

Goughs Bay Plan



Mansfield Shire

JUNE 2025

Goughs Bay is on Taungurung Country.

Mansfield Shire Council acknowledges the Taungurung people as the traditional custodians and we pay our respects to their Elders past and present. Council extends that respect to all members of our community.



Mansfield Shire

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Council would like to acknowledge the large number of community members and other stakeholders who gave up their time to contribute to this project.

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Introduction

Goughs Bay is a serene and picturesque locality situated in the Mansfield Shire, a region known for its natural beauty and outdoor recreational opportunities. This township, nestled in the north-eastern part of Victoria, lies approximately 180 kilometres from Melbourne, or around a 2.5 to 3-hour drive.

The regional context of Goughs Bay is defined by its close proximity to Lake Eildon, one of Victoria's most popular freshwater lakes, attracting approximately 900,000 visitors per annum. This large water body has 515 kilometres of shoreline, is the most popular inland waterway for recreational boating activities and is the only waterway in the whole of Victoria where house boats are permitted.

Lake Eildon is Victoria's largest inland water storage, and it has many values both for the community and as part of the Upper Goulburn Water Supply Catchment. The Lake's primary role is to supply water for irrigation purposes and bulk water for the provision of potable water to rural towns.

The reservoir at Lake Eildon was constructed in 1956 to supply irrigation water for farms downstream in the Goulburn Valley, to mitigate flooding, and for hydro-electric power generation. Lake Eildon is highly valued by the local and visitor communities for its water recreation opportunities and as a camping, caravanning and holiday home location due to its picturesque scenery and bushland surrounds. The main tourism towns on Lake Eildon within Mansfield Shire are Bonnie Doon, Goughs Bay, Howqua, and Macs Cove.

In terms of township characteristics, Goughs Bay is a close-knit community, primarily revolving around tourism and outdoor activities. The population is relatively small but tends to swell during peak holiday seasons due to the influx of tourists and holidaymakers. The town offers basic amenities such as accommodation, fuel, and some limited food offerings. The township of Goughs Bay and the broader area is not connected to reticulated water or sewer.

The region around Goughs Bay is rich in natural attractions. Aside from Lake Eildon, Goughs Bay is close to the Alpine National Park, a vast and diverse natural area offering a range of activities such as hiking, camping, and snow sports at nearby Mount Buller. The region's landscape is characterised by rolling hills, dense bush, and an abundance of wildlife, making it a favourite destination for nature lovers and adventure seekers.

Culturally, Goughs Bay and the broader Mansfield Shire boast a rich heritage, with the Taungurung people being the traditional owners of the area. European settlers arrived in the region in the 1830s, beginning the pastoral era of the Shire which continues to this day.

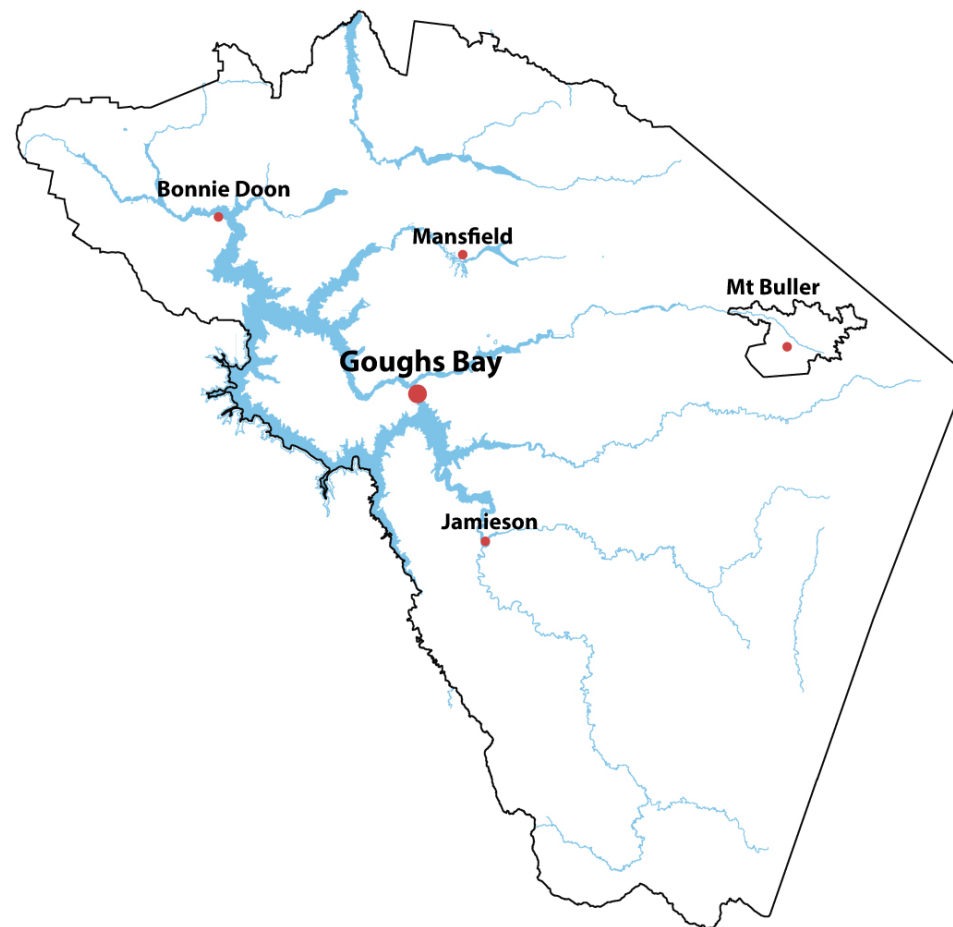


Figure 1: Location of Goughs Bay within Mansfield Shire

Defining a Structure Plan

A structure plan defines the preferred future growth within an area and articulates how the associated growth should be managed (DTP, 2025). 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 Goughs Bay plan encompasses the Goughs Bay township as specified in the current Goughs Bay Framework Plan, including the foreshore region and extending to a small satellite study area at the Bracks Bridge Day Visitor Area.

Importantly, the study area does not include Mountain Bay, as the strategic directions for this area are pre-defined by existing legal agreements applying to the area and the Mansfield Planning Scheme.

The scope generally considers the impact of the other surrounding areas such as the Delatite Arm Reserve, but is primarily focused on the main township area defined by the residential and commercial zones.

Figure 2 shows the current Framework Plan at Clause 11.01-1L-02 of the Mansfield Planning Scheme.

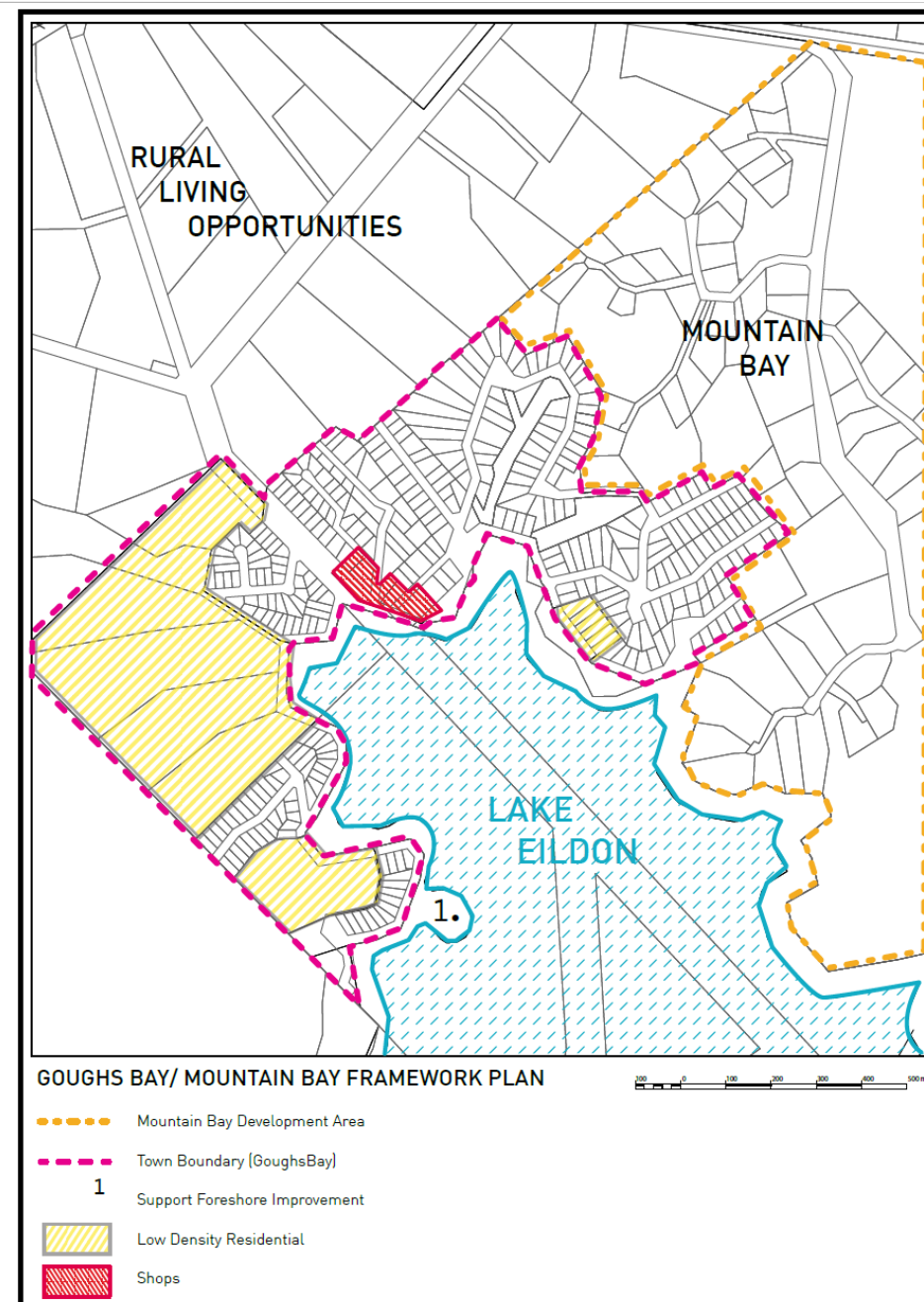


Figure 2: Current Goughs Bay/Mountain Bay Framework Plan

Community and Stakeholder Engagement

As part of Council's commitment to fostering an inclusive and participative decision-making process, we undertook a comprehensive community consultation initiative. Recognising the diverse preferences in the community for engagement and feedback, Council implemented a multi-faceted approach to ensure all voices could be heard.

