

# The Bonnie Doon Plan



Mansfield Shire

March 2023

Mansfield Shire Council acknowledges the Taungurung people as the traditional owners of the land upon which our Shire is located. We pay our respects to the Taungurung elders, past, present and future and extend that respect to all Aboriginal and Torres Strait Islander peoples.



**Mansfield Shire**

<b>Version</b>	<b>1</b>	<b>2</b>	<b>Final</b>
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## Executive Summary

The Bonnie Doon Plan covers strategic policy, land use controls and community and economic development aspects of Bonnie Doon with a future vision for 20 years. The plan has considered the likely future of Bonnie Doon within the context of Mansfield Shire and broader state government objectives and sought to avoid potential future issues and ensure resilience within the town by aligning the town with existing strategic plans. This will enable the area to leverage grants and funding for its future prosperity. The main alignment relates to the Lake Eildon Masterplan, but the Great Victorian Rail Trail also presents significant opportunities.

Substantive short-term actions within the plan include requesting that the speed limit along the Maroondah Highway be reduced to 60 kilometres per hour within Bonnie Doon. In addition, the plan proposes to enable the development of approximately 287 allotments surrounding Lake Eildon, subject to state government approval.

The proposed rezoning will commence after the adoption of the strategy which will allow further development for housing within the area. As a final short-term action, the car park at the western end of the bridge is proposed to be upgraded to allow ease of parking access for residents and tourists alike.

The key directions of the plan are as follows:

- ▶ Improve the pedestrian and bicycle network in Bonnie Doon to create safe crossings across the Maroondah Highway, connect settlement areas and enhance the town's connection to Lake Eildon.
- ▶ Activate the entrance to Bonnie Doon through beautification and improved signage denoting key features and aspect of the town.
- ▶ Enable residential and tourism development through land rezoning to continue the prosperity of Bonnie Doon.
- ▶ Establish opportunities for the creation of businesses within Bonnie Doon by encouraging the development of commercial areas and creating designated locations for pop up stores and similar uses.
- ▶ Implement design and character guidelines for future development to protect Bonnie Doon's identity.

In addition, the plan considers a range of factors, such as disaster management, resilience, climate change mitigation and adaptation, and relies on numerous background documents to ensure that that plan aligns with Council's adopted views and strengthens Council's existing strategic directions for the area.

## Introduction

### Defining a Structure Plan

A structure plan defines the preferred future growth within an area and articulates how the associated growth should be managed (DEECA, 2019). These plans are created by combining community vision and needs, expert knowledge and data to create a powerful tool for both the community and local government.

Generally, these plans:

- manage change to ensure the valued character of a town is both maintained and improved to ensure the area is an attractive, vibrant area to live, work and shop
- support the community by ensuring the area develops in accordance with community vision
- ensure economic and social vitality of the area
- direct Council resources and focus investment to best serve the community
- provide certainty to local communities and potential investors about expectations for the future form of development.

### Study Area

The Bonnie Doon Township Structure plan currently includes 3 distinct areas. The central Bonnie Doon township, a residential area along Maintongoon Road, and another along Hutchinsons Road, as shown in figure 1. Consideration of expanding or connecting these areas is included as part of this strategic work.

### Vision Statement

In 2024, Bonnie Doon is a community that connects its future with its past by recognising the importance of history, environment and community in its growth and development. The centre of our small town is a pedestrian-friendly space, with easy access to reserves, historical buildings and social spaces where we can meet and play. Our community is healthy and connected, having access to adequate healthcare, good sporting facilities and natural vistas. Our economic prosperity is secure and supported by our local businesses and water-based tourism.

### Key Objectives and Principles

- Preserve and enhance the character of Bonnie Doon township.
- Set strategic development goals in accordance with community vision and best practices.
- Protect and enhance community, and community values within Bonnie Doon.
- Provide direction for infrastructure provision and capital works.
- Increase tourism and business opportunities within Bonnie Doon.
- Allow further residential and commercial development within appropriate locations through the rezoning of land.
- Integrate sustainability, resilience and biodiversity as an imbedded consideration to strategic decision making for Bonnie Doon.

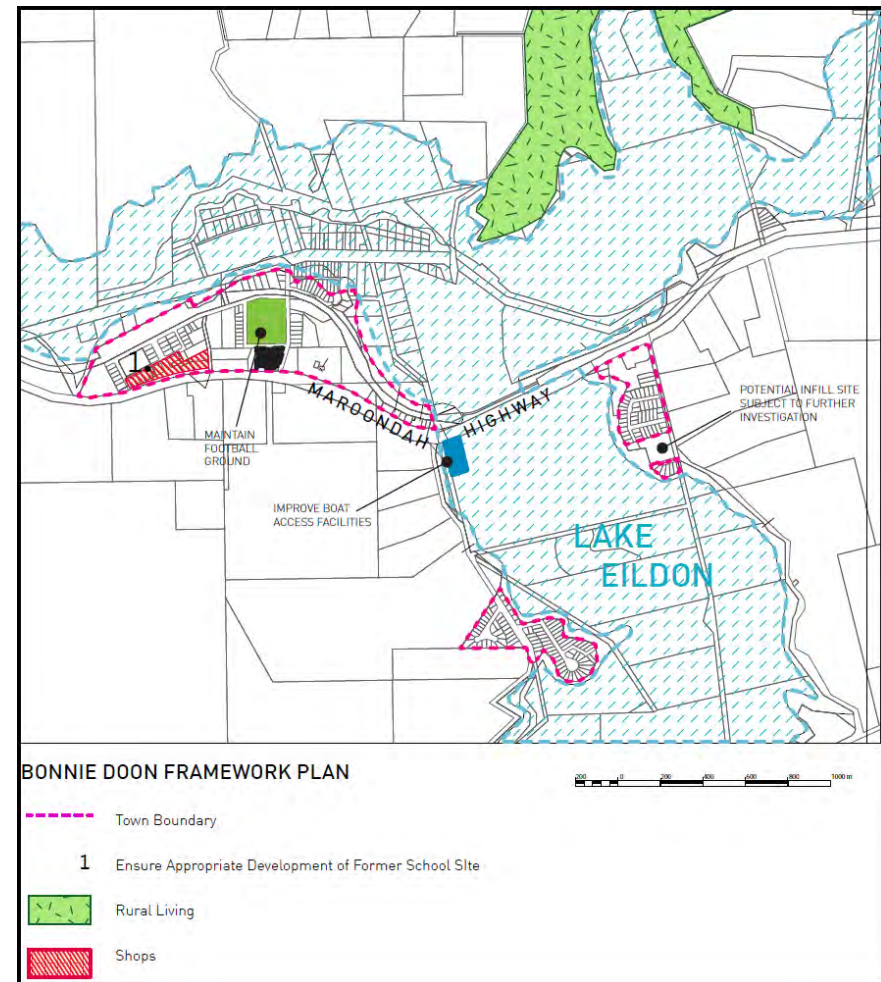


Figure 1 Existing Bonnie Doon Framework Plan, implemented in 2015

## Community and Stakeholder Engagement

The Bonnie Doon Plan has been prepared in collaboration with the Bonnie Doon community, and relevant referral agencies and government bodies. As part of the initial engagement period, the Taungurung Land and Waters Council, and the Gadhaba Local Aboriginal Network were consulted directly as traditional owners relevant to the area.

Between 11 July and 30 August 2022, Council officers engaged with the community and undertook the process of generating collaborative ideas with interested parties. Throughout the five public facing sessions including a workshop at the Bonnie Doon Recreation Reserve, and the township walk, officers received written, verbal, and feedback submitted electronically from over 100 persons to inform the plan. Feedback included the need to maintain community, wants for additional café and retail activity, and hopes to connect the three separated township areas through integrated transport.

The full list of responses is included as a background document that has informed the creation of this plan. The document itself is titled: *Bonnie Doon Plan, Initial Engagement Results, 2022*.

Any comments provided by government agencies have also been included within the creation of this plan. Some key points of consideration realised by referral agencies include:

- the need to maintain the water quality of Lake Eildon
- maintaining the natural biodiversity of the area
- ensuring that future development is appropriate, seeking to prioritise human life with regard to bushfire considerations
- limiting the impact of future growth and development on the Maroondah Highway as it forms part of Victoria's principal freight network
- considering air quality impacts and interfaces between farming land and future residential rezonings
- ensuring that future development is adequately serviced with appropriate infrastructure such as reticulated sewer and water.



Figure 2 Keywords raised by the Bonnie Doon Community

## Part A: Background

As a result of the *Lake Eildon Masterplan*, the creation of a landscape masterplan for Bonnie Doon has been recommended but without a holistic plan for the Bonnie Doon township, this landscape masterplan is not feasible. This issue was noted within the *Mansfield Planning Strategy*, and subsequently it has recommended to create a structure plan for the Bonnie Doon township.

The preparation of this township structure plan will complete the action stated in the *Mansfield Planning Strategy* and provide a base for the creation of the Bonnie Doon landscape masterplan in the future.

### Regional and Township Context

Located on the banks of Lake Eildon and surrounded by rolling plains, Bonnie Doon has the benefit of a beautiful natural environment. The township is accessible via a two and a half hour drive from the Melbourne Central Business District, which enables a thriving tourism economy.

In accordance with Clause 11.01-1L-02, Bonnie Doon is one of Mansfield Shire's largest townships, connected to reticulated sewer and recommended to have increased population and growth.

Bonnie Doon township's urban character is influenced by the sloping topography of the landscape and seeks to encapsulate the surrounding views of the natural landscape and Lake Eildon. The natural environment represents a significant portion of the unique character of Bonnie Doon.

Bonnie Doon is synonymous with a famous film, *The Castle*, which is said to have placed the town on 'the map'. During the engagement period it was identified that community sentiment is largely very supportive of *The Castle* as part of Bonnie Doon's character. It is therefore considered that maintaining appropriate amenity to promote serenity is a key direction for the creation of this plan.

Bonnie Doon is also located in close proximity to the Strathbogies where activities such as walking, camping and four wheel driving are enjoyed. There are also remnant gold and quartz mines scattered throughout the area.

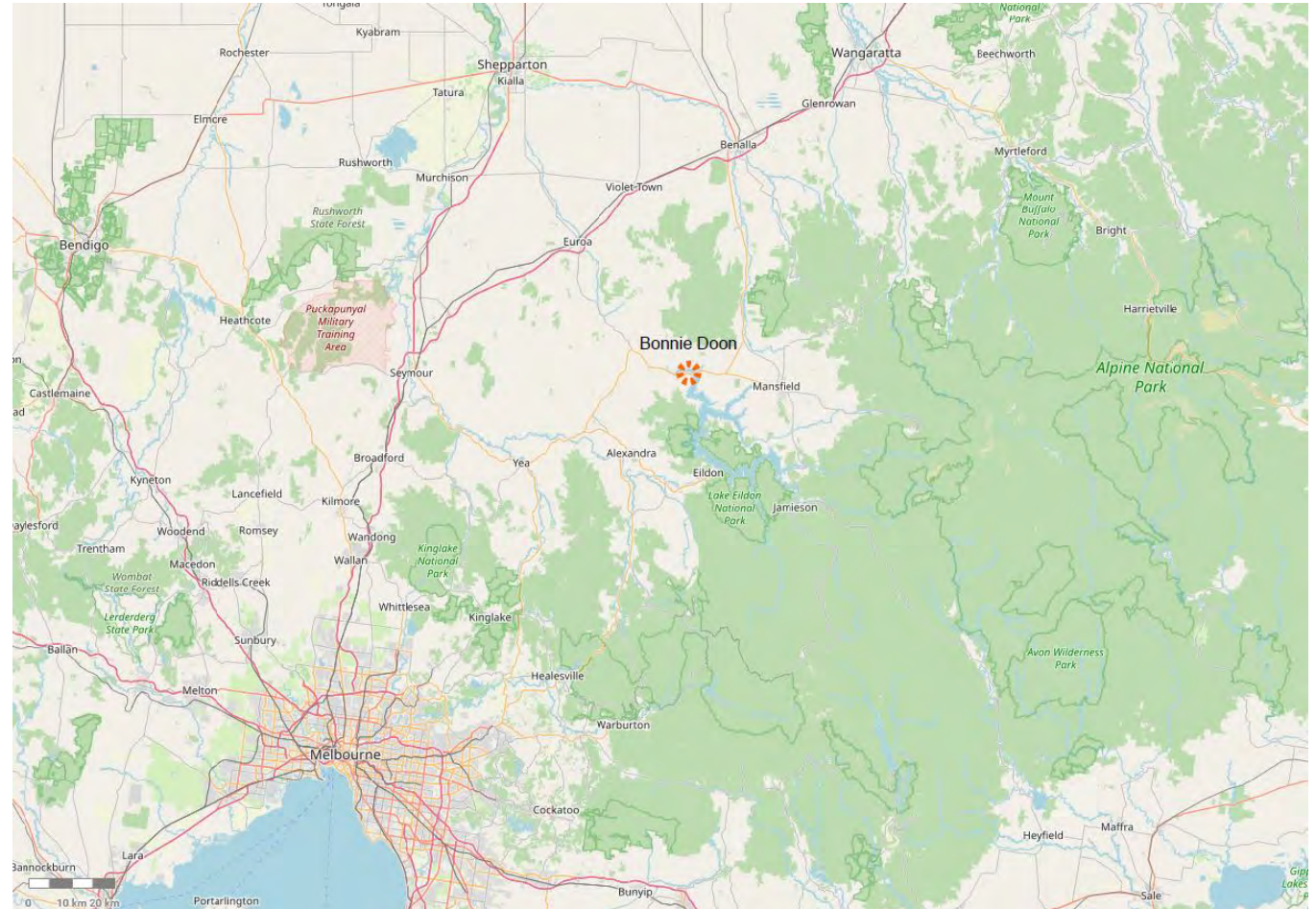


Figure 3 Bonnie Doon Context

### Community Profile

To allow analysis of Bonnie Doon’s profile, all data has been compared to the rest of Victoria averages. The rest of Victoria is defined as the whole of Victoria but excluding the region of Melbourne given that it is the highest density urban environment in the state and therefore considered an outlier.

