

C60mans - Merton

Planning scheme amendment C60mans is on exhibition
Here's what it says about Merton

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.

Merton Strategies

- Provide basic community infrastructure such as community meeting spaces and basic recreational facilities in townships.
- Avoid zoning of additional land for residential use.
- Encourage limited commercial and retail development.
- Support the consolidation of old crown titles to facilitate development of land within township boundaries in Merton.

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:
Township

Neighbourhood Character:
Rural Villages

Strategic Directions for Merton

Merton has some residential zoned land and accommodates a small population. Commercial activity and community facilities are limited.

Merton is not serviced by reticulated water or sewerage infrastructure. Limited growth within the existing zoned land is supported, subject to infrastructure requirements being met.

Merton will continue to develop as a small local service centre and as a town appealing to people who desire a small town lifestyle. It is an affordable housing alternative to the more tourist-oriented towns.

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 Merton and applies a new Schedule 2 to the Township Zone (TZ2). The addition of a schedule to the Township Zone allows for neighbourhood character objectives to be introduced in this area.

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

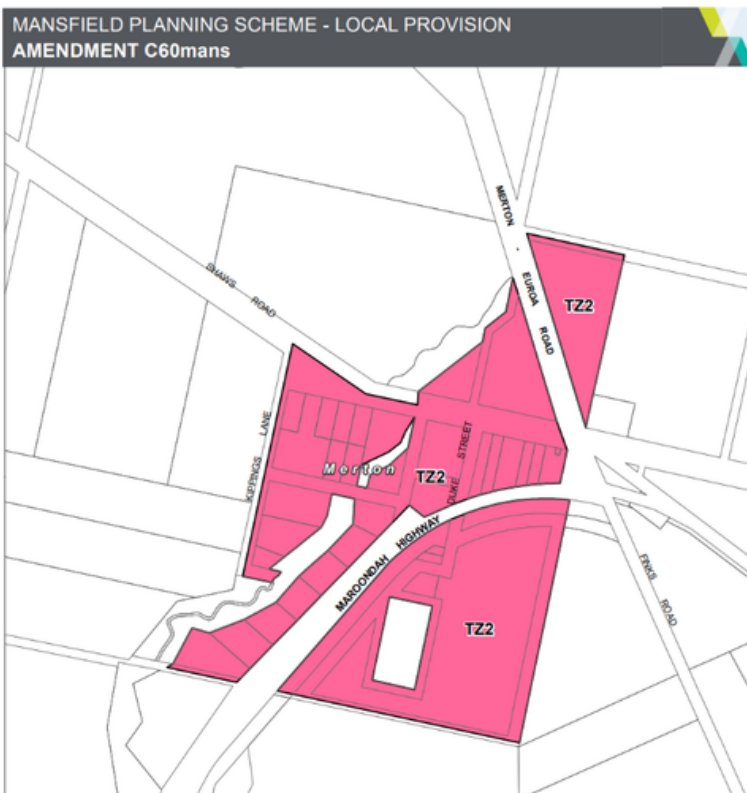
Neighbourhood Character Objectives

- To encourage built form that blends in with the surrounding rural and landscape setting by using natural materials with muted colours and tones.
- To maintain the existing character of settlements by the generous use of vegetation, use of eaves on buildings, significantly recessing garaging and permeable driveway treatments.
- To maintain the open feel of the streetscape by minimising the use of front fencing and, when used, supporting low fencing that is at least 50 per cent permeable.

Rural Villages Character

These settlements are set among wider farming and rural areas, sometimes with national park close by. Vegetation in the public and private realm is a key feature, with large native and introduced trees and supporting undergrowth. In locations where topography is undulating, dwellings may have narrower front setbacks and be highly visible from roadsides. Intermittent views of surrounding landscapes and vegetation are afforded by streets that wind across gently undulating topography. Settlements are generally laid out according to a loose grid which lends a heritage feel and makes best use of topography. Views through the settlement to the surrounding rural landscape or national park are readily available along road corridors and between dwellings, given the intimate scale of these settlements.

Where the changes apply in Merton



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 Merton'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.

