmental constraints such as the extent of native vegetation and the resultant fire risk and ambience of the land will mean that creative urban design and strict development and density controls will need to be applied to any development.

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



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The amendment introduces the township character for Alpine Ridge and Sawmill Settlement and applies a new Schedule 7 to the General Residential Zone (GRZ7). The addition of a schedule to the General Residential Zone allows for neighbourhood character objectives to be introduced in these areas.

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

Neighbourhood Character Objectives

- To conserve significant views by ensuring development does not extend above key ridgelines or interrupt key viewpoints along the Alpine Approaches.
- To provide significant front and side setbacks to allow for the retention of remnant vegetation or for new planting to uphold the prevailing river valley character.

Alpine approaches character area

Settlements are dominated by long-ranging views to Mount Buller and Mount Stirling. Dwellings sit within medium- to large-sized lots, sometimes built up and oriented to take advantage of mountain views.

At lower points, dwellings are set among denser bushland vegetation with remnant trees and under storey.

The gateway role of the Maroondah Highway and Mt Buller Road in framing views to the Alpine National Park is important and all development along these routes should be sensitive to these views.

What the character objectives do

The character statements provide direction on the existing and preferred character for each of Mansfield's outlying townships and character areas.

The inclusion of character statements will enable the areas neighbourhood character to be considered in future planning permit application assessment.

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

Where the changes apply in Alpine Ridge and Sawmill Settlement