Key area profile data, obtained from the 2021 ABS census, and .id consultants:

- ▶ Estimated resident population: 660
- ▶ Population growth: 2.63% since previous year
- ▶ Median age: 54
- ▶ 61% of families do not have children
- ▶ Average Household size: 2.2 persons
- ▶ Median household income: \$1,315
- ▶ 55.4% of houses are owned outright

### Population

The 2021 Census recorded Bonnie Doon’s population to be approximately 660 people, 52% of the population being male and 48% female.

### Age Structure

Like the rest of the Mansfield Shire, Bonnie Doon’s population is ageing. The most dominant age group residing in Bonnie Doon is the population between 60-64 years of age, accounting for 10.7% of the population. 54.4% of Bonnie Doon’s residential population is above the age of 50, 20% higher than the of the rest of Victoria, which is 34.4%

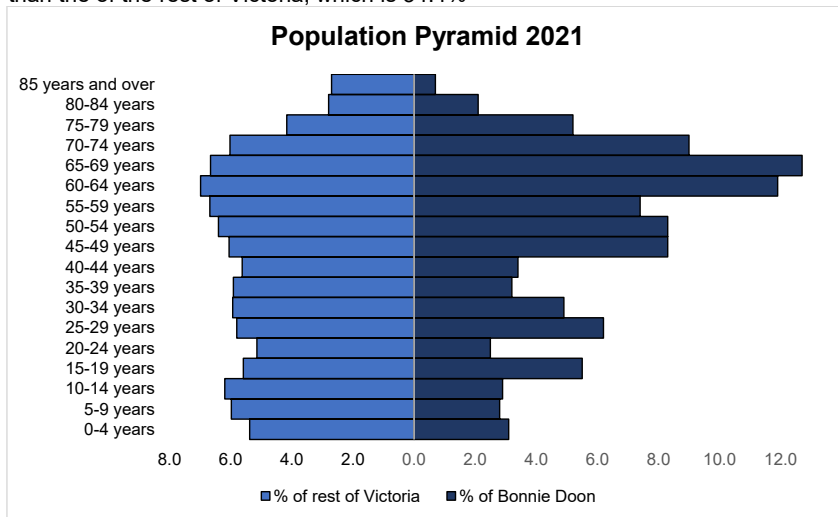


Figure 4, Population pyramid. Source: ABS 2021 census

### Family Composition

The 2021 Census indicates that 61% of households in Bonnie Doon do not have children, in comparison to the rest of Victoria average: 44.3%. These statistics are consistent with the population pyramid. The majority of Bonnie Doon’s permanent residents are in a later stage of life, and no longer have children at home.

### Labour Force

2021 Census data reports that 341 Bonnie Doon residents stated that they are part of the workforce, which is 51.6% of the town’s population. The workforce at the time of the Census comprised of 48.6% of people working full time, 38.7% working part time, 0.1% away from work and an unemployment rate of 2.9%. This is significantly lower than the rest of Victoria average, 6.0%.

### Weekly Household Income

Median weekly household income	\$1,315
Median monthly mortgage repayments	\$1,300
Median weekly rent (a)	\$296
Average number of motor vehicles per dwelling	2.2

Source: 2021 ABS Census

The above shows that generally, most houses in Bonnie Doon are not subject to mortgage or rental stresses. Mortgage and rental stress is broadly defined as the percentage of household income that must be allocated to loan, rental payments or other associated housing costs such as electricity, water etc. If a household needs to spend over 30% of their income on this, that household is considered to be experiencing mortgage or rental stress.

### Housing Tenure

Bonnie Doon’s composition of housing tenure types was reported in the 2021 Census to be 55.4% owned outright, 29% owned with a mortgage and 9.1% renting their home. The percentage of houses owned outright in Bonnie Doon is 16.1% higher than the rest of Victoria average, 39.3%.

More generally, Bonnie Doon has less rentals than the rest of Victoria, roughly the same proportion of residents with a mortgage, and a far higher portion of persons owning houses outright.

The above information shows that in general, a large portion of the Bonnie Doon community are resilient to negative externalities affecting mortgage repayments and rental stresses – this includes rises in interest rates and inflation, or stagflation.

### Mortgage and Rental Stress

Having reviewed tenure, approximately 44.6% of Bonnie Doon is vulnerable to housing and mortgage stresses. This makes Bonnie Doon significantly more resilient to externalities affecting the housing market in comparison to the rest of Victoria, which has 60.7% of its residents vulnerable to these stresses.



## Heritage

According to the *Shire of Mansfield Stage 1 Heritage survey 2015*, the first inhabitants of the area were the Taungurung people of the Kulin nation. The area was originally inhabited for at least 10,000 years prior to arrival of the Europeans. The people held alliances with several other clans and language groups throughout Victoria who together are known as the Kulin Nation. Their lives were disrupted in the 1840s, as a result of European settlement in the land west of Mansfield. This occupation spread to the area of Doon, which was eventually renamed to Bonnie Doon.

The town was established due to the discovery of gold within the area in the early 1860s. The township formed a centre for surrounding farmlands and comprised a butter factory, two general stores, two bakers, two blacksmiths, two butcheries, a saddler, boot maker, harness shop, mechanics institute, public hall and a billiard saloon with the first school and church established in 1885. Eventually, a rail line was established within the area that currently forms part of the rail trail today.

Turning to the twentieth century, Bonnie Doon was confronted by the proposed raising of the weir to accommodate increased irrigation demand after the second world war. In 1953, workers were shifting the town further uphill while the new Bonnie Doon bridge was under construction, most buildings were demolished, and many residents relocated to entirely different towns in the state.

The new town and lake brought tourism opportunities to the area, including boating, fishing, skiing, and associated activities. The town has since built on these values to grow into what it is today.

Within the *Shire of Mansfield Stage 1 Heritage Survey, 2015*, there are several places of heritage value identified. These have been listed to the right of this section with the purpose of noting that these areas should be protected and considered within the realm of future development. Future development should be discouraged if it would create negative impacts on these places of heritage value, unless sufficient measures are undertaken to avoid these negative impacts.

In addition to places within Bonnie Doon, there is an additional structure that has been identified by the community as one with heritage value. *Billy's House*, or the backwards house, is currently located within Arnot street and was one of the final colonial style weatherboard houses to be relocated from the original Bonnie Doon township. Within the rush of moving the building, it was consequently placed facing away from the street. This project has now been funded through the community infrastructure fund provided by Mansfield Shire Council.

## Identified Places of Heritage Value:

- Civic Precinct
- Catholic Church
- Uniting Church
- Church of England
- 'Orange Grove' (near the hotel)
- War memorial
- Railway Bridge
- Hotel
- Mechanics' institute
- Goods Shed
- Billy's House



## Policy Context:

Multiple State, Regional and Local planning policies, plans and reports are relevant to the planning, development and management of Mansfield's townships. The following is a brief summary of these:

### State Planning Policy Framework

State Planning Policies are the overall contents that relate to the use of land and its development throughout Victoria. In addition to following the strategic direction of *Plan Melbourne*, the framework seeks to improve the planning of key regional areas by creating regional strategies. The regional strategies applicable to Mansfield is the *Hume Regional Growth Plan, 2019*.

The State Planning Policy Framework addresses issues of state importance that address settlement planning, residential development, environmental and landscape values including environmental risks and amenity, natural resource management, built environment and heritage, housing, economic development, transport and infrastructure.

Clause 15 directly applies to the purpose of this plan as it covers urban design, building design, subdivision design, healthy neighbourhoods, neighbourhood character and design for rural areas. The common objective within all of these sub headers is *"To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity"*. The clause promotes the creation of a sustainable and liveable environment within a given area. Part of this clause also seeks to preserve the existing natural landscape, positioning it as a valuable asset and identifying key landmarks to also be retained and promoted within the area. The importance of the lived experience is identified within the clause together with the need for a level of integration between the built, architectural form and layout, and the existing natural environment. Additional considerations promote the design of spaces that support community safety and protect the neighbourhood character of the area.

Bonnie Doon is within a designated bushfire prone area. For this reason it needs consideration under Clause 13.02s with regard to increasing the size of the population in the area and allowing the creation of new dwellings.

### Regional Strategies

The *Hume Regional Growth Plan, 2019* provides broad directions for regional land use and development and provides detailed planning frameworks for key centres. The plan also provides a vision for long-term prosperity and sustainable growth by identifying economic environmental, social and cultural resources to be preserved and enhanced. It also identifies which areas are capable of accommodating future growth, and opportunities for supporting regional level infrastructure to ensure the long-term sustainability of the region.

### Planning Policy Framework

The Local Planning Policy framework comprises two key sections: the Municipal Strategic Statements (MSS) and local planning policies.

The MSS sets out the vision for Council; these recognise that the municipality is expected to experience considerable increase in population in the future and sets out key strategies for the sustainable growth of the municipality. The visioning statements are focused on providing for population growth while also maintain the rural nature of the municipality.

Clause 02.03 contains the following strategic directions for Bonnie Doon:

'Bonnie Doon is an affordable and attractive town catering to 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 tourism development, holiday homes and retirement alternatives, as well as residential development should the anticipated population growth in this area eventuate.'

Further local policy in Clause 11.01-1L-02 has a strategy for Bonnie Doon to 'Support the retention of the football ground' and also contains an existing framework plan.



### Zones

The study area of Bonnie Doon comprises the **General Residential 1 Zone** within its existing settlement boundary which provides primarily for residential land use. The purpose of this zone is to:

- encourage development that respects the neighbourhood character of the area
- allow educational, recreational, religious, community and a limited range of other non-residential uses to serve local community needs in appropriate locations.

Also included within the area is the **Commercial 1 Zone**, which has the purpose to:

- create vibrant mixed use commercial centres for retail, office, business, entertainment and community uses
- provide for residential uses at densities complementary to the role and scale of the commercial centre.

The study area also includes other zones such as the **Farming Zone, Public Use Zone Schedules 1, 2 and 5, Transport Route Zone schedule 2, the Public Conservation and Resource Zone and the Public Parks and Recreation Zone**, the extent of these are shown within the map below:

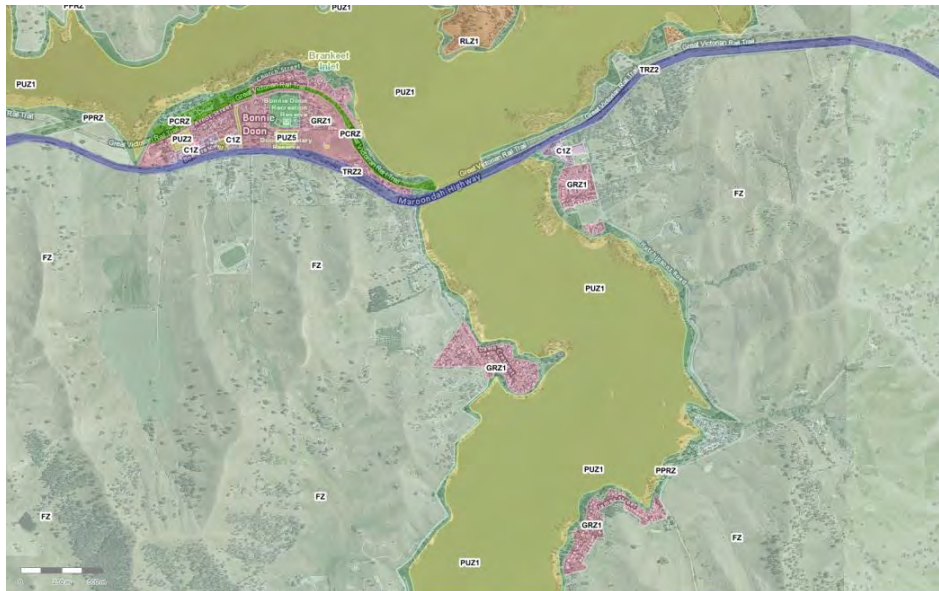


Figure 5, Current zonings in Bonnie Doon

It should be noted that the **Farming Zone** seeks to protect and promote agricultural uses, discouraging residential type development. Furthermore, the area covered by the **Transport Route Zone Schedule 2** forms part of Victoria's Principal road network and will need to be unobstructed given its importance in regard to access, freight and transport.

### Overlays

The **Environmental Significance Overlay schedules 1 and 2** apply to areas where there are possible risks associated with water quality. The purpose of this zone is to:

- identify areas where the development of land may be affected by environmental constraints.
- ensure that development is compatible with identified environmental values.

