21.10 LOCAL AREAS

This clause focuses on local area implementation of the objectives and strategies set out in Clauses 21.03-21.08 for other smaller settlements. Each section relates to a particular township within the municipality and should be read in conjunction with the rest of the Municipal Strategic Statement and not in isolation.

The sections are organised under the following Local Areas:

21.10-1 Bonnie Doon
21.10-2 Merrijig
21.10-3 Sawmill Settlement, Alpine Ridge and Pinnacle Valley
21.10-4 Jamieson
21.10-5 Merton
21.10-6 Maindample
21.10-7 Woods Point
21.10-8 Goughs Bay / Mountain Bay
21.10-9 Other smaller settlements

Bonnie Doon

Bonnie Doon is to be promoted as an attractive town catering for a significant permanent population, as well as a substantial number of non-resident landowners and tourists. Given the existing reticulated water and sewer infrastructure, additional land may be made available for new residential development should the anticipated population growth in this area eventuate.

A community plan has been completed.

Local Area Implementation

- Ensure development is consistent with the Bonnie Doon Framework Plan.
- Promote Bonnie Doon as providing affordable and attractive housing choices with reticulated water and sewer, excellent proximity to water views, lakeside atmosphere, and ideally situated for tourism development, holiday homes and retirement alternatives.
- Encourage residential development within the existing urban areas and encourage ongoing urban consolidation via improvement and enhancement of existing dwellings.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Discourage linear development along the Maroondah Highway.
- Require commercial and retail development to complement anticipated urban growth and infrastructure improvements.
Merrijig

Merrijig is located in the Upper Delatite Valley.

Merrijig is a town appealing to people who desire a small town lifestyle with the additional benefits, facilities and opportunities afforded by proximity to Mansfield. Merrijig is a small town with growth potential that is supported by reticulated sewerage.

Merrijig will develop as a tourist gateway to Mount Buller and Mount Stirling as well as a local commercial and community centre for the surrounding rural community. However, it is likely that the current reticulated water and sewerage infrastructure will need to be significantly upgraded prior to any large scale residential development occurring in the area.

The topography and environmental value 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 in the precinct.

A community plan has been completed for Merrijig.
Local Area Implementation

- Ensure development is consistent with the Merrijig Framework Plan.
- Promote Merrijig and other appropriate areas as providing affordable and attractive housing choices with reticulated water and sewer, excellent proximity to mountain and rural views, alpine atmosphere, and ideally situated for tourism development, holiday homes and retirement alternatives.
- Provide for infill housing opportunities at Merrijig between Alpha Street and Omega Street.
- Ensure that any redevelopment on the east side of Mount Buller Tourist Road takes access off McCormacks Road.
- Require a 30 metre building setback to the Delatite River.
- Land fronting the Delatite River along the northern side of Mount Buller Road between Merrijig and Sawmill Settlement, which was previously zoned Rural and is now zoned General Residential Zone to reflect the land use and lot density, shall not be further subdivided and only one dwelling per lot is permitted.
- Discourage any new direct vehicle access to the Mount Buller Tourist Road.
- Ensure linear development along the Mount Buller Tourist Road is sensitive to the ‘Alpine Approach’ role of the road.
- Encourage commercial and retail development to complement anticipated urban growth and infrastructure improvements.
- Ensure future development considers bushfire risk and provides reasonable levels of safety through the accessibility of roads, water, telecommunications and other reasonable infrastructure.
- Encourage residential development within the existing township areas of Merrijig.
- Investigate the current reticulated water and sewerage provisions to ensure any required upgrades are facilitated prior to any large scale residential development occurring.
Sawmill Settlement, Alpine Ridge and Pinnacle Valley are settlements that cater predominantly for non-resident landowners, holiday makers and tourists. There are also a number of permanent residents whose needs must also be catered for.

The Bushfire Planning Provisions – Mitigating Risk in Small Townships 2014 confirms Sawmill Settlement and Alpine Ridge are rated with an extreme risk on the Victorian Bushfire Risk Register. Development at Alpine Ridge and Pinnacle Valley will need to consider bushfire risk and the need to upgrade reticulated water and sewerage infrastructure to support large scale residential development occurring in the area.

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.

Local area implementation
• Ensure development is consistent with the Sawmill Settlement, Pinnacle Valley and Alpine Ridge Framework Plan.

• Confine any development within the town boundary and on land within the General Residential Zone.

• Provide for a variety of uses on existing sites that have commercial uses.

• Encourage tourist accommodation that is sensitively designed and addresses environmental risks.

• New development at Pinnacle Valley will be guided by a further strategic investigation and will need to consider environmental, infrastructure, use and development constraints.

• Discourage development within the Extreme bushfire risk location of Sawmill Settlement.

• Consider rezoning the General Residential Zone land to Township Zone to reflect the lack of infrastructure to support more intensive development.
Jamieson

Jamieson is an attractive local service centre catering for the surrounding rural community and tourists, as well as a substantial number of non-resident landowners. There is no reticulated sewer. No additional large parcels of land will be made available for new development.

The *Bushfire Planning Provisions – Mitigating Risk in Small Townships 2014* confirms Jamieson is rated with a high bushfire risk and the surrounding forest with an extreme bushfire risk under the Victorian Bushfire Risk Register.