Direct Correspondence: Council initiated outreach by distributing letters to over 1,000 addresses within Goughs Bay and in the immediate surroundings. This ensured that every household had the opportunity to learn about the consultation process, understand the issues at hand, and know how they could contribute their views and suggestions.

Township Walk-Through: Understanding the importance of face-to-face interaction and the value of seeing issues in their real-world context, Council organised a walk through the township. This activity allowed community members to engage directly with council representatives, share their insights, and discuss their concerns in an informal, yet productive, setting.

Drop-In Sessions: For those preferring a more structured environment, drop-in sessions were held at the Mansfield Shire Council Chambers. These sessions provided a forum for residents to speak one-on-one with council staff, ask questions, and provide feedback on specific matters.

Online Engagement Meeting: Acknowledging the increasing preference for digital communication, we also hosted an online engagement meeting. This platform enabled participation from a broader segment of our community, particularly those unable to attend in-person events due to time constraints or physical limitations.

Engage Mansfield Website and Survey: Council launched an online platform with information and a survey through the Engage Mansfield webpage. This offered a structured environment where the broader community could provide feedback and have input to the plan, and included contact details for those who preferred to email in their thoughts.

Draft Review: The draft version of the Goughs Bay Plan was released on the Engage Mansfield Website and a second community drop-in session was held at Picnic Point/. This provided the community opportunity to comment and raise any changes they wanted to see in the draft plan.

Community Vision

Based on community feedback, the desired future direction for Goughs Bay can be described as follows:

“

In Goughs Bay, our shared vision is to foster a harmonious and sustainable community that seamlessly blends its natural beauty and recreational charm with mindful development and environmental stewardship.

At the heart of this vision is a commitment to preserving the peaceful, laid-back essence of Goughs Bay, while enhancing the quality of life for both residents and visitors.

”

Goughs Bay Plan Vision

Based on the community and stakeholder engagement, a vision and series of key objectives and principles were created to guide the creation of this plan. They are as follows:

“

Taking the Goughs Bay Community Vision into consideration, the Goughs Bay Plan aims to set a clear path to ensure Goughs Bay remains a harmonious and sustainable community where the natural beauty, character and assets are valued and protected by both residents and visitors.

The Plan will shape the town's future growth in a way that safeguards its unique laid-back amenity through supportive infrastructure improvements and environmental protections to create a cohesive, respectful development that enhances liveability and preserves the qualities that make Goughs Bay a special place to live and visit.

”

Key Objectives and Principles



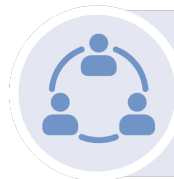
Sustainable Development

Emphasise eco-friendly practices in tourism and town planning, reducing environmental impact from existing and future development.



Environmental Conservation

Prioritise the preservation of local ecosystems, promoting biodiversity and sustainable use and reuse of natural resources.



Community Wellbeing

Enhance local services, amenities and housing to improve the overall quality of life for residents.



Economic Growth

Promote local businesses and tourism, creating new job opportunities.



Wastewater

Address wastewater challenges through novel and broad thinking solutions.



Infrastructure Enhancement

Address current infrastructure challenges, including power, transportation, water management and digital connectivity.



Cultural Heritage

Respect, celebrate and integrate the area's rich history, including its indigenous heritage.

EXISTING CONDITIONS



Heritage

Goughs Bay, a tranquil and picturesque township, boasts a rich and varied history. Before European settlement, the area was inhabited by the Taungurung people, the original custodians of the land who lived and cared for it for thousands of years.

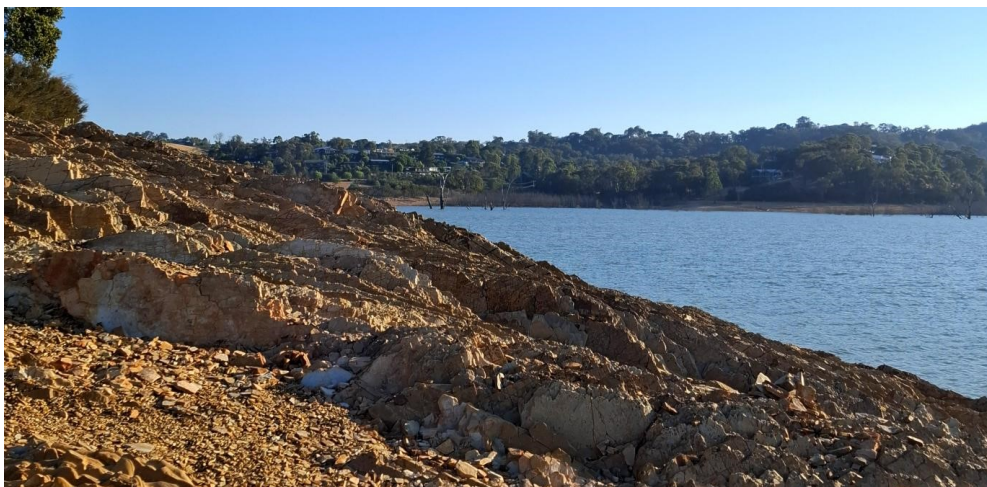
In the late 19th century, European settlers arrived, initially drawn by the prospects of agriculture and cattle farming. This marked a significant change in the landscape and lifestyle of the region. The settlers' presence led to the development of small farming communities and the gradual transformation of the area.

A key turning point in the history of Goughs Bay was the construction and later expansion of Lake Eildon in the 1920s and 1930s. Originally built as the Sugarloaf Reservoir for irrigation purposes, its expansion into Lake Eildon significantly altered the local environment. This large, artificial reservoir became a focal point for the community and the region, attracting visitors and fostering a growing tourism industry.

Post World War II, with the expansion of Lake Eildon completed, Goughs Bay evolved into a popular tourist destination. It drew visitors for boating, fishing, and water sports, leading to the development of tourism-related infrastructure and amenities. The township became known for its serene waters, scenic beauty, and outdoor recreational opportunities.

The Goughs Bay Boat Club formed in response to the growing community and tourism, played crucial roles in advocating for local interests and organising social events and projects. Community organisations have been instrumental in shaping the identity of Goughs Bay and fostering a strong sense of belonging among residents.

Throughout its history, Goughs Bay has maintained its charm and appeal, balancing the needs of a growing tourist industry with the preservation of its natural beauty and community values.



Community Profile

To understand the unique demographic profile of Goughs Bay, we have compared key data to the average figures for the rest of Victoria, excluding the Melbourne metropolitan area, which represents a high-density urban environment and is considered an outlier for our analysis.

The following data has been obtained from the 2021 ABS census using the Goughs Bay (suburbs and localities) area shown on the map below.



Figure 4: Goughs Bay census area (suburbs and localities). Source: ABS, 2021

Community Profile - continued



**Permanent
Population**
328



Number of families
81



Median age
57



Workforce
43.2% in the labour force
42.9% out of the labour
force



**Median weekly
household income**
\$892



**Median weekly
rent**
\$268



**Total private
dwellings**
366



**Population
growth**
3.15% in 2021



**Average number of
vehicles per dwelling**
2.1

Population Overview

As of the latest available data from the 2021 ABS Census, Goughs Bay is home to an estimated permanent resident population of 328 individuals.

Age Structure

The median age in Goughs Bay is 57 years, a notably older demographic when compared to the rest of Victoria at 38. A significant portion of the population falls within the age group of 60-64 years, constituting 11.2% of the population. Furthermore, more than half (54.4%) of Goughs Bay's residents are above the age of 50, which is markedly higher than the Victorian average of 34.4%.

Family Composition

In Goughs Bay, 60% of families do not have children, a figure significantly higher than the rest of Victoria's average of 44.3%. This data aligns with the overall age structure of the community, where a significant proportion of residents are in the later stages of life and no longer have children at home.

Economic Insights

- **Median Household Income:** The median weekly household income in Goughs Bay is \$892.
- **Mortgage and Rent:** The median weekly mortgage repayment is \$325, while the median weekly rent is \$268.
- **Workforce:** In 2021, 43.2% of Goughs Bay residents were part of the workforce, with 45.4% of those working full-time and 38.5% working part-time. The town boasts a low unemployment rate of 4.6%, well below the rest of Victoria's average of 6.0%. The percentage of residents outside the workforce speaks to the high number of retirees in the area.

Mortgage and Rental Stress

Mortgage and rental stress are 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, they are considered to be experiencing mortgage or rental stress.

Goughs Bay residents exhibit resilience to mortgage and rental stress, with only 41.2% of households experiencing such stress. This percentage is significantly lower than the rest of Victoria's rate of 60.7%, indicating that a substantial portion of the Goughs Bay community is financially stable and less vulnerable to external economic pressures affecting housing costs.

Housing Tenure

The distribution of housing tenure in Goughs Bay is as follows: 56.2% of residents own their homes outright, 30.4% own with a mortgage, and 8.3% are renters. This housing tenure composition closely aligns with the rest of Victoria.

