

C60mans - Merrijig

Planning scheme amendment C60mans is on exhibition
Here's what the amendment says about Merrijig Township

What is Amendment C60mans?

C60mans is a planning scheme amendment which implements the Mansfield Planning Strategy, 2022. The amendment updates the Context and 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.

Merrijig Strategies

- Develop Merrijig as a tourist gateway to Mount Buller and Mount Stirling as well as a local commercial and community centre for the surrounding rural community. **(existing)**
- Support residential expansion if reticulated services are provided. **(new)**
- Promote infill housing opportunities at Merrijig between Alpha Street and Omega Street. **(existing)**
- Discourage further subdivision of land fronting the Delatite River along the northern side of Mt Buller Road between Merrijig and Sawmill Settlement. **(existing)**
- Discourage new direct vehicle access to Mt Buller Road. **(existing)**
- Ensure access is provided for any redevelopment on the east side of Mt Buller Road via McCormacks Road. **(existing)**
- Provide community infrastructure to support the local community. **(new)**

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:
Town

Neighbourhood Character:
Alpine Approaches

What about the Delatite Valley Plan?

Amendment C60mans commenced prior to the preparation of the Delatite Valley Plan (DVP).

As a result, some provisions within C60 are inconsistent with the findings and recommendations of the DVP.

A planning scheme amendment will be commenced in the future to update the strategic directions for Merrijig in line with findings of the DVP and community feedback received.

Strategic Directions for Merrijig

Merrijig is a small town with excellent proximity to mountain and rural views located in the Upper Delatite Valley. It is appealing to people who desire a small town lifestyle with the additional services afforded by proximity to Mansfield.

Merrijig is serviced by a range of reticulated services and future rezoning of land may be appropriate to allow for tourism and residential development subject to strategic planning and the ability for infrastructure to be upgraded to meet demand.



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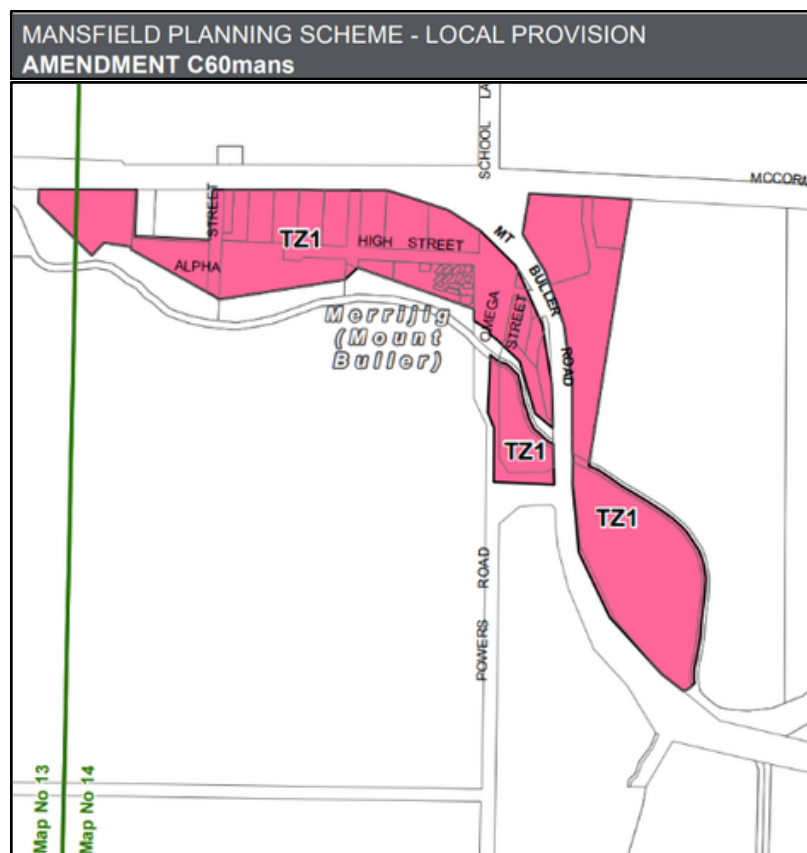
The amendment updates the township character for Merrijig and applies a new Schedule 1 to the Township Zone (TRZ1). The addition of a schedule to the Township Zone allows for neighbourhood character objectives to be introduced in these areas.

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.

Where the changes apply in Merrijig



Alpine Approaches Character

Settlements are dominated by long-ranging views to Mount Buller and Mount Stirling. Dwellings sit within medium to large 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 understorey.

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 Merrijig'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