Most future development will need to consider this overlay. It is noted however, that where a residential location is supplied with reticulated sewer and water, many of the burdens imposed by this overlay cease to apply.

The **Floodway Overlay** applies to Lake Eildon, and denotes areas prone to flood, and requires development to consider flooding potential, placing constraints on development to be appropriate for future flood impacts.

South of Bonnie Doon township, the **Bushfire Management Overlay** applies. This denotes areas that are prone to, and at risk of bushfire impacts. It is considered inappropriate to create new residential areas within this overlay because of potential bushfire hazards.



Figure 6, Current Overlays in Bonnie Doon

## Land Use

The following observations are made regarding existing land use and structure characteristics within the study area:

- ▶ The **Gateways** of Bonnie Doon are the entrance into the High Country and are defined by a large cutaway at the western entrance, and a large open road with dense native vegetation on the eastern approach. Secondary gateways from Hutchinsons and Maintongoon Road demarcate activity points at each end of the Bonnie Doon Bridge.
- ▶ The **Commercial Core** is defined as service stations, the Bonnie Doon pub, and short term accommodation along Bon Crescent. Commercial activity also exists at the eastern end of the Bonnie Doon bridge, at the Bonnie Doon Hotel. Both areas are separated by the bridge and appear to service separate residential areas. Bon Crescent is a large, open street that provides basic services such as toilet facilities, some parking, and essential goods. A large portion of the commercial zone within Bon Crescent remains undeveloped, presenting an open paddock within the main street of the town.
- ▶ The **Great Victorian Rail Trail** intersects Bonnie Doon township and runs directly across the Glad Phillips Bridge. The rail trail is generally obscured by native vegetation and limited signage demarking its location exists. Although residents and tourists alike utilise the rail trail, its integration with the Bonnie Doon township is limited.
- ▶ The **Community Centre** is located within the old Bonnie Doon school and currently acts as an integral part of community activity within Bonnie Doon. Residents are informed of new projects, and community events from the Centre and gain access to health services. The Centre also runs an op-shop and enables the community to connect with each other.
- ▶ The **Recreation Reserve** comprises a football oval, netball court, playground, and public hall. The primary activity within this area is sporting activity and sees most of its use during weekends. The area is disconnected from Bon Crescent without any formalised pedestrian footpaths between the two locations.
- ▶ **Underutilised land** Parcels exist within Bon Crescent, and some surrounding residential areas where large parcels exist, but with only a single dwelling. In keeping with the density and character of James and Phillips street, these larger lots have potential for infill development, or small scale home based businesses.

A map of existing conditions within Bonnie Doon township is shown on the next page.

## Activities

Council's assets and areas managed by Council in Bonnie Doon proper are as follows:

- ▶ 6 Bon Crescent (Vacant Land)
- ▶ 75 Arnot Street (Bonnie Doon Community Centre)
- ▶ 1563 Maroondah Highway (Bonnie Doon Cemetery)
- ▶ 2 Davon Street (Recreation Reserve)
- ▶ Moonah Road Bonnie Doon (Land at the southern end of Moonah Road)

Council also manages a number of carparks, public toilet facilities and boat ramps without formal addresses.

## Land Opportunities and Constraints

Bonnie Doon has a mixed of established areas, and undeveloped allotments such as 20 Bon Crescent. The existing opportunities and constraints within the Bonnie Doon township are as follows:

### Opportunities:

- ▶ Link community spaces
- ▶ Improved integration with the Great Victorian Rail Trail
- ▶ Connect the separate residential areas
- ▶ Pathways to Lake Eildon water edge
- ▶ Formalising day visitor precinct
- ▶ Formalising the boat mooring area
- ▶ Locate new opportunities near existing toilet facilities – Hutchinsons Road, Kennedy Point, Main Street, Maintongoon Road near bridge
- ▶ Encourage an enhanced link between Bonnie Doon and the Strathbogies

### Constraints


- ▶ Limited reticulated water and sewer, consultation is required with Goulburn Valley Water to determine possible upgrades to existing infrastructure.
- ▶ Location of the arterial road (Maroondah Highway).
- ▶ Current town boundaries
- ▶ Land topography may present problems for development feasibility
- ▶ Deviating water level over time – no guarantee on lake frontage

### Future Potential Developments Identified from Previous Plans and Strategies

- ▶ Adventure Park
- ▶ Rail Bridge Light Activations
- ▶ Waterplay Park
- ▶ Tours and Activities/Watercraft Hire

**Bonnie Doon Structure Plan**  
Existing Conditions

**Legend**

 Settlement Boundary



**Land Use**

-  Commercial Core
-  Residential Land
-  Public Open Space
-  Community Centre
-  Rural Living Zone
-  Farming Zone

**Movement Network**

-  Paved Path
-  Gravel Path

**Built Form**

-  Caravan Park
-  Bonnie Doon Pub

**Natural Environment**

-  Lake, Dams, Water
-  Vegetation
-  Day Visitor Precinct
-  Temporary Mooring

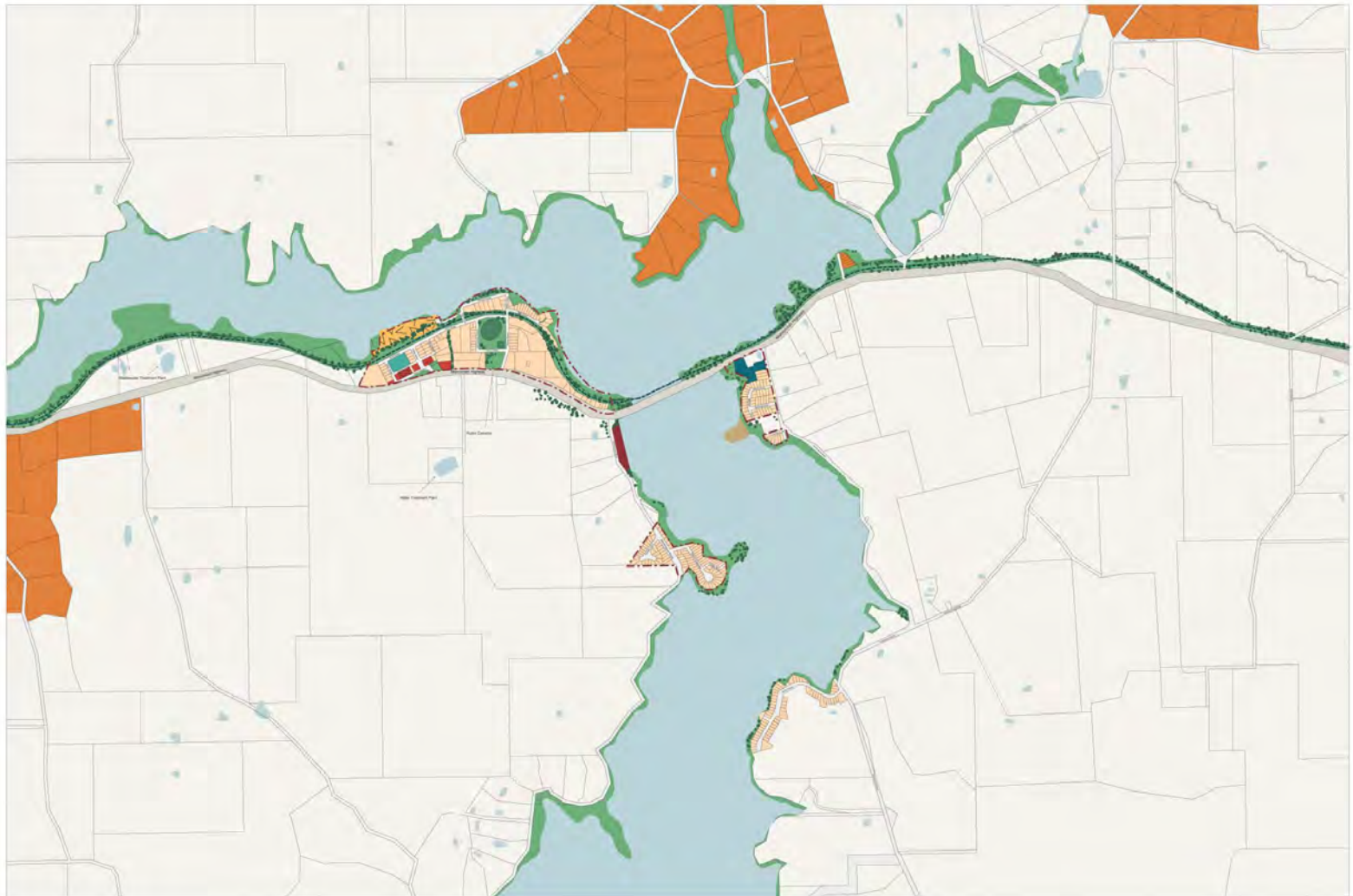


Figure 7 existing conditions of Bonnie Doon

## Built Form

Within the Mansfield Planning Strategy, 2021, The character of Bonnie Doon was analysed, and a character statement was created regarding the built form and design of the area. This character statement is as follows:

Residential development in Bonnie Doon is clustered mainly to the north of Maroondah Highway, while there are small areas of General Residential Zone (GRZ1) south and east of the town, on Maintongoon Road and Hutchinsons Road. The town contains the Bonnie Doon Recreation Reserve, Cemetery Reserve, and a caravan park. There is a small area of commercially zoned land north of Maroondah Highway. In current planning policy, the town is promoted as a place for affordable and attractive housing choices, with reticulated water and sewer, excellent proximity to water views, with a lakeside atmosphere. The Mansfield Planning Scheme (2016) and Lake Eildon Master Plan (2020) suggest Bonnie Doon may be an appropriate site for some additional residential development, as well as housing for tourism, holiday homes and retirement living, (subject to water and sewerage infrastructure upgrades). In the short-medium term, the focus for most residential growth is Mansfield township, while Bonnie Doon may cater for some additional development over time if infrastructure can be upgraded as part of the Lake Eildon Masterplan implementation.

Lot sizes across Bonnie Doon's residential area range from 700 to 1,000 square metres, with a small number of much larger semi-rural blocks. Detached dwellings are set within these medium-large sized, heavily vegetated parcels that are complemented by dense, informal native vegetation in the public realm that blends with the vegetation of private gardens.

The residential character is typified by:

- ▶ timber weatherboard, single and some two-storey dwellings in a range of construction eras from Federation to present
- ▶ low, open post-and-wire, some wire mesh and some timber picket fences
- ▶ hipped and gabled roof forms, a mixture of tiled and corrugated iron
- ▶ well-established vegetation around dwellings, with predominantly exotic gardens
- ▶ generous front, side, and rear setbacks
- ▶ large, established tree planting in median strip along Phillip Street and around the war memorial off Bon Crescent
- ▶ character that is more open and rural with unsealed roads and unmade verges in the eastern parts of the town along Zimmerman Avenue and east of the Recreation Reserve, as well as Maintongoon Road.

## Proposed Character Statement:

This character area is defined by informal bush gardens, surround low scale dwellings on spacious sites. New development provides large front and side setbacks to allow for the retention and continued planting of vegetation, native vegetation, and significant canopy trees - preferably endemic to the Hume Region.

New development reflects the existing low scale dwellings, using simple built forms.

Dwellings do not penetrate the existing tree canopy and are often obscured by vegetation. Dwellings use natural materials, with natural materials in muted colours and tones befitting the surrounding environment.

No front fencing is preferable. Where front fencing is provided, it should be low (up to 1.3 metres high) and visually permeable (at least 50 percent). Timber, chain mesh, post and wire or similar materials are encouraged.



## Housing

### Land Supply and Demand

Within the Mansfield Planning Strategy, it was identified that the remaining capacity for development within the General Residential Zone was 20 lots in Bonnie Doon. Since adoption of the Mansfield Planning Strategy, the remaining land has gained approval for a subdivision for 18 allotments. Further analysis within the Mansfield Development Plan Overlay Review, denoted as C50mans, determined that there is no capacity left within the Rural Living Zone due to associated bushfire, water, and topographical constraints impacting the land to which this zone applies. While the potential for infill development exists within some larger residentially zoned parcels within Bonnie Doon proper, topographic constraints present a significant barrier to further subdivision.

Profile .id states that in 2021, Bonnie Doon had a total population of 666, and 676 dwellings. In accordance with resident to non-resident ratepayer split within this area, 365 of these dwellings are reported as unoccupied, indicating that they are likely used as seasonal holidays homes. With an average household size of 2.2, it is clear that all other dwellings are occupied and at capacity.

*Victoria In Future*, 2019, states that Mansfield Shire will have an average population growth rate of 1.1% and will reach a population of 10,970 in 2036. Since 2018, the average population growth of Mansfield Shire has been 1.48% and had an estimated population of 10,112 for 30 June 2021 identified in the Australian Bureau of Statistics 2021 Census. Within the Mansfield Planning Strategy, it was stated that while most population growth (80%) will occur within Mansfield township, the second largest growth area will be Bonnie Doon, which is estimated at 10%. The following dwelling demand scenarios are presented within the Mansfield Planning Strategy:

SCENARIO	DATA SOURCE	ANNUAL AVERAGE GROWTH RATE	DEMAND FOR ADDITIONAL DWELLINGS 2040	BONNIE DOON
Base	Victoria in Future 2020 (population projection converted to housing demand)	1.2%	1,348	135
Medium	Mansfield Shire, Building permit activity 2010 to 2021	2.0%	2,602	260
High	Australian Bureau of Statistics Regional population 2019-2020: Population change	3.3% to 2025	3,172	317
		2.5% to 2031		
		2.0% to 2040		

In accordance with the recommendations of the Mansfield Planning Strategy, a high growth scenario has been adopted for determining future residential land supply. Where Bonnie Doon currently limited further capacity for development within its residentially zoned land, all three growth scenarios indicate that additional residential land is needed within Bonnie Doon.