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:

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 Planning Policy Framework (PPF) pertains to 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 between these topics is the “*to create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity*”. The policies promote the creation of a sustainable and liveable environments.

Part of Clause 15 also seeks to preserve the existing natural landscape, positioning it as a valuable asset and identifying key landmarks to be retained and promoted within the area. The importance of the lived experience is identified within the policy and the need for a level of integration between the built environment, 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.

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.

Local Planning Policy Framework

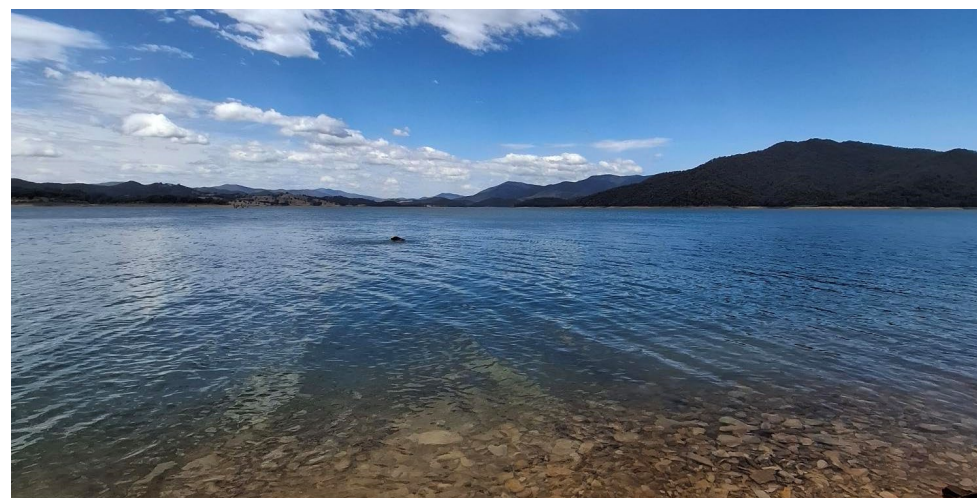
The Local Planning Policy framework comprises two key sections: the Municipal Strategic Statements (MSS) and local planning policies.

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 02.03-1 contains the following strategic directions for Goughs 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.’*

Clause 02.03-2 relating to environmental risks and amenity also identifies Goughs Bay as a settlement being a very high risk under the Victorian Bushfire Risk Register. Councils strategic directions are to *‘strengthen resilience to bushfire and minimise the risk to life’* as well as *‘Discourage use and development in areas where an environmental hazard has been identified and cannot be sufficiently mitigated’*.

Further local policy in **Clause 11.01-1L-02** has a strategy for Goughs Bay and Mountain Bay to *‘Facilitate development that supports foreshore improvements’* and contains an existing framework plan, see figure 2 on page 4. Additionally, local strategy for towns without reticulated sewerage seeks to *‘limit residential development to infill opportunities and consolidate existing residential areas provided wastewater can be managed on site’*, as well as *‘provide reticulated water and sewer infrastructure to Goughs Bay and Mountain Bay as a priority’*.



Zones

The study area of Goughs Bay includes the **General Residential Zone Schedule 1** within its existing township boundary, outlined which provides primarily for residential land use. The purpose of this zone is:

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

Additional residential land is also provided through the **Low Density Residential Zone** within the settlement boundary. The purpose of this zone is:

- To provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

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.
- To provide for residential uses at densities complementary to the role and scale of the commercial centre.

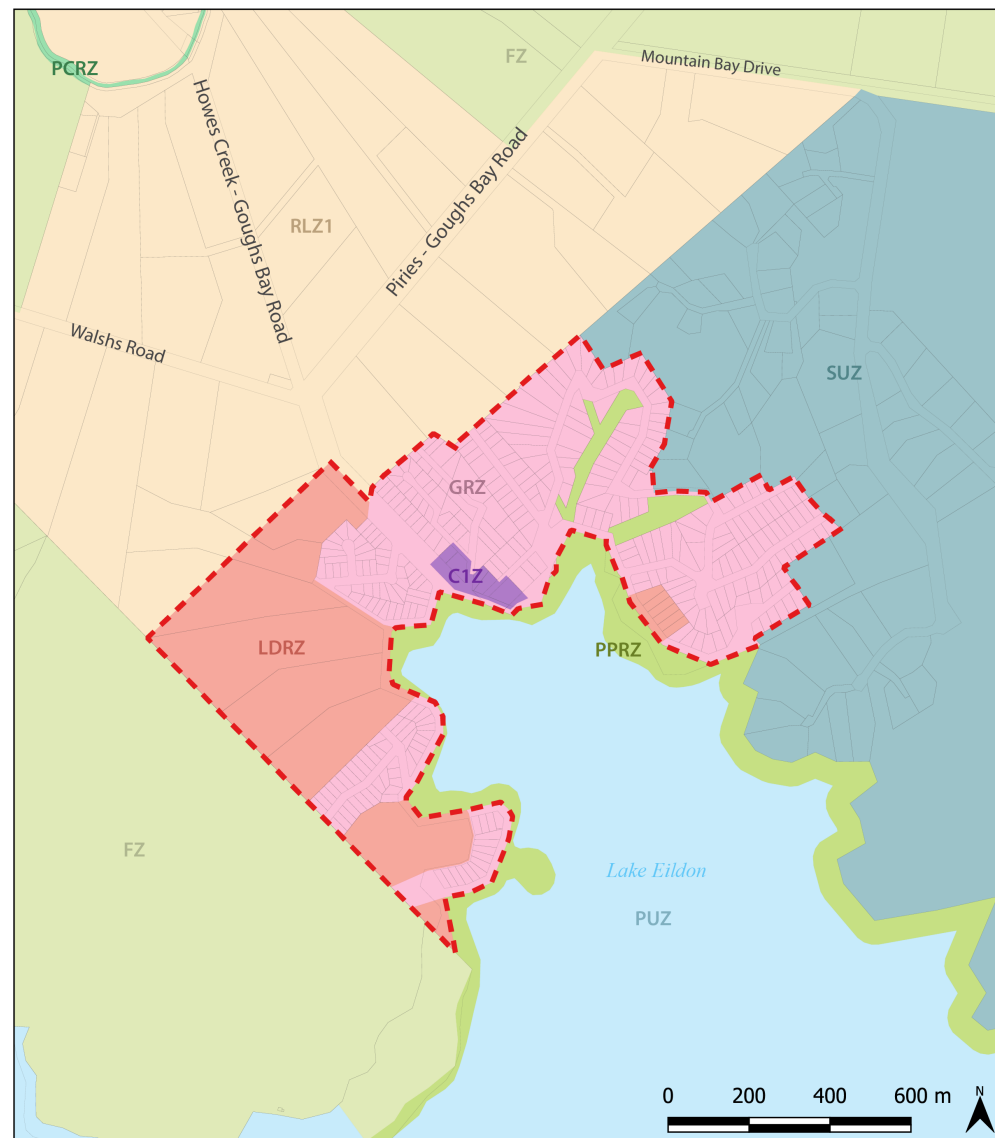
The Goughs Bay area also includes other zones such as the **Rural Living Zone Schedule 1**, **Farming Zone**, **Public Use Zone Schedule 1**, **Public Conservation and Resource Zone** and the **Public Parks and Recreation Zone**. The adjacent area, Mountain Bay is located within **Special Use Zone Schedule 1**. The extent of each zone is shown in Figure 5.

It should be noted that the **Farming Zone** seeks to protect and promote agricultural uses, discouraging residential type development while the **Rural Living Zone** allows for limited agricultural uses as well as residential development in keeping with the rural context.

The General Residential Zone within Goughs Bay has been almost entirely developed, with the remaining empty lots facing development challenges due to their small size and the requirements for onsite wastewater management systems. Without the implementation of sewerage, infill development in Goughs Bay is unlikely.

There is potential for further infill development in the Low Density Residential zoned areas, where a minimum lot size of 0.4 hectares in unsewered areas is permitted. Additionally, there is some potential for further subdivision and development in the surrounding Rural Living Zone areas, where the lots are greater than 6 hectares.

Goughs Bay Planning Zone Map



Planning Zones

Commercial 1 Zone	Farming Zone	Public Use Zone
Low Density Residential Zone	Special Use Zone	Public Park and Recreation Zone
General Residential Zone	Rural Living Zone - Schedule 1	Public Conservation and Resource Zone
Township Boundary		

Figure 5: Current Zoning in Goughs Bay

Overlays

The **Environmental Significance Overlay Schedule 1** applies to catchment areas at high risk of water quality impacts to the special water supply catchment area. The purpose of this overlay includes:

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

Most future development will need to consider this overlay as Goughs Bay is not currently serviced by reticulated sewerage, which limits future growth significantly.

The **Floodway Overlay** applies to Lake Eildon and the Delatite River, denoting areas prone to flooding. This places constraints on development and requires future development to consider the potential impacts of flooding and what level of development is appropriate.

The area surrounding the Delatite River and Bracks Bridge study area are identified as areas of **Cultural Heritage Sensitivity**. Areas of cultural heritage sensitivity are defined in the Aboriginal Heritage Regulations 2018 (the Regulations) and relate to landforms and soil types where Aboriginal places are more likely to be located. These include land within 200 metres of named waterways and land within 50 metres of registered Aboriginal cultural heritage places.