A community plan has been completed for Jamieson.

**Local Area Implementation**

- Promote Jamieson as providing alternative and attractive housing choices ideally situated for professional retreats, holiday homes and retirement alternatives.
- Encourage small scale commercial and retail development to complement existing development.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Residential development will be limited to infill opportunities provided wastewater can be managed on site.
- Consider rezoning the General Residential Zone land to Township Zone to reflect the lack of infrastructure to support more intensive development.
- Advocate for reticulated sewerage infrastructure to improve the environmental performance of Jamieson.
Merton will continue to develop as a small local service centre and as a town appealing to people who desire a small town lifestyle. There is no reticulated sewerage so no new residential land will be made available and the current oversupply of Rural Living zoned land will be restricted to reduce the ‘land bank’.

A community plan has been completed for Merton.

**Local Area Implementation**

- Promote Merton as a small local service centre for the rural community, as an affordable housing alternative to the more tourist oriented towns.
- Restrict linear development along the Maroondah Highway.
- Encourage limited commercial and retail development.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water telecommunications and other reasonable infrastructure.
- Consolidate existing residential areas.
- Further develop tourism links and facilities to capitalise on the ‘through traffic’ during peak holiday periods.

**Maindample**

Maindample will continue to develop as a small local service centre and as a town appealing to people who desire a small town lifestyle. There is no reticulated sewerage so no new land will be made available for residential development. Alternatives forms of sewer and water supply may provide some limited opportunities.

A community plan has been completed for Maindample.

**Local Area Implementation**
Promote Maindample as a ‘green village’ local service centre, providing an affordable, environmentally focused, housing alternative to the more tourist oriented towns.

Improve local drainage infrastructure.

Create a community park as a focus for the local community.

Improve vehicle and pedestrian safety at all intersections with the Maroondah Highway.

Improve tourism links and facilities to capitalise on the ‘thru traffic’ along the Alpine Approaches during peak holiday periods.

Consolidate existing residential areas provided wastewater can be managed on site.

Restrict linear development along the Maroondah Highway.

Advocate for reticulated sewerage infrastructure.

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Woods Point

Woods Point is an important heritage town, appealing primarily to those interested in the town’s history, outdoor pursuits and the natural attractions in the surrounding area. There is no reticulated potable water or sewerage so development opportunities are very limited.

A community plan has been completed for Woods Point.

**Local Area Implementation**
- Protect the heritage character of Woods Point
- Improve tourism links and facilities once the infrastructure is provided.
- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Consolidate existing residential areas provided wastewater can be managed on site.
- Advocate for reticulated sewerage infrastructure.
- Work with relevant authorities to ensure future development mitigates bushfire risk.

**Goughs Bay / Mountain Bay**

Goughs Bay was originally planned to act as a settlement catering predominantly for non-resident land owners and holidaymakers. However, there is an increasing trend towards permanent occupation. There is no reticulated water or sewer so no additional land for residential development will be rezoned until such a time as the issue can be addressed satisfactorily.
The *Bushfire Planning Provisions – Mitigating Risk in Small Townships 2014* confirms Goughs Bay is rated with a very high bushfire risk on the Victorian Bushfire Risk Register.

A community plan has been completed for Goughs Bay.

Mountain Bay is a planned integrated development providing for a range of tourist, residential, accommodation, recreation and water based facilities and commercial activities. Development is based upon a Development Plan and relevant Section 173 Agreements.

**Local Area Implementation**

- Ensure future development takes into account risk of bushfire and provides reasonable levels of safety through the accessibility to roads, water, telecommunications and other reasonable infrastructure.
- Work with relevant water authorities to ensure reticulated water and sewer infrastructure is provided to these settlements as a priority.
- Require integrated development through the participation of servicing authorities in defining areas in these waterside precincts that can be readily supplied with infrastructure.
- Consolidate residential development within the existing urban areas provided wastewater can be managed on site.
- Work with relevant authorities to ensure future development mitigates bushfire risk.
- Advocate for reticulated sewerage infrastructure at Goughs Bay
- Consider rezoning the General Residential Zone land to Township Zone to reflect the lack of infrastructure to support more intensive development.
Other smaller settlements

Macs Cove and Howqua are located in the Howqua valley. Paradise Point is located in the Jamieson valley. Al Mine, Gaffneys Creek and Kevington are all located in the Upper Goulburn valley.
Macs Cove, Howqua and Paradise Point are all isolated settlements on the shores of Lake Eildon. A community plan has been completed for Howqua and Macs Cove.

The *Bushfire Planning Provisions – Mitigating Risk in Small Townships 2014* confirms A1 Mine, Kevington and Gaffneys Creek are rated with an extreme bushfire risk on the Victorian Bushfire Risk Register. Future development should take into account risk from bushfire and the need to provide appropriate bushfire protection measures.

All settlements lack water and sewerage infrastructure so any expansion of the settlements is not appropriate. Infill development will also be limited to one dwelling per lot provided wastewater can be managed onsite.

Council will consider rezoning the General Residential Zone land in Paradise Point, Macs Cove and Howqua to Township Zone to reflect the lack of infrastructure to support more intensive development.