Based on the dwelling demand analysis, Bonnie Doon will need to have an additional residential land base that caters for an additional 317 houses.

## Access and Movement

Within the *Mansfield Planning Strategy, 2021*, a map of walkability to the commercial core was created. The ability to access commercial areas without needing to walk a distance greater than 400 metres is preferred, but less realistic in a regional environment compared to an urban setting. Bonnie Doon requires most of its residents to walk 1200 metres to reach its commercial centre.

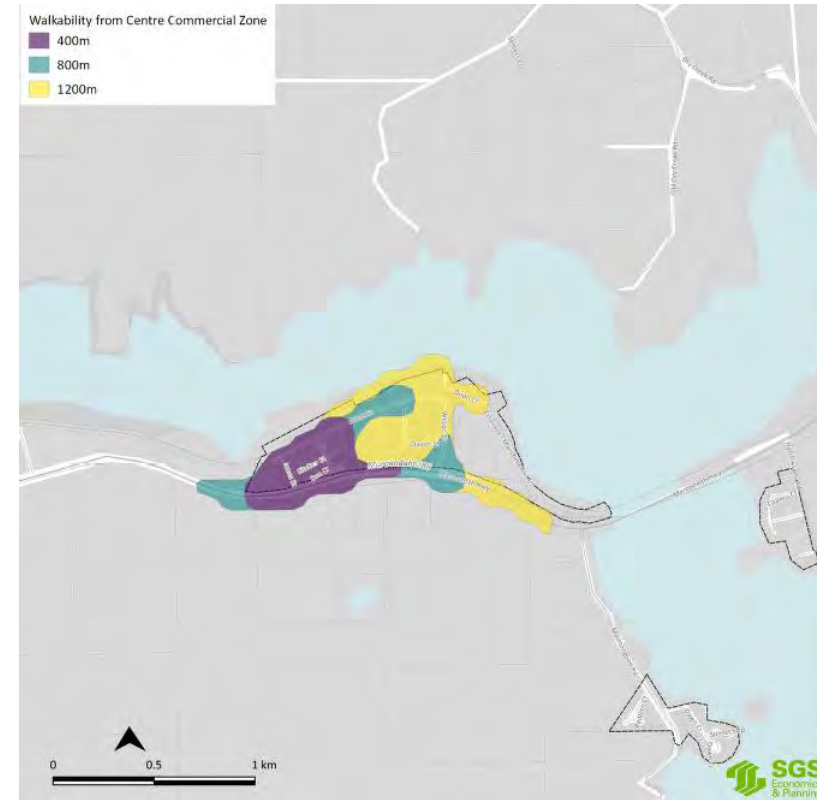


Figure 8: Walkability of Bonnie Doon. Source: Mansfield Planning Strategy, 2021, pg. 71

## Town Centre

Bonnie Doon town centre presents itself as a service area catering for as needed goods such as fuel, mechanical repair items, and general food. Currently, no businesses along this street cater for experiential or sit-down tourism opportunities. Moreover, an interface issue presents itself due to the car park along Bon Crescent being opposite the main stores, forcing any potential customers to cross a road for any goods or services. The road separates the public toilets, cars, and passing visitors from the main service area.

Although Mansfield township is the main service town for Bonnie Doon, the Bonnie Doon township presents itself as the location of essential services that are otherwise tedious for residents to obtain from surrounding areas.

It is considered that the currently, the town centre of Bonnie Doon has the primary purpose of providing a limited number of goods and services to consumers.

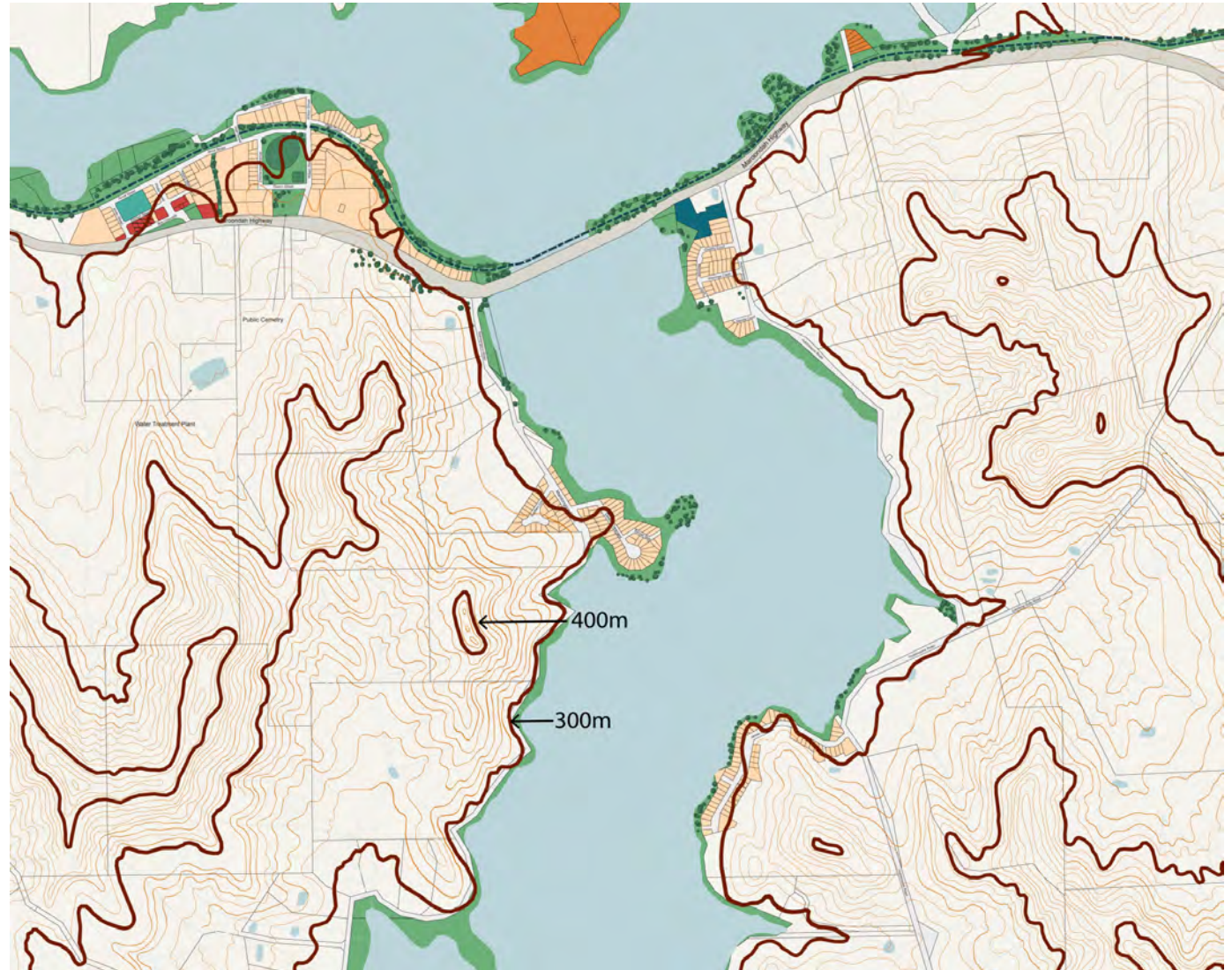




## Landscape and Topography

The relatively steep terrain of Bonnie Doon constrains the possibility of sprawling development by having a slope prevalent around the lake greater than can be built upon. There are several areas however that are not too steep, but present an opportunity for future residential areas, noting that any development in these locations will need to align with the character of the natural environment by sitting into the topography of the landscape. Development will otherwise present itself as a primary view, diminishing the beauty of the unique natural landscape, something previously identified by the community as being integral to Bonnie Doon.

The sloping topography also raises the issue of bushfire risk. In consultation with the Country Fire Authority, it has been determined that the eastern side of Lake Eildon is a more desirable location for residential development because of natural factors exacerbating bushfire, such as wind, have limited effect on the eastern shore. Furthermore, residential development in these areas will decrease bushfire risk by creating a barrier through future built form.



### Topography

- Contour 10m interval
- Contour 100m interval

## Retail and Commercial Opportunities

Bonnie Doon is Mansfield Shire's second largest commercial area, providing convenience and energy services to residents and visitors. In 2022, 5 parcels along Maroondah Highway including 2018, 1621, 1623, 1625 and 1627A were rezoned from Commercial 1 zone to General Residential Zone schedule 1 in accordance with their current land use and the lack of commercial viability of the service road where the allotments are located. Simultaneously, 1738 Maroondah Highway, the Bonnie Doon Hotel, was rezoned from Farming Zone to Commercial 1 Zone to enable the promotion and development of commercial activity in the area.

There is opportunity for additional commercial activity on Bon Crescent within the vacant allotments. However, initial community feedback indicates that within the commercial realm, there is a demand for a coffee shop or similar use, such as a bakery. In the absence of existing built form within Bon Crescent, there may be opportunity to allow existing residents the ability to create a home based business that will provide this service.

On the eastern side of the Bonnie Doon bridge, the main commercial area is the Bonnie Doon Hotel. This is the main restaurant within the township and has experienced additional growth since its establishment. Until 2022, the land on which it lies, 1738 Maroondah Highway was within the Farming Zone which would technically prohibit its current use, however existing use rights were in place.

The land at 1740 Maroondah Highway, currently Farming Zone, has previously raised within the *Commercial and Industrial Land Use Strategy, 2020* as a site with commercial potential. The land interfaces with the Bonnie Doon Hotel, and parts of it are actively used for car parking provision to the pub. It is considered that its current zone is erroneous within its current context and should be considered for rezoning to Commercial Zone Schedule 1.

## Community Led Initiatives – how can our community contribute to our vision

Member of the Bonnie Doon community stated that there are opportunities within the town to increase the number of events within the area. Some ideas included:

- ▶ additional sporting events within the recreation reserve
- ▶ bush markets and similar events within Church Street
- ▶ relocation of Billy's House
- ▶ upgrade of the Community Centre meeting room (window coverings, false ceiling)
- ▶ maintenance of the old tennis and basketball court at the back of the Community Centre
- ▶ a space to house and display the research that has been completed on the History of Bonnie Doon
- ▶ hosting of a music festival.

## Open Space

The primary open space within Bonnie Doon township is the Bonnie Doon Recreation Reserve. Residents and visitors to Bonnie Doon primarily make use of Lake Eildon and the Great Victorian Rail Trail as areas for recreational activity. Due to the topography of the land within Bonnie Doon, there is limited capacity to increase the amount of open space within the area. The current

Recreation Reserve has additional capacity to be improved with better facilities, and integration with the rest of the township through the Rail Trail.

## Community Sustainability and Resilience

Currently, community resilience is nested with a typical standard for a regional area. Most community members indicate that they feel prepared for bushfires, or similar environmental hazards.

The town is vulnerable from a tourism perspective with regard to Lake Eildon. This is because much of the tourism appeal of the area lies within the location of the town having accessibility to the lake and the beauty of the surrounding natural landscape.

In instances where the lake water level becomes low, this presents a risk to the amount of water-based recreation that can occur. In response to the vulnerability of lake-based tourism, it is recommended that Bonnie Doon diversify its tourism capabilities by investigating the possibility of playing a role as part of the Great Victorian Rail Trail.

Recently, with the high level of the lake there has been a reduction in car parking areas. This poses an issue where during peak tourism season tourists may park along roadsides and create traffic congestion.



## Part B: Recommendations and Implementation

### Vision for Our Community:

In 2024, Bonnie Doon is a community that connects its future with its past by recognising the importance of history, environment and community in its growth and development. The centre of our small town is a pedestrian-friendly space, with easy access to reserves, historical buildings and social spaces where we can meet and play. Our community is healthy and connected, having access to adequate healthcare, good sporting facilities and natural vistas. Our economic prosperity is secure and supported by our local businesses and water-based tourism.

### Objectives

- ▶ To create clearly defined gateways which improve the recognition and identification of Bonnie Doon township along the Maroondah Highway.
- ▶ To maintain the serenity of Bonnie Doon.
- ▶ To promote Bonnie Doon within its wider regional Hume tourism context.
- ▶ To maintain Bonnie Doon's connection to Lake Eildon and strengthen its integration with the Great Victorian Rail Trail.
- ▶ To preserve and improve the appearance of the public realm, including primary and secondary streetscapes.
- ▶ To maintain and enhance existing public open spaces.
- ▶ To provide clear urban and built form guidance for new, infill development and alterations and additions to existing buildings.
- ▶ To enhance the pedestrian and cycling network bisecting the township to improve access to local services and facilities including open spaces and community hubs and maintain natural biodiversity by enhancing this route as a wildlife corridor.
- ▶ To protect and enhance key views which centre upon natural features and vistas, including Lake Eildon, by ensuring future development is sensitive to, and does not obstruct views to and from the natural landscape.
- ▶ To provide for future commercial development and encourage the establishment of new businesses.
- ▶ To provide for water based-tourism and accommodation opportunities.