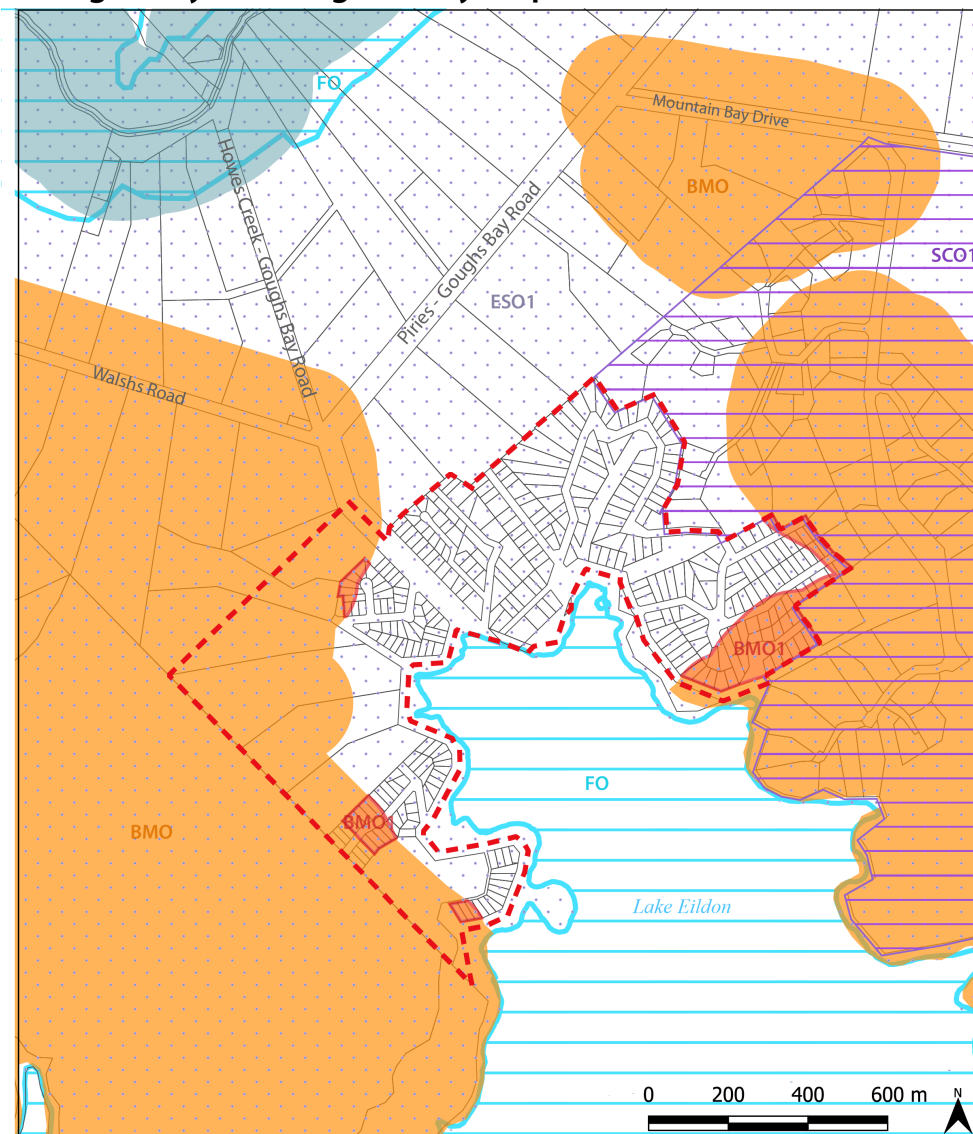
Some land use and development activities are more likely to harm Aboriginal cultural heritage when carried out in an 'area of cultural heritage sensitivity'. These activities are defined as 'high impact activities' in the Regulations. Development in these areas may require a Cultural Heritage Management Plan to determine if the site has cultural significance.

'Areas of cultural heritage sensitivity' are only defined for specifying when a cultural heritage management plan (management plan) must be prepared under the Aboriginal Heritage Act 2006.

To the east and west of Goughs Bay, 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. There are additional pockets of **Bushfire Management Overlay Schedule 1** on the township borders which specify bushfire protection measures for Goughs Bay BAL-12.5 areas.

Additionally, the Mountain Bay Area is subject to the **Specific Controls Overlay Schedule 1**.

Goughs Bay Planning Overlay Map



Planning Overlays

- | | |
|--|---|
| Areas of cultural heritage sensitivity | Environmental Significance Overlay - Schedule 1 |
| Bushfire Management Overlay | Specific Controls Overlay - Schedule 1 |
| Bushfire Management Overlay - Schedule 1 | Floodway Overlay |
| Township Boundary | |

Figure 6: Current Overlays in Goughs Bay

Land Use

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

- The **Gateway** to Goughs Bay is defined by a stretch of Piries-Goughs Bay Road, the single entrance point into the township. The main access is via the turnoff from Mansfield-Woods Point Road, a winding, tree lined access road passing rural lifestyle and farming properties. Additional access linking to the town gateway is available via Walshs Road and Howes Creek-Goughs Bay Road.
- The **Commercial Core** is defined by the Goughs Bay General Store and Service Station, located where Main Street meets the Lake Eildon Foreshore. There are four parcels commercially zoned, one of which is currently vacant, and another being used for residential purposes. The Commercial Core is located centrally within the township and operates as a hub for the community.
- The **Goughs Bay Foreshore** is a principal activity area within the township. A gravel footpath extends across the whole foreshore area which is frequently used by pedestrians and cyclists alike. Below this path, residents and visitors are frequently seen sitting by the bay, mooring boats, or setting up gazebos to relax and enjoy the surrounding area. There are eight public boat ramps accessible from the Goughs Bay foreshore.
- The **Goughs Bay Caravan Park** serves as convenient accommodation for visitors and has a popular café which offers coffee and cakes, as well as operates as a takeaway restaurant offering pizza and fish & chips. This is the only caravan park within the Goughs Bay township.
- The **Goughs Bay Sport and Recreation Hub (Goughs Bay Boat Club)** is an active and vibrant hub situated at the southern end of the foreshore. The Boat Club has recently completed renovations to improve the usability of the space. This club is open to both residents and visitors with no membership required to enjoy a variety of food and beverages. The building also operates as a community space run by the Goughs Bay Progress Association with activities such as yoga, card club and movie nights being held on premises.
- **Picnic Point** is a popular day visitor area with a public toilet, barbecue, playground and seating area all with access to the Lake Eildon. Following the gravel path to the North of picnic point is general exercise equipment which sees infrequent use.
- **Bracks Bridge** is an additional day visitor area located to the north of Goughs Bay. The small park includes public toilets and a carpark, as well as access to the Delatite River which is a popular swimming spot.

Council managed assets and areas in Goughs Bay include sections of the foreshore along the western end of Lake Valley Drive, carparks, public toilets, barbeque areas, and share paths.

Opportunities

Goughs Bay has a long-standing issue of no reticulated sewer being available within the area. This places significant constraints on development and growth in the area to avoid impacting the water quality of Lake Eildon.

Opportunities for improvement

- Enhancing links to the foreshore and surrounding activity areas
- Formalising day visitor precinct
- Improving foreshore boat mooring areas and vehicle access
- Reducing risks associated with trees in the lake
- Improving links to Mountain Bay and Bracks Bridge for pedestrians and cyclists

Constraints to consider

- No reticulated water or sewer
- Lack of services, e.g. limited medical and healthcare
- Lack of infrastructure to support current visitor numbers, such as toilets, rubbish removal, car parking and paths.
- Land topography may present problems for development feasibility
- Deviating water level over time – no guarantee on lake frontage

Potential Development Identified from Previous Plans and Strategies

- Boat café/restaurant
- Cycling track
- Tours and Activities/Watercraft Hire



Wastewater Management

Goughs Bay is located within an open potable water supply catchment area directly adjacent to Lake Eildon and not connected to reticulated water or sewer. Water quality impacts are a major consideration for the future development of the area.

The *Onsite Wastewater Management Plan, 2022* supersedes the previous Domestic Wastewater Management Plan created in 2014. In both plans, Goughs Bay is identified as a high-risk sub-catchment which poses significant risks to the water quality of Lake Eildon.

Goughs Bay also has a higher dwelling density than other sub-catchments with many wastewater treatment systems in the area more than 20 years old. In 2022 it was identified that there are 329 systems within Goughs Bay, 171 of which Council has no records detailing the type of system being used. In effect, many systems only treat blackwater so there is currently greywater being released into the stormwater system and by extension into Lake Eildon.

Considering the above issues, appropriate treatment of wastewater is needed in Goughs Bay. This is required to protect the health of the environment, residents and visitors to the area. Figure 7 taken from the *Onsite Wastewater Management Plan, 2022* shows the land capability risk for slope in the Goughs Bay Township – most areas are at high risk.

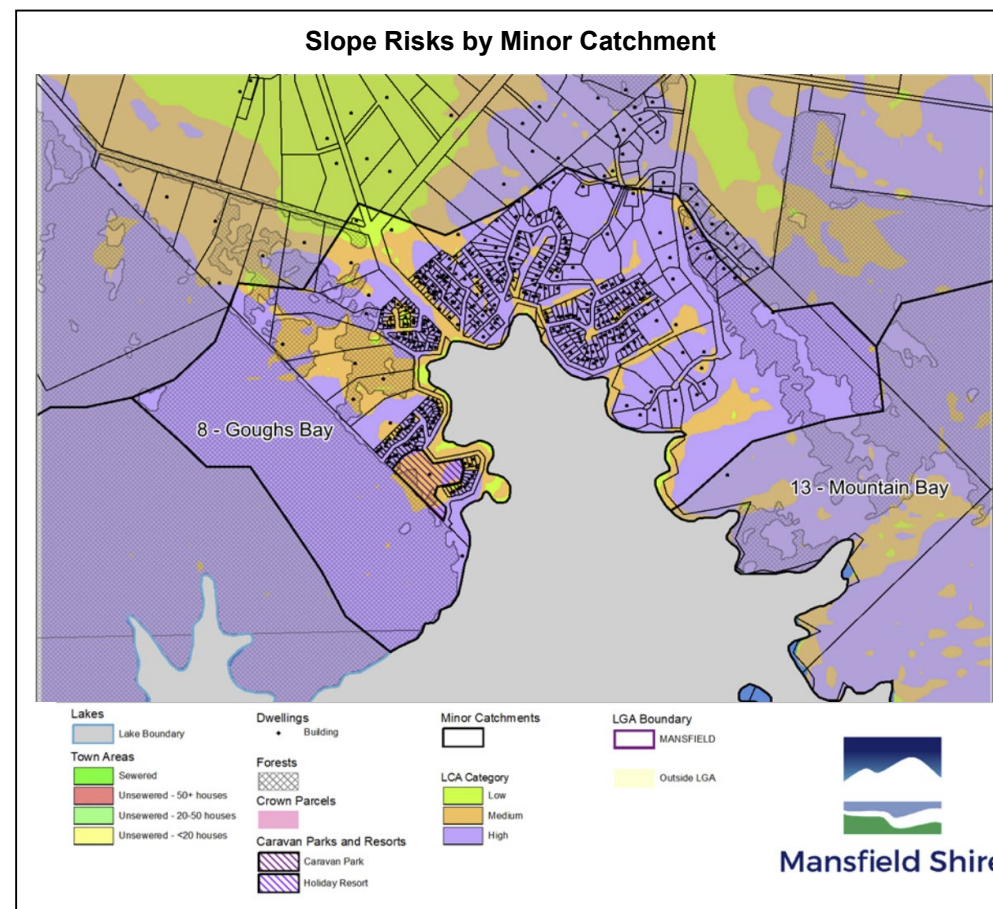


Figure 7: Slope Risks in Goughs Bay



Built Form

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

Goughs Bay is a small settlement with a permanent resident population of around 270 people (including Mountain Bay). It's nestled in the hills, on the edge of Lake Eildon and bordering national parks. The street layout is arranged around Lake Eildon, meaning a series of curvilinear roads fan out from around the lake, enabling views from residential development to the water. It is a popular destination for recreation and access to Lake Eildon: swimming, fishing, water sports, bushwalking and cycling. Goughs Bay is a key tourist destination in the Shire and there are many visitors over both the summer and winter holidays. It is estimated that approximately 280 homes are used as holiday homes and 195 are permanent homes.

To the east, Mountain Bay is low density, rural living area which is intended for development for a range of tourist and residential accommodation, recreation and water-based facilities and commercial activities. Future development of this area in line with the Special Use Zone, schedule 1 (SUZ1 – Mountain Bay) and development options examined in the Lake Eildon Master Plan (2020) would require investment in water and sewerage infrastructure, as well as further detailed planning (as set out in the SUZ1).

Lots throughout Goughs Bay range in size from around 700 square metres to 0.3 hectares (3,000 square metres), with some larger lots, especially on steeper sites. Goughs Bay was originally planned as a holiday settlement catering predominantly for non-resident landowners. However, given its location on the shores of Lake Eildon in an attractive waterfront and bushland setting, there is an increasing trend towards permanent occupation (influenced also by rising house prices in Mansfield Township). There is no reticulated water or sewer.

Residential development in Goughs Bay is defined by:

- Dwellings which take advantage of topography and orient towards Lake Eildon with large windows and often two storey buildings
- A range of construction eras and materials, with many houses constructed during 1960s-70s with a typical lakeside holiday home design, on stilts/reverse living and large verandahs oriented towards the Lake
- Large garages and sheds associated with boats
- Low or no front fences
- Often limited vegetation in front yards, with established trees in side and rear yards.

Housing

There are currently less than 30 vacant blocks within the Goughs Bay township in both the Commercial and General Residential Zones. There is also some potential for further subdivision of Low Density Residential Zone areas subject to managing the onsite wastewater and bushfire risk.

Beyond this, further infill development opportunities are limited, and Goughs Bay will reach its development capacity until such time as reticulated water and sewer services can be connected, and the high risk of water quality impacts can be reduced.

Presently zoned under the General Residential Zone, which aligns with the 3-storey zone in Planning Practice Note 91, this zoning appears unsuitable given the existing constraints, particularly in respect to onsite wastewater management requirements.



Township

The township of Goughs Bay is characterised by its focus on recreational and leisure activities, diverging from typical commercial centres. It features facilities like boat ramps, picnic areas, and trails, enhancing its appeal as a destination for leisure and outdoor activities. Key establishments, including the Goughs Bay General Store and Takeaway, serve the immediate needs of the local and visiting population. The size of the commercial core highlights its role as a hub for recreational rather than conventional urban shopping and dining experiences.

Retail and Commercial

Goughs Bay offers a unique setting for retail and commercial opportunities. Unlike larger commercial areas, Goughs Bay's commercial viability revolves primarily around its natural attractions and recreational activities. The area is currently characterised by its leisure-focused establishments, such as the Goughs Bay General Store and Takeaway, and various accommodation options catering to visitors. These businesses complement the area's recreational appeal, offering necessary services to residents and tourists engaging in activities like boating, fishing, and hiking.

Access and Movement

Within the context of the Mansfield Planning Strategy, Goughs Bay presents unique challenges and opportunities regarding access and movement. The area's layout, heavily influenced by its natural setting along the shores of Lake Eildon and the Delatite River, shapes how residents and visitors navigate the region. Goughs Bay's attractions, including water-based activities and outdoor recreation, are more dispersed, requiring varied modes of transport. The emphasis here is less on traditional walkability and more on accessibility to natural and recreational resources.

Large vehicles and boat trailers dominate the streets of Goughs Bay, particularly during the summer months. The narrow road reserves do not currently provide adequate room for on-street parking and it is commonplace for large vehicles to drive over the shared path to park on the foreshore. The lack of footpaths on many of the narrow residential streets means the roads are often shared spaces for pedestrians, bikes and cars.



Landscape and Topography

Goughs Bay's landscape is defined by its proximity to Lake Eildon, surrounded by rolling hills and steep gullies. This setting not only influences the area's aesthetic but also dictates feasible development and recreational opportunities. The landscape is integral to the region's appeal, necessitating careful consideration in any development to preserve the natural environment and manage environmental impacts, as well as maintaining the scenic nature and sweeping views.

In the context of bushfire risk, a significant consideration in regional Victoria, Goughs Bay's proximity to water bodies and its particular landscape may offer some natural advantages. However, detailed assessments are essential for accurate risk evaluation and the development of effective mitigation strategies.

Town planning in Goughs Bay must prioritise preserving its unique environmental setting and catering to its recreational nature, ensuring that any development aligns with the area's distinct character and natural beauty.

Open Space

The primary open spaces in Goughs Bay are centred around its natural attractions, notably Lake Eildon and the surrounding hills and forests. The area's topography and proximity to the lake make it ideal for water-based recreational activities.

While there may be limited scope for creating new open spaces, existing areas like lakefronts and trails offer ample opportunities for enhancement and better integration with the town's overall recreational infrastructure. The Eastern side of the foreshore is a primary focus for recreational activities, with community interest in further projects in the area including a playground.

In addition to the open space along the foreshore, there are also a number of existing walking tracks to the west of Goughs Bay in the State Park. These paths are well used and generally formalised.

The Goughs Bay gravel cycling hub, based at Picnic Point and established by Ride High Country, is a key feature of the community's recreational infrastructure. This hub supports local and visiting cyclists with bike racks, a detailed route map showcasing the area's cycling trails, and a fully equipped bicycle tools service station for on-the-spot maintenance.

Goughs Bay Topography



Legend

- | | |
|-------------------|---------------------------|
| Property Boundary | Contours - 1m intervals |
| Township Boundary | Contours - 10m intervals |
| Watercourse | Contours - 100m intervals |
| Countour Height | |

Figure 8: Topography in Goughs Bay

Community Sustainability and Resilience

Goughs Bay faces challenges typical of a region reliant on natural resources and tourism. The community's resilience is currently tied to the health and accessibility of Lake Eildon. Fluctuations in lake water levels can significantly impact the area's appeal for water-based recreation and, consequently, its tourism industry. To mitigate this risk, diversifying the area's tourism offerings beyond lake-based activities is essential.

Furthermore, managing the impact of high visitor numbers, especially during peak seasons, is crucial. This includes addressing issues such as parking and traffic congestion, rubbish dumping, public toilet access, as well as visitor behaviour both on and off the lake. Proper tourism management ensures both residents and visitors have a positive experience during the busiest times of the year.

The Goughs Bay Progress Association is another important aspect of community resilience. A tight-knit group of residents with a passion for the local area, they have been strong advocates for the future of the region and regularly run community meetings driving the creation of many new projects within the region.