### Key Directions

Based on a review of the area, and feedback from the community, a series of key directions have been determined. These outline important initiatives to achieve the visions and objectives for the future of Bonnie Doon. These key directions are:

1. Improve the pedestrian and bicycle network in Bonnie Doon to create safe crossings across the Maroondah Highway, connect settlement areas and enhance the town's connection to Lake Eildon.
2. Activate the entrance to Bonnie Doon through beautification and improved signage denoting key features and aspect of the town.
3. Enable residential and tourism development through land rezoning to continue the prosperity of Bonnie Doon
4. Establish opportunities for the creation of businesses within Bonnie Doon by encouraging the development of commercial areas and creating designated locations for pop up stores and similar uses.
5. Implement design and character guidelines for future development to protect Bonnie Doon's identity.

The following pages contain additional details on the delivery of these key actions through a township framework plan, and concept shared pathways plan.

## Urban Design Framework

### Land Use

It has been identified that there is a shortfall in residential land supply within Bonnie Doon. For this reason, it is proposed to rezone additional residential and commercial land.

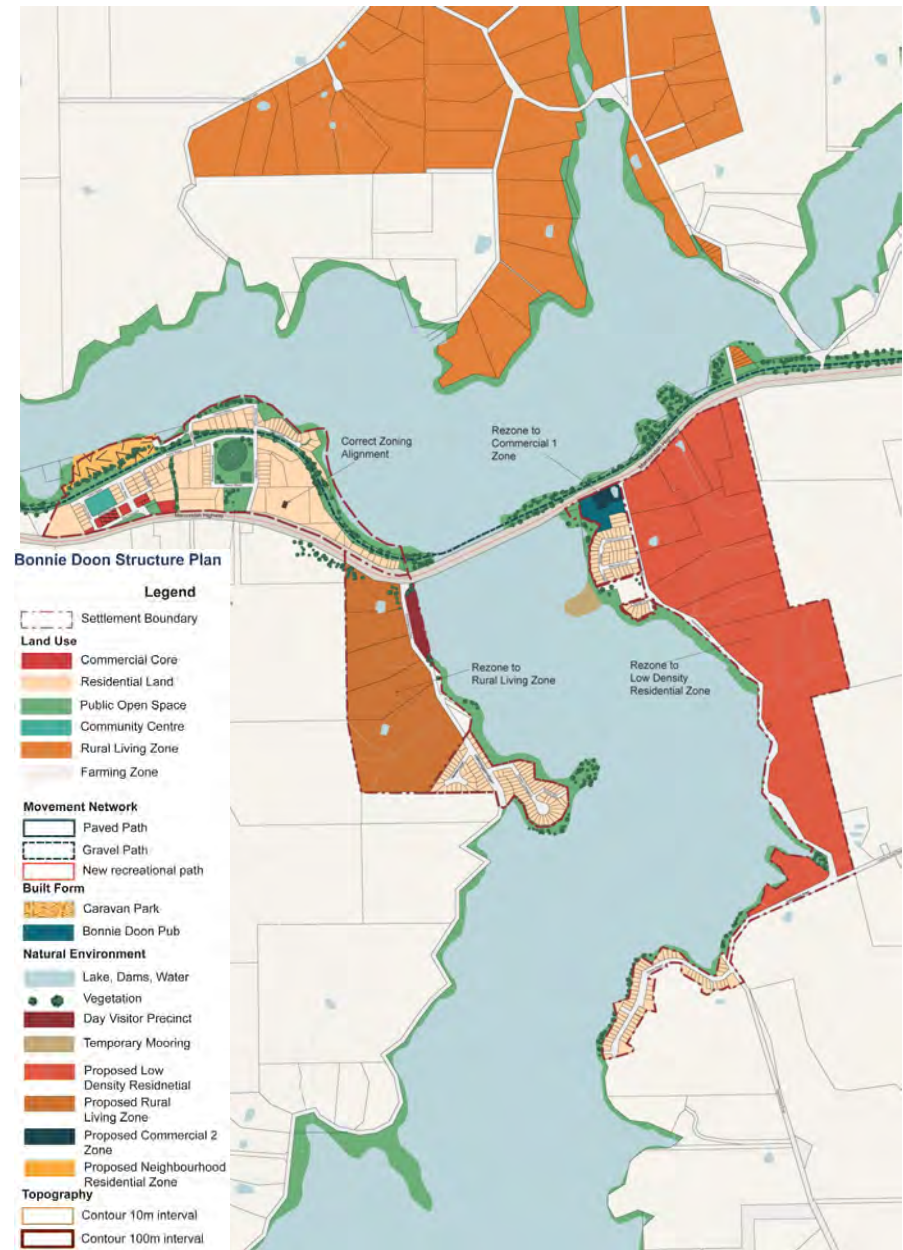
To justify this rezoning, a theoretical supply assessment has been undertaken which accounts for the following constraints:

- Where the slope of the land is greater than 20%, it is discounted from the potential supply because it exceeds the maximum allowable vertical grade for streets, place and access lanes (VPA, 2011).
- An additional 20% of the area will be absorbed within the construction of roads, utilities and other services.

Zone	Area to be rezoned (hectares)	Minimum Lot Size (hectares)	Theoretical supply	Less 20% total supply for services
<b>Low Density Residential proposed area</b>	51 (80% serviced, 20% unserviced)	0.4 unserviced	150	30
		0.2 serviced	300	240
<b>Rural Living Zone proposed area</b>	70	4	17.5	14
<b>Total theoretical supply</b>				284

In addition to the proposed rezonings for commercial and residential land, it is also proposed to realign a section of land zoning at 1575 Maroondah highway where the current Public Use Zone Schedule 1 is not aligned with the actual location of service and utility infrastructure in the area.

The proposed rezonings are shown within figure 9.



**Access, movement, and open space**

It has been identified that there is disconnect between the three distinctive residential locations of Bonnie Doon. The primary obstructions, other than distance, are Lake Eildon, The Maroondah Highway, and the Bonnie Doon Bridge. It is considered that access, movement, and public open spaces present a synergistic opportunity to maintain natural biodiversity by protecting and enhancing wildlife corridors which may be implemented along the Great Victorian Rail Trail and future recreational paths.

While the Maroondah Highway is service infrastructure providing access to the High Country, the other two elements which separate the settlement areas are unique, distinctive features which contribute to the beauty and identity of the area. Aligning future pedestrian and recreation trails to integrate with these areas presents an opportunity to improve the lived experience for those utilising the paths and encourage others to do so.

The proposed movement network seeks to connect the separated residential areas and create safe crossings for pedestrians along the Maroondah Highway, but with a view to not obstruct existing traffic flow given that the Maroondah Highway forms part of Victoria’s principal freight network. The creation of more accessible pathways helps achieve sustainable development goal (SDG) 3 which aims to *Ensure Healthy Lives and Promote Well-Being for all at all ages*.

Although pathways are not proposed to be constructed within Bonnie Doon proper, the creation of these is necessary, and is encouraged into the future with future infill development allowing for contributions from developers to upgrade the existing path network.

**The Bonnie Doon Community Centre**

Council will continue to support the prosperity of the Bonnie Doon Community Centre. This includes continuing to maintain a positive relationship with the community. Council recognises that the Community Centre is integral to the resilience and continued sustenance of the Bonnie Doon community having undertaken multiple self-led initiatives, including the creation of an op-shop and visiting health practitioners which has benefitted the community greatly.

**Recreation Reserve and Open Space**

The Recreation Reserve will continue to serve as Bonnie Doon’s main recreational open space for sporting events. Due to the limited ability for additional open spaces with topography constraints, the Recreation Reserve is suited to serve the community’s needs in terms of providing an area for sport, active fitness, a park for younger families and a bookable venue for social events in the centre of town. With the importance of this open space in mind, it is recommended that as development continues within Bonnie Doon, future pathways be implemented to improve the connectivity of the reserve to the town’s centre, the Great Victorian Rail Trail, and residential areas. This objective is consistent with SDG 11, which aims to *Make cities and human settlements inclusive, safe, resilient and sustainable*.

The Strathbogies surrounding the area should also be promoted as a tourism destination to diversify Bonnie Doon’s tourism offerings.

**Built Form and Infrastructure**

The following section examines the need for improvements, implementation and maintenance of the built form and infrastructure of Bonnie Doon under separate sub headings, noting that all remain interdependent.



Figure 10 Proposed additional pathways

### Development and Character

The built form will continue to reflect the style and scale of existing development in accordance with the recommendations of the Mansfield Planning Strategy, 2021. The implementation of this character statement into the Mansfield Planning Scheme will ensure that any future development will be required to maintain the identified, desired character of the area. It is considered that the implementation of a character statement which creates policy and guidelines for development is the most effective method of counteracting any potentially adverse development that would otherwise negatively impact the amenity of the town.

### Roads and Parking

Existing infrastructure has been identified as a limiting factor for recreational water-based activities such as boating. This is in part due to a lack of parking for boat trailers and similar large vehicles. In light of the recent high level of Lake Eildon, parking has been constrained even further where it was previously informal and generally along the edge of the lake. As the lake is now at the edge of most roads, no such informal parking areas exist. This presents a safety hazard because lake users will park along the edges of busy roads, creating a problematic interface between road users, people parking their boats and trailers, and pedestrians looking to access the lake.

In the absence of Council's ability to create additional parking areas due to a lack of funding and topography constraints, it is proposed that the speed limited along the Maroondah Highway within Bonnie Doon be reduced from 80km/h to 60km/h in the interest of public safety and risk reduction.

### Wastewater, Water Supply, and Water Treatment

A lack of infrastructure for sewage, water treatment and water supply present a significant constraint to the possibility of future development within Bonnie Doon. It has been identified that allotments along James Street, Bonnie Doon, are currently all serviced by individual on site effluent systems which pose a threat to the open potable water supply of Lake Eildon. This is somewhat akin to the case of Goughs Bay where problems have historically and continue to present themselves through issues of wastewater treatment and management for residential development. In some cases, houses may only have one bedroom, or may not be developed at all.

To avoid the issue of water contamination, the extent of the existing infrastructure network for water supply and sewer must be extended to cater for future development within the area. As a mechanism to leverage this infrastructure implementation, it is proposed that future development along Hutchinsons Road should include the requirement to construct water and sewer infrastructure to service related developments. This will of course be subject to land capability assessments for each development which will indicate whether the provision of such infrastructure is required, but will be advocated for, by Council and relevant water authorities.



Proposed Structure Plan

Bonnie Doon Structure Plan

Legend

Settlement Boundary

Land Use

- Commercial Core
- Residential Land
- Public Open Space
- Community Centre
- Rural Living Zone
- Farming Zone

Movement Network

- Paved Path
- Gravel Path
- New recreational path

Built Form

- Caravan Park
- Bonnie Doon Pub

Natural Environment

- Lake, Dams, Water
- Vegetation
- Day Visitor Precinct
- Temporary Mooring
- Proposed Low Density Residential Zone
- Proposed Rural Living Zone
- Proposed Commercial 2 Zone
- Proposed Neighbourhood Residential Zone