Existing Conditions in Goughs Bay

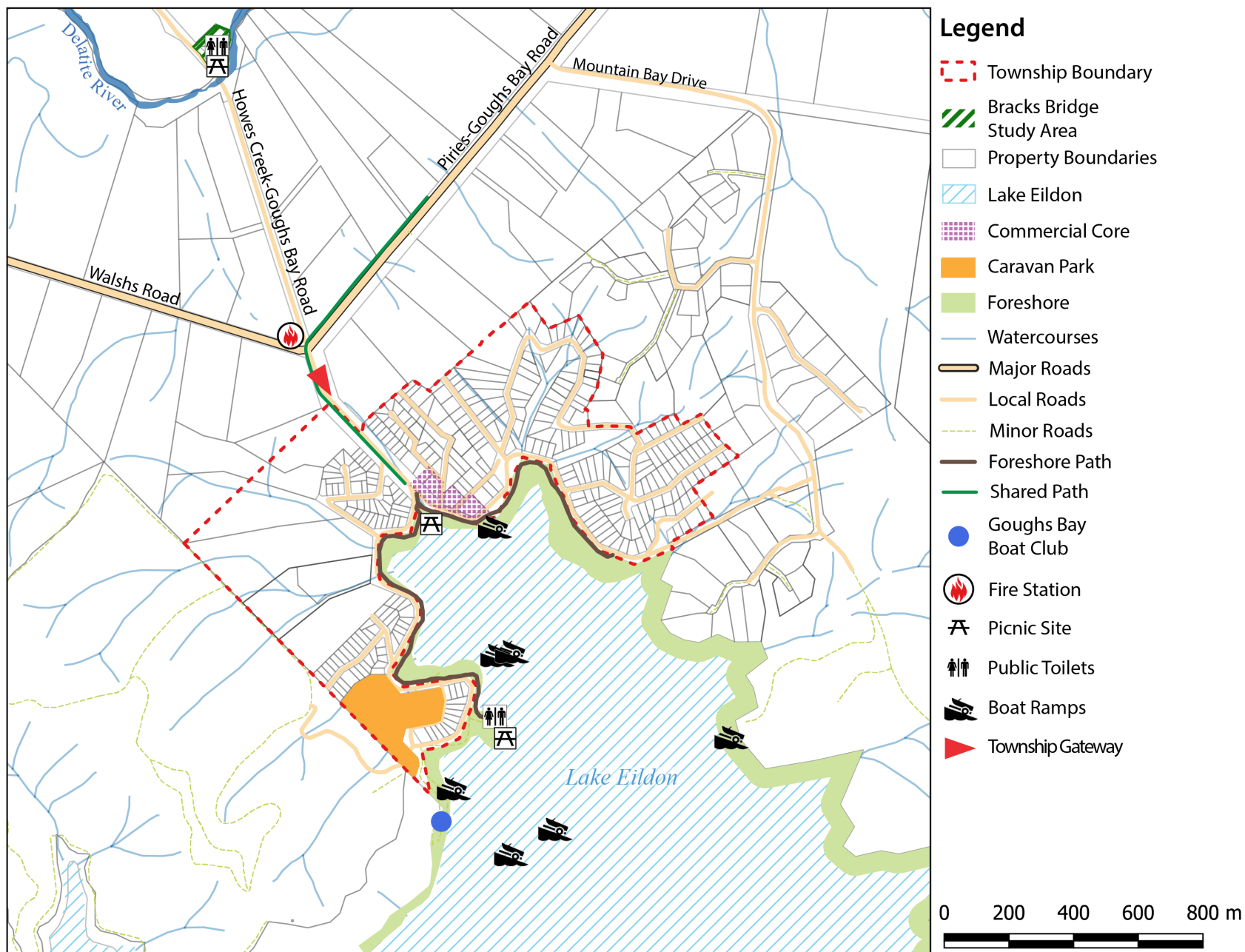


Figure 10: Existing conditions in Goughs Bay

RECOMMENDATIONS AND IMPLEMENTATION



Vision for our community

The below key directions and objectives highlight the vision for the future of Goughs Bay and our plan to get there.

Objectives



Encourage the creation of additional residential land to accommodate growth if sewer becomes available and provide clear built form guidelines for development



Protect the Lake Eildon foreshore from environmental degradation and maintain the sense of space along the bay



Provide clear direction on the future of Goughs Bay and facilitate community-led projects



Procure investment into the area and provide for tourism and accommodation opportunities



Provide an alternative solution for wastewater in Goughs Bay



Enhance the pedestrian and cycling network in Goughs Bay and improve connections to Mountain Bay and Bracks Bridge.



Protect key views of natural features and vistas while highlighting local indigenous heritage and practices

Key Directions

Following consultation with members of the local community, the following key directions are proposed. These are important initiatives to achieve the community vision and objectives of the plan:

1. Work with state government, landowners and relevant stakeholders to create a sewer network for Goughs Bay, or alternative solutions allowing for greater development.
2. Provide a second access for both pedestrians and vehicles from Mountain Bay to Goughs Bay to improve the safety and accessibility of the area.
3. Encourage residential and tourism development in Goughs Bay if a sewer network is constructed.
4. Continue to improve the Goughs Bay foreshore by working with Goulburn Murray Water to formalise car parking areas, boat launching areas and swimming areas.
5. Create suitable places for community held public events.

Community Led Initiatives

How can the community contribute to our shared vision?

Goughs Bay's community could significantly contribute to the area's vision by organising events and activities that capitalise on its natural environment and recreational strengths. Potential community-led initiatives could include:

- Water sports events and competitions on Lake Eildon.
- Outdoor markets or fairs showcasing local produce and crafts.
- Community gatherings or festivals celebrating the area's natural beauty and outdoor lifestyle.
- Improvements to community facilities, such as the development of multi-use outdoor courts or upgrading existing community spaces for wider use.
- Initiatives to continue to preserve and display the history and heritage of Goughs Bay.



Retail and Commercial Opportunities

There is potential for expanding commercial activities in Goughs Bay, particularly in services that enhance the experience of visitors and residents. This could include small-scale, community-oriented businesses like cafes or bakeries, or tourism focused enterprises such as fishing tours or houseboat hire, which would not only serve the local population but also add value to the visitor experience. Given Goughs Bays focus on outdoor and water-based activities, businesses that support these interests could find a welcoming market. No changes to the commercial zoning are proposed as the size and placement is considered appropriate for Goughs Bay into the future.

Design Framework

Land Use

Proposed land use is dependent on the future availability of reticulated sewer services. Due to the uncertainty of whether this will be provided, this structure plan considers a variety of growth scenarios and proposes different directions for each development case.

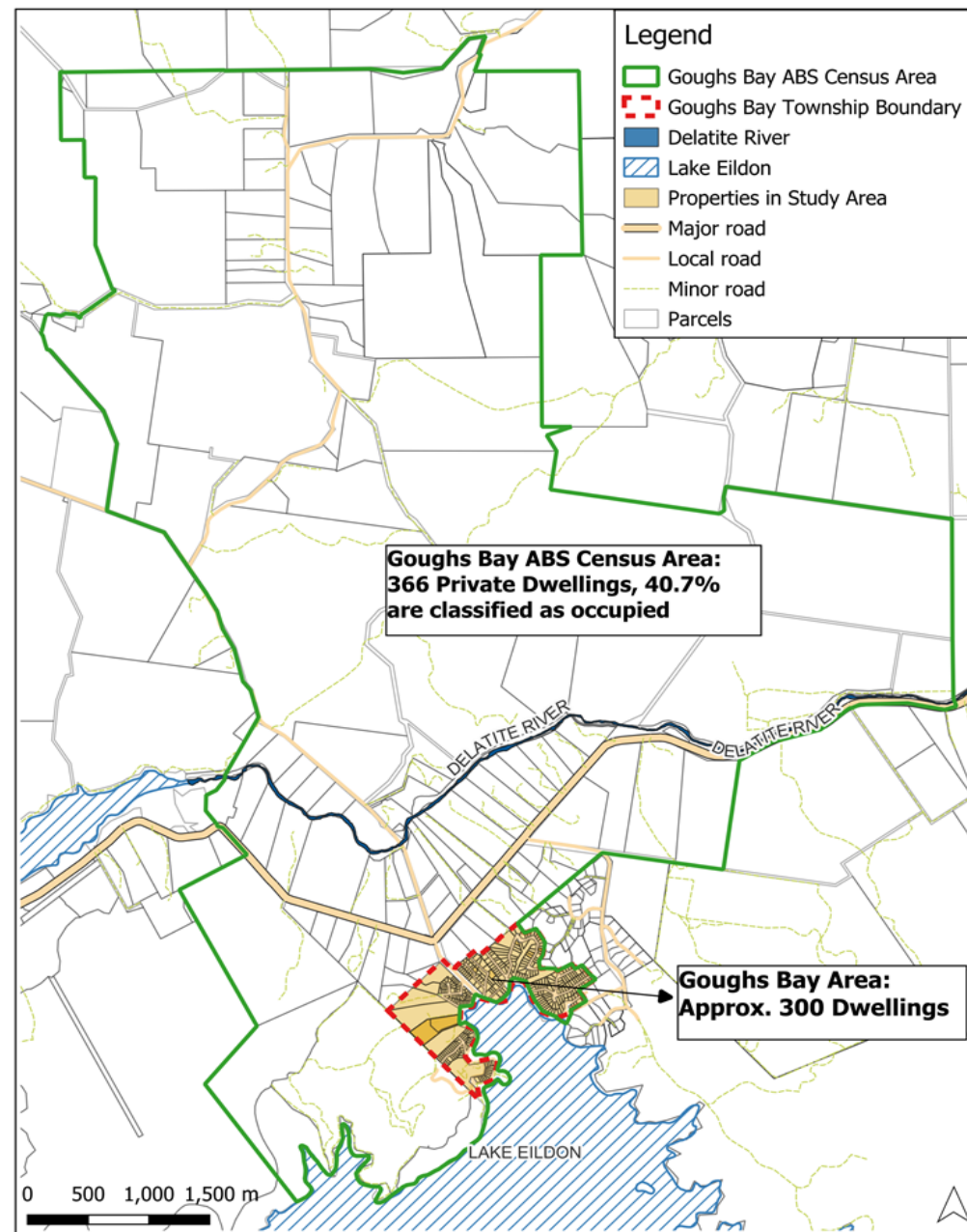
The analysis identifies the current housing baseline and evaluates the potential for increased capacity through both sewered infill and comprehensive development strategies. The core of the findings is presented in the tables below, which details the population growth projections against the theoretical housing capacities under various scenarios.

Baseline Population Projections

The population of Mansfield Shire is predicted to increase at an average rate of 1.5% per year between 2023 and 2051. Based on the latest census data from 2021, the table below forecasts population growth under three scenarios: a below-average growth rate of 1% per year, an average growth rate of 1.5% per year, and an above-average growth rate of 2% per year. These projections provide insight into how population growth may impact infrastructure, housing demand, and service delivery needs by 2050.