Topography

- Contour 10m interval
- Contour 100m interval

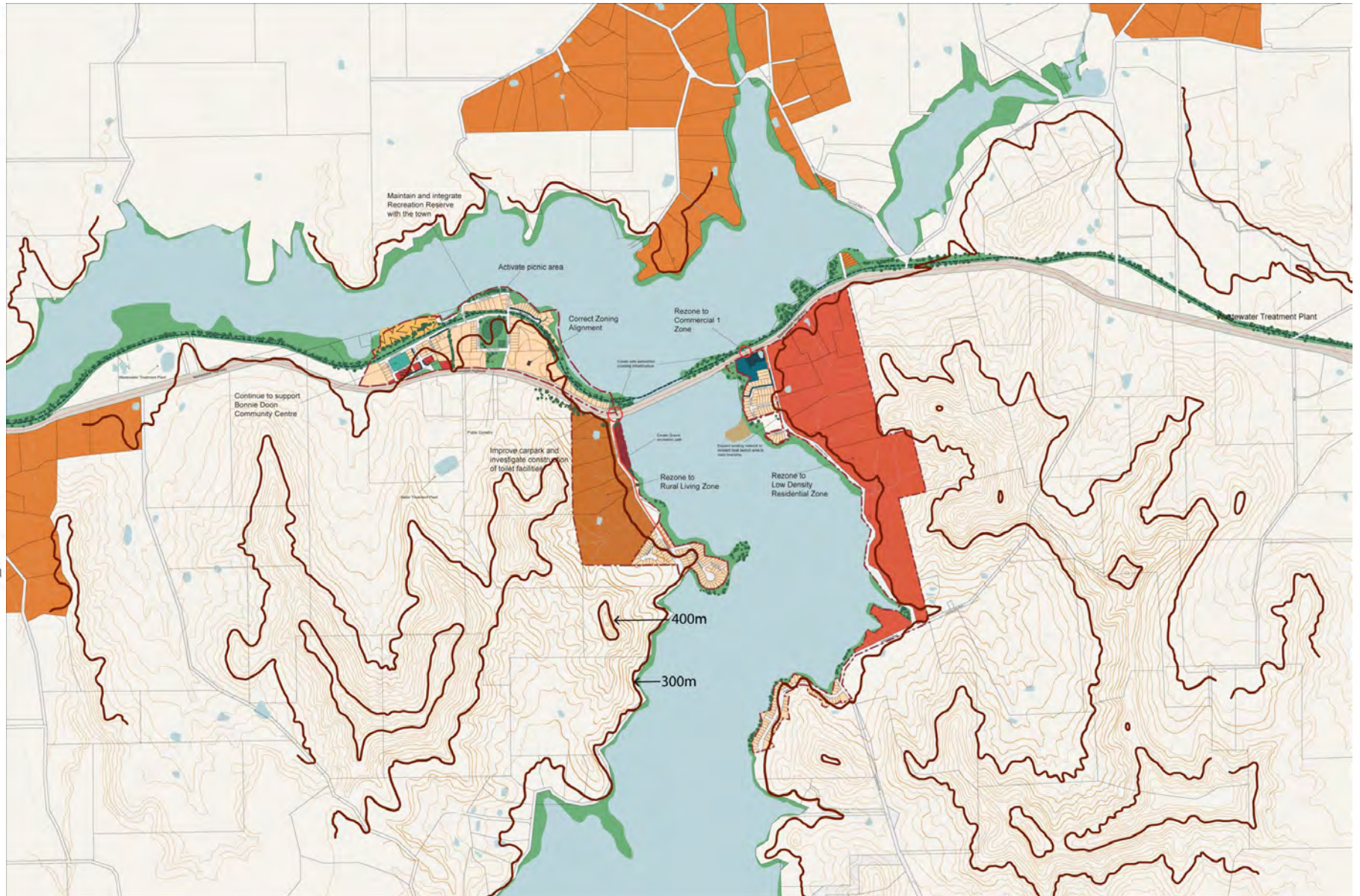


Figure 11 Proposed Structure Plan

## Statutory Implementation

### Planning Scheme Changes:

A structure plan sets the course for development and character of an area. It is critical that this be implemented into the planning scheme to take effect.

The recommendations for the statutory implementation of planning controls and policy have been prepared with due consideration of current ministerial directions, including the Victorian Planning Practice notes, specifically practice notes: 23, 42, 55, 90 and 91. As part of the formal amendment process, relevant agencies, government bodies and affected parties will be consulted in accordance with the requirements of the *Planning and Environment Act, 1987* which also gives effect to this policy.

The order of statutory changes to be implemented into the Mansfield Planning Scheme is as follows.

### In Local Policy

- ▶ Amend **Clause 11.01-1L-02** under Bonnie Doon to include the following:

Encourage development that maintains the serenity of Bonnie Doon

Encourage the connection of reticulated sewer to land along Church Street

Encourage the retention of the Bonnie Doon Recreation Reserve

Delete the existing Bonnie Doon Framework plan and insert a new Bonnie Doon Framework Plan located on page 21 of this report.

### In Zones

- ▶ Insert a new **Clause 32.03 Low Density Residential Zone Schedule 2** which includes the following ordinance:

Minimum subdivision area: 0.4 hectares. Smaller areas may be allowed where the need can be demonstrated for bushfire purposes.

- ▶ Insert a new **Clause 32.09 Neighbourhood Residential Zone Schedule 2** which includes the following ordinance:

#### Bushland Residential Area

#### Neighbourhood Character Objectives:

To encourage generous front and rear setbacks which allow significant tree and vegetation planting.

To encourage development which reflects the existing low scale dwellings, using simple built forms that respect the surrounding natural environment by using natural materials with muted colours and tones.

To encourage fencing that is low, greater than 50% permeable and not along a front boundary. Timber, chain mesh, post and wire and similar materials are encouraged.

Maximum front fence height: 1.3 metres.

### Decision Guidelines:

The following decision guidelines apply to an application for a permit under Clause 32.09, in addition to those specified in Clause 32.09 and elsewhere in the scheme which must be considered, where appropriate, by the responsible authority:

- Whether a loss of amenity would result in varying the requirements of part 4.0 of this schedule.
- Whether a subdivision proposal has sufficient land area and minimum dimensions to be in keeping with the surrounding subdivision and development patterns.
- Whether opportunities exist to avoid a building being visually obtrusive through the use of alternative building designs, particularly for developments with overall building heights in excess of 8 metres (where permitted).
- The layout and appearance of areas set aside for car parking, access and egress, loading and unloading and the location of any proposed off street car parking.

### In Overlays

- ▶ Insert a new **Clause 43.04 Development Plan Overlay Schedule 5** with the following ordinance:

#### Objectives:

- Outline the form and conditions of future use and development in the Neighbourhood Residential Zone.
- Establish broad directions for future land use, development, subdivision and servicing of an area.

#### Requirement before a permit is granted:

- A permit may be granted before a development plan has been prepared for:
  - o Subdivision of the land into two allotments or re-subdivision of existing allotments.
  - o A single dwelling on a lot.
  - o Any buildings and works associated with any existing use or development of the land.
- Before any planning permit is granted for any subdivision, use or development of land that this schedule applies to, the responsible authority must consider the:
  - o Consistency of any proposal with any approved development plan.
  - o Design and provision of roads and road infrastructure in accordance with the Infrastructure Design Manual, in conjunction with the relevant road authority on declared arterial roads.
  - o Provision of services, including water, sewerage, drainage and stormwater, electricity and telecommunications to meet the standards of the relevant service authority.
  - o Need for a land or monetary contribution for open space in accordance with the Subdivision Act 1988.



- Impact on Flora and Fauna in accordance with the requirements of the *Guidelines for the removal, destruction or lopping of native vegetation*, DEWP 2017.

**Mapping changes:**

- ▶ Rezone multiple parcels of land in accordance with the proposed land rezoning map on page 18 of this document. More specifically:

Rezone the following land to **Rural Living Zone Schedule 1:**  
3501, 3537, 3541, 3553, Maintongoon Road and 1626 Maroondah Highway Bonnie Doon.

Rezone the following land to **Low Density Residential Zone Schedule 2:**  
5, 13, 15, 19, 21, 35, 55, 85, 109, 145, 240 Hutchinsons Road Bonnie Doon.

Rezone the following land to **Neighbourhood Residential Zone Schedule 2:**  
20, 22, 24 Hutchinsons Road Bonnie Doon.

Rezone the following land to **Commercial 1 Zone:**  
1740 Maroondah Highway

- ▶ Apply the **Development Plan Overlay Schedule 2** to the following land:  
5, 13, 15, 19, 21, 35, 55, 85, 109, 145, 240 Hutchinsons Road Bonnie Doon.
- ▶ Apply the **Development Plan Overlay Schedule 3** to the following land:  
3501, 3537, 3541, 3553, Maintongoon Road and 1626 Maroondah Highway Bonnie Doon.
- ▶ Apply a new **Development Plan Overlay Schedule 5** to the following land:  
20, 22, 24 Hutchinsons Road Bonnie Doon.

### Implementation – Funding

The following actions are listed for implementation with the timeframes of immediate, short term (0-5 years), medium term (5-10 years) and long term (10-20 years). Some of the listed projects are subject to external funding or will be undertaken as community led initiatives. Support type refers to how Mansfield Shire Council will play a role within the project, whether this be advocating with external actors and relevant bodies, facilitating the creation of new initiatives, or regulating how specific projects are undertaken to ensure that they are appropriate.

IDENTIFIED PROJECTS	SUPPORT TYPE	TIMEFRAME	FUNDING
Request reduction of speed limit in town to 60kph	Facilitate/advocate	Immediate - Short	Council
Undertake proposed land rezonings and policy changes to the Mansfield Planning Scheme	Facilitate/Regulate	Immediate - Short	Council
Improvements to landscaping at both ends of the bridge on the Rail Trail	Facilitate	Short	Council
Signage audit for the main commercial precinct	Facilitate	Short	Council
Implement character guidelines for future development	Facilitate	Short	Council
Encourage connection of residentially zoned properties to reticulated sewer where required (Church Street and James Street)	Advocate	Ongoing	Development driven
Facilitate/encourage retail and other commercial developments, including food and drink premises like cafes.	Advocate	Ongoing	
Toilet facilities along the rail trail	Facilitate	Short-Medium	Council/grant
Relocation of the "Backwards House" to the Community Centre	Facilitate	Short-medium	Subject to grant
Create a parking/picnic/rest area at the western end of the Rail Trail Bridge	Facilitate	Medium	Council/grant
Create Passive Recreation/Picnic area at the end of Church Street	Facilitate	Medium	Council/grant

Improved township approaches (landscaping, township signage, etc)	Facilitate	Medium	Council
Redesign/Fix up kerb and channel on the western entrance to town	Facilitate	Medium	Council/grant
Upgrades to the Recreation Reserve possibly through a masterplan	Facilitate	Medium	Council/grant
Improvements to the footpath and shared path network	Facilitate/Regulate	Medium	Council
Install pedestrian safety measures for access for connecting the separate areas of Bonnie Doon (including from the Hotel site to the rail trail)	Facilitate	Medium	Council/grant
Formalise the hardstand area on the southern side of the bridges adjacent Maintongoon Road for itinerant food vendors	Facilitate	Medium	Council/grant
Create a pedestrian path under the Maroondah Highway Bridge to connect Maintongoon Road with the Rail Trail.	Facilitate	Medium-long	Subject to grant

## References

ABS Census of Population and Housing. (2016)

ABS Census of Population and Housing (2021)

Bonnie Doon Community Plan, 2015

Department of Environment, Land, Water and Planning. (2019). *Structure Planning*  
<https://planning.vic.gov.au/policy-and-strategy/activity-centres/structure-planning>

Goulburn Valley Water Urban Strategy, 2022

Great Victorian Rail Trail Strategic Development Plan, 2019

Lake Eildon Masterplan, 2020

Mansfield Planning Strategy, 2022

Mansfield Shire Economic Development Strategy, 2020

Mansfield Shire Environment Strategy, 2019

Mansfield Shire Shared and footpath strategy, 2022

Mansfield Shire Waste Strategy, 2020

Municipal Emergency Management Plan, 2021

Nelsen, I. (2015). *Shire of Mansfield Stage One Heritage Survey*

Onsite Wastewater Management Plan, 2022

The United Nations 2030 Agenda, Sustainable Development Goals

Urban Enterprise. (2018). *Mansfield Shire Economic Profile*, June 2018.

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## Appendix 1: Background Document Summary

The Bonnie Doon Plan has been created with due consideration to strategic documents adopted by Council and applying to the Mansfield Shire. Each document is listed below with key points of consideration that relate to the Bonnie Doon Plan.

### ***Lake Eildon Masterplan, 2020***

The Lake Eildon Masterplan has identified Bonnie Doon as a lakeside township with both a growing residential base and tourism economy.

#### **Tier 1 Priority Projects**

- Key visitor destinations including Bonnie Doon should have a Township Landscape Masterplan prepared.
- There is a significant holiday home base throughout the region, with 610 non-resident dwellings in Bonnie Doon.
- Bonnie Doon has experienced significant growth in population and median house prices, due to strong growth in Mansfield pushing residents out to other towns with lower house prices such as Bonnie Doon.
- There is a lack of zoned land to support development in the Lake Eildon region, particularly in terms of limited Commercial 1 Zone (C1Z) and General Residential (GRZ1) zoned land in town centres, constraints on National Park Land development due to Public Conservation and Resource Zone (PCRZ), and limitations on commercial development due to Farming Zone (FZ).
- Sewerage upgrades will unlock significant development potential across the region.

#### **Tier 2 Priority Projects**

- Bonnie Doon Adventure Park.
- Bonnie Doon Rail Bridge Light Activations.
- Bonnie Doon Waterplay Park.
- Tours and Activities/Watercraft Hire.

#### **Consultation findings:**

- Need to expand and enhance nature-based assets, particularly focusing on land-based assets to broaden the tourism offering.
- Need for investment in food and beverage experiences, particularly redeveloping key sites such as the Golden Trout Hotel.
- Critical need for investment in contemporary and experiential accommodation, as there is no accommodation greater than 3.5 stars in the region.
- Need for family friendly activities to attract and retain visitors in the region.
- Improved governance and branding of the region.
- Improve access to water for fishing, boating, watercrafts, swimming etc.
- Township amenity improvements, including public parkland, township beautification, improved signage, rubbish removal and façade treatments.
- Need for basic infrastructure (i.e., sewerage and water) to unlock development potential in towns like Goughs Bay; and

- Need for improved infrastructure and amenity at existing visitor nodes, including toilets, landscaping, boat ramps, floating pontoons etc
- There is limited opportunity to hire equipment for the water based activities lake Eildon is popularly used for. The only current Bonnie Doon based rentals is the kayak hire at Bonnie Doon Lakeside Resort.
- The Lake Eildon area lacks an information centre that provides visitors information in relation to equipment hire.

### ***Mansfield Planning Strategy, 2022***

#### **Assessment of Bonnie Doon**

- Approximately 68% of houses in Bonnie Doon are holiday homes.
- Bonnie Doon has capacity to accommodate further residential land.
- Experiences seasonal tourism with around 135,000 visitors each year.
- Includes a proposed character statement for the town, discussed later in this plan.

### ***Shire of Mansfield Stage 1 Heritage Survey, 2015***

- Provides an overview of the colonial history of Bonnie Doon, noting that a soldier's memorial was erected in 1921.
- Provides a list of heritage site, identified later in this report.
- While there is currently no assessment into the heritage value of these places, it is recommended that any future development or land use be sensitive to the above in the event that a future survey is undertaken.

### ***Bonnie Doon Community Plan, 2015***

#### **Identified goals in plan:**

- Partner with Council to create a space for the community to connect, share and play.
- Develop a strong relationship between community, businesses and the Tourism and Economic Development unit at Mansfield Shire Council to identify opportunities to support event coordinators and work together to deliver more exciting events into Bonnie Doon.
- Township spaces and facilities: Continue to improve the surrounds of these facilities and provide public amenities such as picnic facilities, BBQ areas and a community notice board at key community locations within the Bonnie Doon township and lake foreshore.
- Develop a timeline walk, including directional signage that connects Bon Crescent to the community centre, rail trail and other key locations.

### ***Economic Development Strategy, 2020***

Seeks to direct future growth to major towns with development capacity, such as Bonnie Doon. Has an action to increase the reticulated water and sewage capacity within Bonnie Doon. States that Bonnie Doon serves the purpose of being a smaller community and a popular visitor destination.

**Environment Strategy, 2019**

Seeks to rejuvenate the Shire's natural environment and contains four focus areas, as shown below:

- **Waste:**
  - o Reduce per capita waste volume directed to landfill
  - o 100% e-waste diversion from landfill.
  - o Waste education resources developed to increase waste diversion from landfill
- **Water**
  - o Formalise arrangements for Traditional Owner involvement in waterway management
  - o Adopt and implement Mansfield Township Integrated Water Management Plan
- **Land**
  - o Strong partnerships with biodiversity groups and agencies i.e. Landcare
  - o Land management agreements established with Taungurung
- **Sustainable Development**
  - o Increased use of renewable energy in Council and community from 2018/19 levels
  - o Climate Action Plan developed and implemented
  - o Reduce Council utility costs

**Waste Strategy, 2020**

Has the strategic direction to reduce, re-use or recycle waste wherever possible and sustainable manage any residual waste and manage all of with within Mansfield Shire. Seeks to upgrade street bins, implement FOGO bins and continue to inform residents and visitors of best practice for waste to ensure that there is a net reduction of this into the future.

**Onsite Wastewater Management Plan, 2022**

- Bonnie Doon is located within a minor water catchment area and risks contaminating open supply catchments if development impacts are not considered appropriately.
- Strategy for managing Bonnie Doon is as follows:
  - o Work with Project Partners to identify whether or not the extension of the reticulated sewer in the northern section of the sub-catchment can be extended to the Caravan Park and General Residential 1 subdivision in James Street.
  - o Given the unsewered General Residential 1 zoned area represents a very small portion of the sub-catchment, the presence of a sewered General Residential 1 zoned area and the overall unsewered density of 9.5 dwellings per km<sup>2</sup>, a medium risk rating has been applied to unsewered dwelling density.

**Goulburn Valley Water Urban Strategy, 2022**

- Action may be required between 10 and 15 years for upgrade the facility to treat and manage wastewater.
- Wastewater in Bonnie Doon is treated to Class C, which is appropriate for irrigation.
- Water supply is pumped from Lake Eildon to the Bonnie Doon water Treatment Plant. When the lake drops below 43%, additional measures are required to maintain water supply. An alternative offtake point from Lake Eildon or drought groundwater supply were identified as preferred options for future investigation.

- Bonnie Doon is approaching its treated wastewater reuse capacity and will need assessment for future proofing in the short term.
- Water supply, and wastewater treatment present significant constraints to the potential growth of Bonnie Doon.

**Municipal Emergency Management Plan, 2021****Key risks include:**

- Grassfire
- Some forest in remote areas (Glen Creek Road, Dry Creek Road etc)
- Maroondah Highway
- Visitors and non-resident populations
- Lake Eildon – accidents and blue-green algae
- Road bridge over Lake Eildon
- Caravan Parks
- Peppin Point locality (profiled separately)
- Reticulated water failure

**Priority areas include:**

- Community Centre
- Recreation Reserve and Community Hall (includes Football Clubrooms)
- Reticulated water treatment plant and waste water treatment facility
- Bridges

**Great Victorian Rail Trail Strategic Development Plan, 2019**

Bonnie Doon lacks arrival experience with the rail trail including welcome signage.

There is a lack of accommodation and businesses to meet user needs.

The rail trail will continue to be promoted and improved into the future and will continue to provide tourism opportunities that will support the growth of economic activity that supports this.

**Footpath and Shared Pathway Strategy, 2022**

Identifies future pedestrian footpaths in Bonnie Doon.

These include future paths for Phillip street, Arnot Street and Maintongoon Road.

**The United Nations 2030 Agenda, Sustainable Development Goals**

Has overarching global goals which generally seek to promote a desirable future for humanity.

Given the density of this document and agenda, it is noted here that the main Sustainable Development Goals relevant to this plan are:

- **SDG 3:** Good health and wellbeing
- **SDG 6:** Clean water and sanitation
- **SDG 9:** Industry, innovation and infrastructure
- **SDG 11:** Sustainable cities and communities

The above goals have been considered within the creation of the Bonnie Doon Plan, with a view to ensure that any proposed initiative in this document aligns with the general purpose of the United Nations 2030 Agenda.

## Appendix 2: Bushfire Planning Assessment

The *Design guidelines for settlement planning at the bushfire interface* created by The Country Fire Authority and DELWP, 2020, sets out parameters to appropriately address the risk of bushfire when planning for growth in existing areas. This document has been considered in addition to Clauses 13.02-1S, 53.02 and 71.02-3 of the Victorian Planning Scheme and planning practice note 64, *Local Planning for Bushfire Protection*.

### Clause 13.02-1S

Bonnie Doon is within a designated bushfire prone area under the Building Regulation 2006 (regulation 810) and so Clause 13.02-1S applies. In addition to other strategies, this policy aims to:

- ▶ Prioritise the protection of human life over all other policy considerations.
- ▶ Direct population growth to low risk locations.
- ▶ Reduce the vulnerability of communities to bushfire through the consideration of bushfire risk in decision making at all stages of the planning process.
- ▶ Considering and assessing the bushfire hazard surrounding and within a settlement.
- ▶ Consulting emergency management agencies.
- ▶ Ensuring that any strategic planning properly address bushfire risk
- ▶ Assessing and addressing the bushfire hazard posed to the settlement and the likely behaviour that it will produce for the landscape.
- ▶ Assessing alternative low risk locations for settlement growth

All of the above strategies are considered in the following paragraphs.

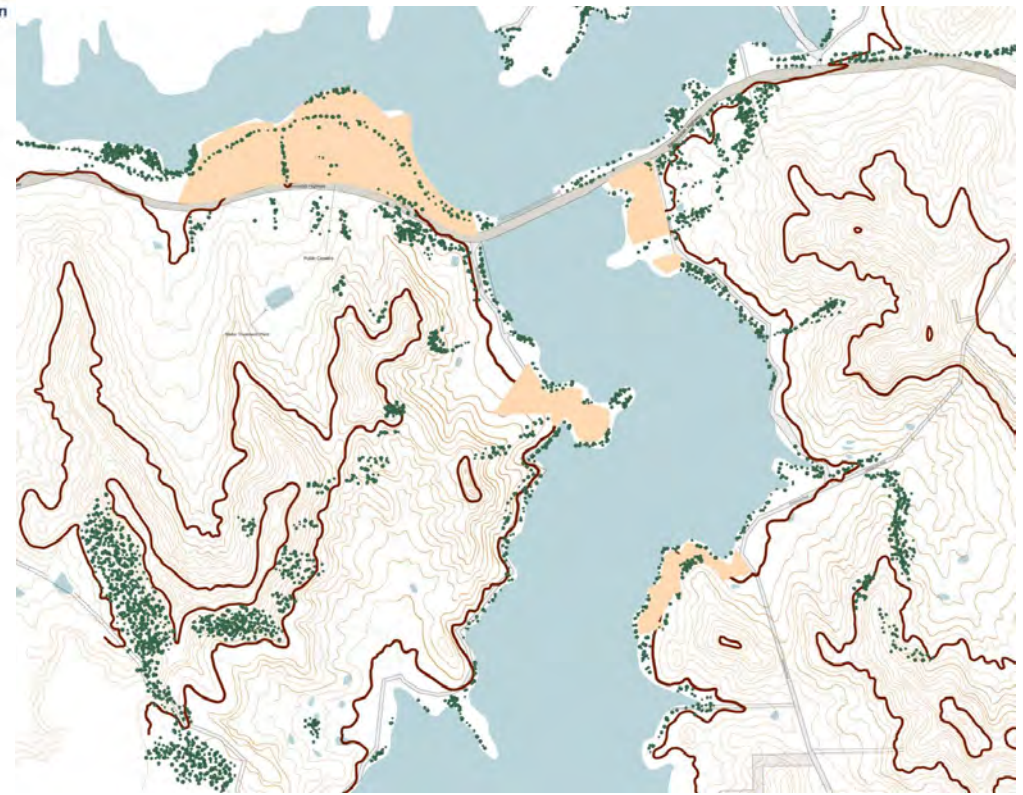
### Landscape Risks

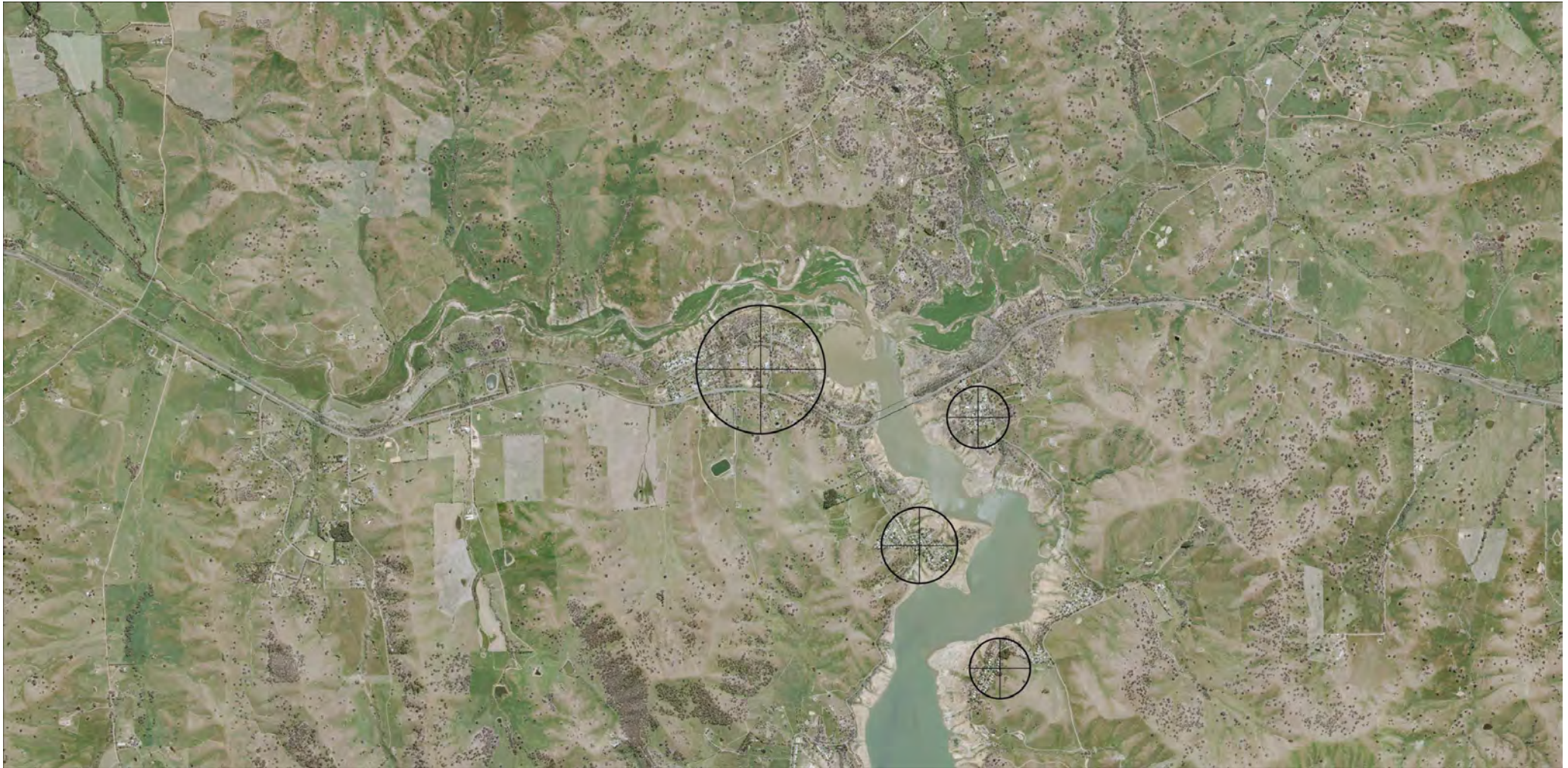
The surrounding area of Bonnie Doon contains a number of environmental hazards which present themselves as a bushfire risk to the town. Some of these factors include the following:

1. **Vegetation and Fuel Load:** The area around Bonnie Doon is characterized by dense vegetation, including grass, shrubs, and trees. This vegetation provides fuel for bushfires, making the area more susceptible to fires.
2. **Climate:** The climate in the region is hot and dry during the summer months, which increases the likelihood of a bushfire occurring.
3. **Topography:** The terrain around Bonnie Doon is hilly, which can contribute to the rapid spread of fires, and may pose challenges in accessing and controlling the fire.