	1% growth (below avg.)	1.5% growth (avg.)	2% growth (above avg.)
2021	328	328	328
2025	341	348	355
2030	359	375	392
2035	377	404	433
2040	396	435	478
2050	438	505	582

Table 1: Population projections at variable growth rates



Housing Capacity Assessment

Recognised by the *Mansfield Planning Strategy 2022* and *Lake Eildon Masterplan 2019*, Goughs Bay requires implementation of reticulated sewer to cater for the future population growth within the area. In the instance where it is not possible to fulfill this need in existing area, the case is made that alternative locations should be considered which allow for well-considered development with capacity to manage onsite wastewater.

Baseline

According to the latest census data from 2021, The Goughs Bay locality has 366 private dwellings, with 40.7% classified as occupied. Using this data, it is estimated that approximately 217 homes are used as holiday homes, while around 149 serve as permanent residences. Within the study area for this plan, there was an estimated 300-350 dwellings in 2024. Based on an average household size of 1.9 people, projections indicate that Goughs Bay could reach its maximum housing capacity with an above-average (2%) population growth by 2050. However, this estimation does not account for temporary visitors during peak seasons, suggesting that the area's capacity could be reached much earlier than projected.

One possible alternative location for development is the existing Rural Living and Farming Zones north of Goughs Bay. The existing Rural Living Zone could cater for additional development through reducing the averaging requirement for minimum lot sizes allowing for further subdivision, or through rezoning to Low Density Residential Zone.

Greenfield Development

An assessment of two land development scenarios—one with reticulated sewerage and one without—provides insights into the potential housing capacity of Low-Density Residential Zone (LDRZ) areas in Goughs Bay. The LDRZ is in the residential suite of zones where its primary purpose is to provide for low-density residential development on lots which, in the absence of reticulated sewerage, can treat and retain all wastewater.

In areas of LDRZ where development can be serviced by reticulated sewerage a minimum subdivision size of 0.2 hectares applies. In areas that are not serviced, a condition of the zone is that wastewater is to be treated onsite (that is, reticulated sewerage cannot be provided) a minimum subdivision area of 0.4 hectares applies.

Based on the existing provision of 26 hectares of LDRZ land in the north-western side of the study area, and the potential rezoning of 109 hectares of Rural Living Zone (RLZ1) land along Walsh Road and Pines–Goughs Bay Road to LDRZ, significant opportunities for greenfield development exist. These two scenarios indicate that if reticulated sewerage can be provided, the study area has the potential to accommodate approximately 675 additional dwellings. However, if sewerage services are not available, the capacity would be reduced to an addition of 337 dwellings.

Other factors such as vegetation, slope and waterways may limit capacity for development however the assessment highlights the critical role of infrastructure provision in shaping the future development potential of Goughs Bay.

The *Plan for Victoria, 2025* sets out housing targets for all Local Government Areas across the state. Mansfield Shire has been set the target of an additional 3,900 houses by 2051. Without reticulated sewerage, greenfield development in Goughs Bay could provide approximately 337 homes, providing 8.6% of our housing target.

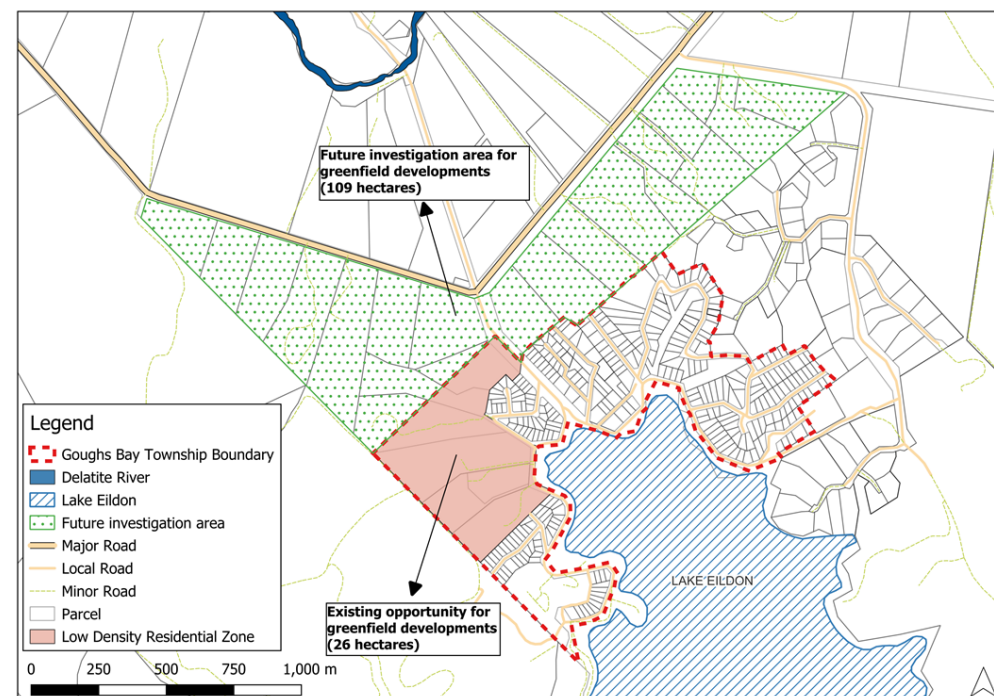


Figure 11: Goughs Bay greenfield development investigation areas

	Existing Provision of LDRZ land on the north-western side of the study area (26Ha)	Potential rezoning RL1Z land on Walsh Road and Pines – Goughs Bay Road to LDRZ (109 Ha)	Total
Without serviced sewerage 1 dwelling per 0.4ha. (2.5 dwelling per ha)	Approx. 65 dwellings	Approx. 272 dwellings	337 dwellings
With serviced sewerage 1 dwelling per 0.2ha. (5 dwelling per ha)	Approx. 130 dwellings	Approx. 545 dwellings	675 dwellings

Table 2: Dwelling projections in LDRZ areas based on access to reticulated sewerage

Development and Character

The Mansfield Planning Strategy defines Goughs Bay as being a Lakeside Character area. The Lakeside character refers to a number of towns including Goughs Bay, Howqua and Macs Cove and the proposed character statement is as follows:

These settlements are defined by their proximity to Lake Eildon and dwellings that are designed and oriented to take advantage of water views. Dense vegetation around dwellings and large sheds and outbuildings to accommodate boats are common in these locations. The settlements have a holiday and waterside feel where lots are often delineated using vegetation and generous spacing as opposed to formal side fencing.

At higher points in the settlement, new development is sited to retain public views to the water and makes reasonable effort to ensure view sharing between neighbouring properties. Dwelling design is sympathetic to the surrounding landscape features by employing muted colours and tones.

New development should seek to contribute net gains in vegetation where possible, to soften the appearance of large outbuildings and storage which are visually dominant along the streetscape.

In Goughs Bay, dwellings are particularly visually prominent and often built up from the slope or reverse living with high second storeys to achieve height and maximise views to the water. Here, fencing should be incorporated into the design and selected with visually permeable or natural materials to allow for views to front garden areas. Vegetation should assist to soften the appearance of dwellings, even if low-lying to preserve water views.

Roads and Parking

Goughs Bay faces challenges in providing adequate parking for visitors and residents. Some key issues for providing suitable parking are as follows:

- Many vehicles are towing boats or trailers.
- Most roads within the Goughs Bay Township are curved and slope with the topography.
- There is limited marked parking in Goughs Bay and no dedicated long vehicle parking.
- There are no court bowls or formalised turning areas at either end of Bayside Boulevard.
- Changing lake levels mean that land is temporarily available for parking however may not be consistently dry and is unregulated.

There are multiple possible solutions for these issues. Directional signs and formalisation of parking and turning areas will assist in reducing confusion for drivers and improving safety. Sealing the remainder of the roads within Goughs Bay should also be explored to provide more on-street parking.

Additionally, line marking needs to be regularly maintained, particularly along Piries-Goughs Bay road where there is a higher degree of risk due to the speed and corners where visibility is reduced.

Access, movement, and open space

The Lake Eildon Foreshore has been identified as the principal activity area of Goughs Bay. The variety of recreational uses occurring in this location including walking, cycling, picnicking, boating, swimming and fishing. It has been noted that at times boating speed limit rules are not adhered to leading to potentially dangerous incidents along the foreshore.

The foreshore footpath has also been highlighted as an important piece of community infrastructure, however concerns have been raised over pedestrian safety and vehicles crossing the footpath to access the lake. The current bollards have proved inefficient as drivers are able to pass between them. Additional bollards linked by chains or similar barriers have been requested by the community in key locations to improve pedestrian safety and direct drivers to formal boat ramps.

Residents within Goughs Bay have applied for funding to create a pedestrian path which links Goughs Bay to Mountain Bay. This project has been proposed due to concerns over children crossing roads and interfacing with vehicle traffic and is supported by Council. The resulting footpath would create a pedestrian loop and connect both communities. Road access is also proposed along this route to allow for vehicle circulation and provide an additional entrance/exit to Goughs Bay which is important for emergency management in the area.

A mountain bike track on the southern end of Goughs Bay has also been suggested, alongside existing informal footpaths within the State Park area. This project is viable but will likely only be implemented with the support of a government grant due to its associated costs, and with permission from the Crown land owner/manager.



Built Form and Infrastructure

The current built form and infrastructure is limited within Goughs Bay, largely due to the land constraints and challenges associated with being close to the lake and the steep topography.

Future projects have been identified to improve community wellbeing and liveability within the area:

- Additional public toilets along the foreshore, with clear signage.
- The development of footpaths to Mountain Bay and the Bracks Bridge Day Visitor Area.
- Enhanced Signage and wayfinding measures.
- A recreation precinct with new playground and seating, as well as opportunity for future community-lead initiatives.
- Additional barbeque facilities.
- Floating boat ramps for increased flexibility around water levels in Lake Eildon.