The adjacent map identifies areas surrounding Bonnie Doon which pose a bushfire hazard. An aerial photo of the broader landscape is also shown on the below page:

Bonnie Doon Structure Plan





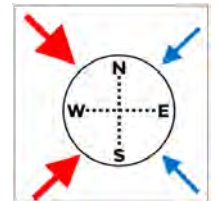
Bonnie Doon is considered to be within a type 1 broader landscape area.

There is little vegetation beyond 150 metres of the site (except grasslands and low threat vegetation).

For each settlement location, bushfire can approach from only one aspect, with the more likely approach being from the south west. Sites on the east of the Bonnie Doon bridge are less risk adverse to this scenario given that they are separated by Lake Eildon from the South western threat. Extreme bushfire behaviour is unlikely to occur.

The sites are located in an area that is not managed in a minimum fuel condition.

Road access will allow immediate access to shelter in the event of a bushfire.



The marker to the right highlights the main approach for bushfire within an inland location. Whilst it is possible for a bushfire to approach from the east, a western approach is more likely.

### Existing Residential Areas and Bushfire Hazards

Bonnie Doon is currently split into 4 distinct settlement areas, including the main township, a settlement along Maintongoon road, another along Hutchinsons Road and a small residential pocket within James Street. All of these settlement areas abut Lake Eildon and are located at the base of sloping terrain. These areas are considered separately below:

#### Bonnie Doon Main Township

The Main Bonnie Doon Township is located between Lake Eildon, and at the base of a steep hill to the south which is separated by the Maroondah Highway which acts as a perimeter road. There is limited bushfire threat posed to the settlement from surrounding areas. However, within the main settlement there are a number of vegetated areas within the town including the north foreshore, a large strip of vegetation along the rail trail which dissects the town and native vegetation throughout the town. Additionally, the Bonnie Doon Cemetery, the Community Centre and Recreation Reserve are large open spaces within the town that will need continuously be maintained by Council or the relative land manager to reduce the potential bushfire risk in accordance with Clause 53.02 of the planning scheme.

Lot sizes within this area vary in size with smaller lots being 800m<sup>2</sup> and larger allotments having sizes exceeding a hectare. The development of these larger parcels into smaller allotments is encouraged to increase the private landowner's ability to maintain the site and reduce the bushfire fuel risk within the area.

Uses within this area that contribute to bushfire risk include the main service station within Bon Crescent and the additional service station abutting Jones Street and the Maroondah Highway. Both sites store highly combustible materials which increase the risk of bushfire to the community.

It should be noted that the Bonnie Doon Fire Station is located adjacent to the service station within Bon Crescent. The proximity of this emergency service to the high risk location should be reduced to minimise the risk of bushfire impacting the station should the service station combust.

#### Settlement Area along Maintongoon Road

The settlement area along Maintongoon road has potential bushfire hazards to the southwest in the form of dense and sparse vegetation separated by open grassland to the settlement area. The area is located at the base of a sloping hill and abuts Lake Eildon. Access to the main road is via a sealed road which passes through an undeveloped area with vegetation strewn throughout.

Lot sizes within this area are generally 800m<sup>2</sup> and appear to be regularly maintained with sparse vegetation throughout the area. The topography within the area is varied, with some development located on upward slopes.

#### Settlement Area along Hutchinsons Road

The settlement are within Hutchinsons road has its main hazards dispersed throughout the area in the form of spare and dense native vegetation. The densest vegetation is located north of the area and is separated by a perimeter road and vegetation to the east is located on an upward slope.

Vegetation located within the main settlement area will need to be maintained in accordance with Clause 53.02 of the planning scheme. This is particularly important for some of the allotments in the area that exceed a size of 800m<sup>2</sup>.

#### Settlement Area within and Near James Street

This settlement area is located further away from the main Maroondah Highway, and runs linear alongside Lake Eildon with vegetation dispersed throughout the area. This settlement is considered an area of heightened risk in comparison to others mentioned because the settlement is located on sloping topography and has a greater distance from the main road.



### Alternate Settlement Location Discussion

The below areas were considered as alternative locations for future settlement within Bonnie Doon. However, the final recommended land rezoning does not recommend these locations for a number of reasons which are explored below:

Alternate Site 1, West of Bonnie Doon Township or 1330 and 1450 Maroondah Highway:

Both sites are in close proximity to the main township and abut an existing rural living zoned area. The land is generally cleared of vegetation and presents minimal bushfire risk. However, the site would create a residential area on the southern side of Maroondah highway which was not supported by the Department of Transport and Planning as it creates a poor environment for pedestrians to access the main township and it will increase traffic onto Maroondah Highway.

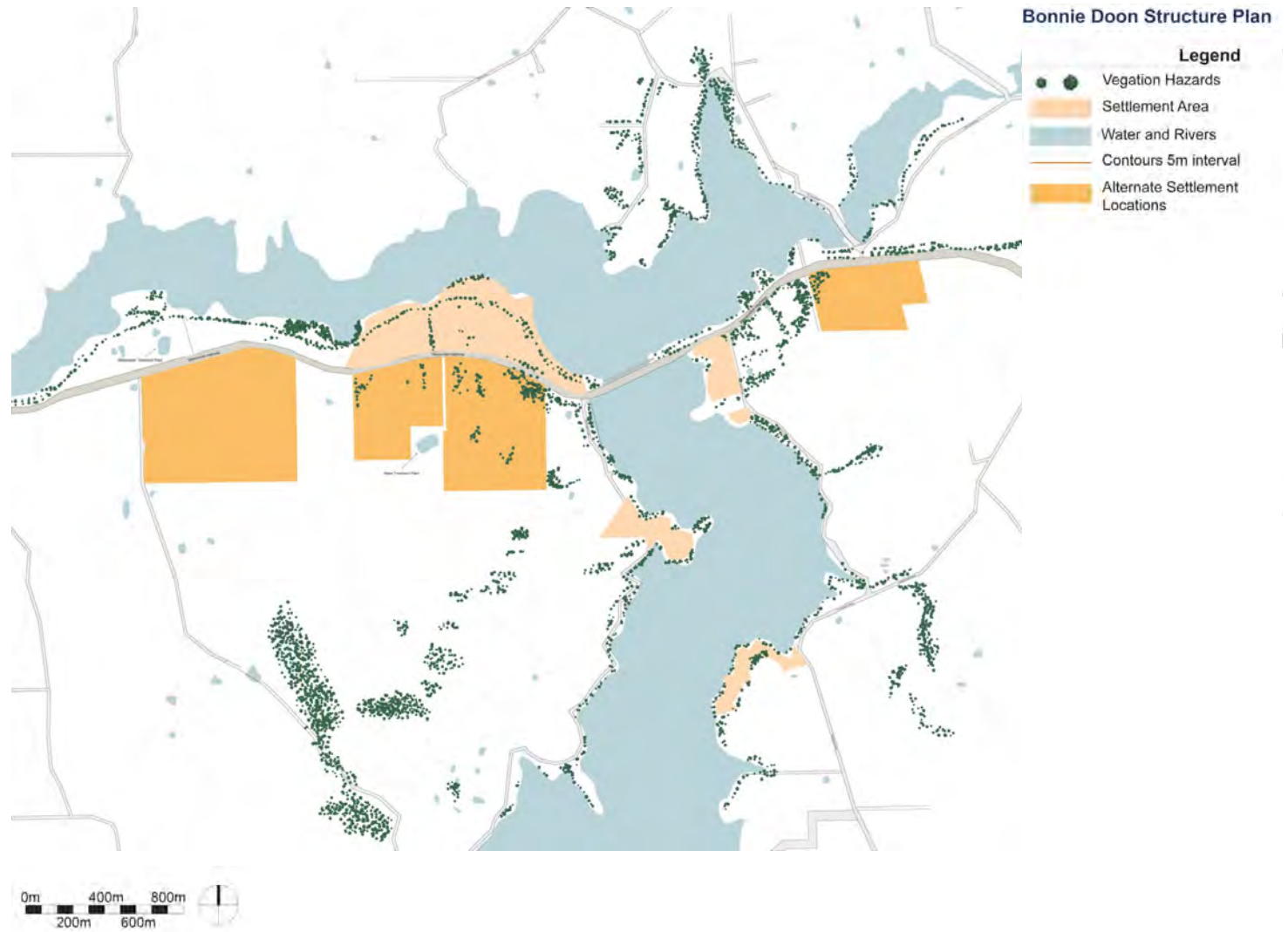
The Environmental protection agency also had concerns regarding the proximity of the area with the wastewater treatment plant as the site will create odours and there is potentially contaminated land within the area.

Alternate site 2, South of Main Bonnie Doon Township or 1508, 1512, 1520-1526, 3/1562 and 1564 Maroondah Highway.

This site was initially considered because it is directly opposite the main area of Bonnie Doon, presented a relatively feasible location for servicing with water and sewer and integration with the main town. However, when the Department of Transport were consulted they made it clear that the chosen site would not be supported because of the negative traffic impact that it would create for the Maroondah Highway. The topography of the sites was also such that development of the land would have limited feasibility, create houses in highly visible locations which would detract from the beauty of the area and be in an area with high levels of bushfire risk.

Alternate site 3, 1846 Maroondah Highway.

This site was considered because it is largely cleared of native vegetation, and in proximity to the existing residential area east of the Bonnie Doon Bridge. However, with the implications on traffic along the Maroondah Highway this site was no longer considered.



## Recommendations

The following includes a list of recommendations embedded into the Bonnie Doon Plan for bushfire risk mitigation which have been included in various sections of this report following the bushfire assessment. Where proposed bushfire management strategies are proposed but not included directly as policy, they will be enacted into the Mansfield planning scheme by having this document embedded as a reference document.

The final areas proposed for residential rezoning reduce the bushfire risk to existing locations by strengthening the road connections between them. Additionally, the areas allow for smaller lot sizes making it possible for appropriate maintenance of the sites to mitigate potential bushfire risks.

Any future subdivisions within this area will need to consider Clause 13.02 of the Mansfield Planning Scheme, applying best practices to prioritise human life and manage separation distances between potential bushfire hazards and future residential development.

As part of the proposed rezoning, the minimum lot size preferred by DEECA is 0.4 hectares on the basis that there will be no exemption from lopping native vegetation and therefore natural assets will be protected. However, Clause 13.02 prioritises the protection of human life with bushfire over all other policy considerations.

Where any future residential development is proposed in an area where tree canopy is considered to be a significant bushfire threat, lot sizes under 0.4 hectares should be encouraged to reduce bushfire risk.

The Development Plan Overlay will also be applied to the proposed residential areas. This ensures that undeveloped land parcels in multiple ownerships must be developed in a holistic manner with unified vision. Prior to any subdivision occurring, a development plan will need to be prepared and approved by Council which considers the larger area as a whole. The development plan will also be considered by referral agencies and relevant governing bodies.

The development plan overlay will enable both Council and the Country Fire Authority to consider the broader development area, ensuring that the layout and design of any development is appropriate from a bushfire perspective, separating hazards from residents, and having uses and open spaces in appropriate locations. It will also allow for commentary on where roads should be placed including boundary roads to separate residential development from bushfire hazards and fuel loads.

### Bonnie Doon Main Township

Support the maintenance of tree canopies along the Great Victorian Rail Trail.

Improve the connection between the Bonnie Doon Caravan Park and the main Bonnie Doon Township for emergency access.

Encourage the planting of large canopy trees with understorey kept to a minimum or setback from building envelopes.

Vegetation in residential areas must be managed for defensible space in accordance with Table 6 of Clause 53.02.

### Settlement Area along Maintongoon Road

Ensure that the land to the west constructs appropriate boundary roads at the time of development to separate bushfire hazards from proposed residential areas.

Discourage development on areas with a slope greater than 15 degrees.

Encourage the planting of large canopy trees with understorey kept to a minimum or setback from building envelopes.

Vegetation in residential areas must be managed for defensible space in accordance with Table 6 of Clause 53.02.

### Settlement Area along Hutchinsons Road

Encourage the planting of large canopy trees with understorey kept to a minimum or setback from building envelopes.

Improve Hutchinsons road and maintain a clear separation distance between the road, surrounding vegetation and houses to strengthen the road as an accessible route during potential bushfire hazards.

Encourage the reduction of bushfire hazards where further development is proposed.

Discourage development on areas with a slope greater than 15 degrees.

Vegetation in residential areas must be managed for defensible space in accordance with Table 6 of Clause 53.02.

### Settlement Area within and Near James Street

Encourage the sealing of James Street to improve the safety of the road and its resilient to natural environmental hazards.

Encourage the planting of large canopy trees with understorey kept to a minimum or setback from building envelopes.

Vegetation in residential areas must be managed for defensible space in accordance with Table 6 of Clause 53.02.