Wastewater, Water Supply, and Water Treatment

Wastewater is one of the key challenges and barriers to future development within Goughs Bay. Without reticulated sewer, development relies on the use of septic systems to treat wastewater which has become increasingly challenging due to the small lot sizes within Goughs Bay, and the setback requirements to keep Lake Eildon at a high standard of water quality.

As of May 2024, the Guidelines for Onsite Wastewater Management (*EPA, 2024*) recommends the following setbacks for systems with primary treated effluent such as those used in Goughs Bay:

- 300m from dams, lakes or reservoirs within a special water supply catchment
- 100m from waterways within a special water supply catchment

Most lots within Goughs Bay are unable to meet the setback requirements set out by these guidelines meaning development in Goughs Bay must be assessed on a case-by-case basis and can be challenging to achieve.

Potential wastewater solutions are being investigated through the Integrated Wastewater Management Plan, the outcome of which will dictate the future growth within the Goughs Bay township boundary and much of its surrounds. The Integrated Wastewater Management Plan is being developed by Council in conjunction with experts in the field and will make recommendations for potential solutions.

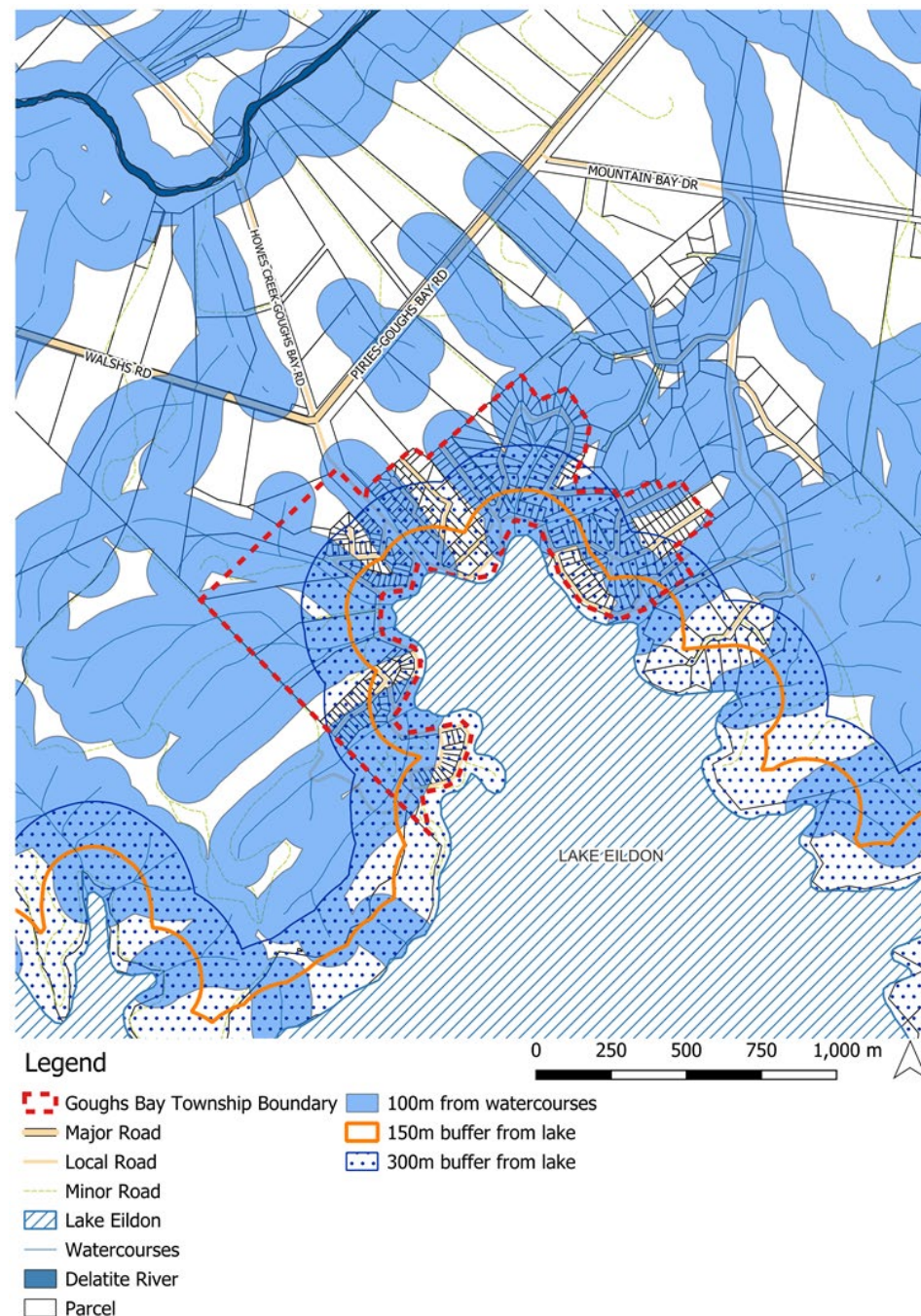


Figure 12: Buffer areas triggered under the special water supply catchment in Goughs Bay

Goughs Bay Structure Plan

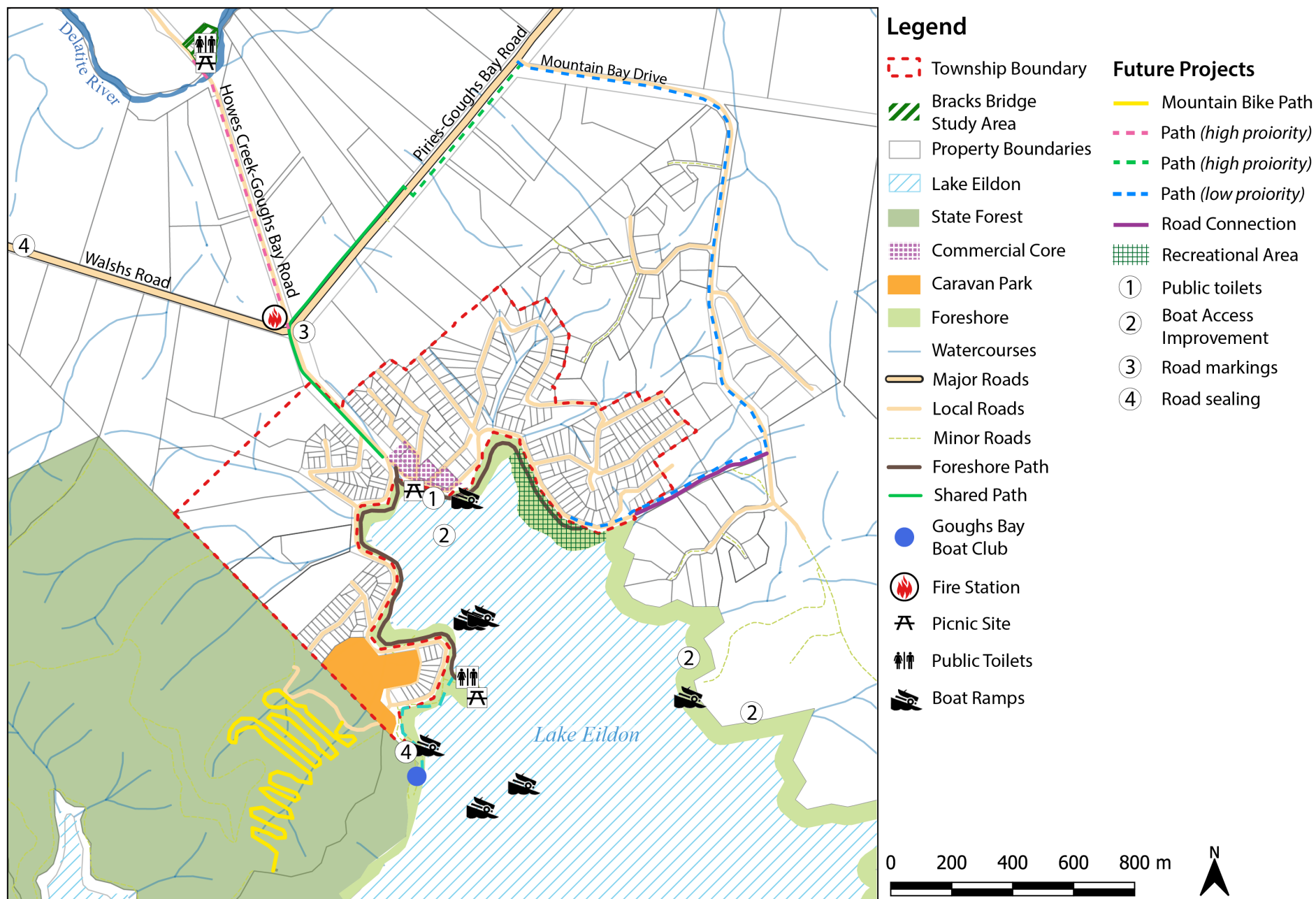


Figure 13: Goughs Bay Structure Plan showing existing features and proposed future projects

Statutory Implementation

Recommended Planning Scheme Change:

Most changes to local planning policy are being satisfied through the proposed amendment C60mans which implements the Mansfield Planning Strategy. This amendment contains multiple local policies relevant to Goughs Bay, including a character statement to guide future development.

Given that these local considerations are already covered by the proposed policy. No additional local policy changes are proposed; however, a recommendation is made that Council consider updating the Strategic Framework Plan for Goughs Bay in line with the Goughs Bay structure plan.

A recommendation is also made that Council consider residential rezoning in areas set back from Lake Eildon to cater for residential development into the future. Implementing a mechanism to obtain development contributions from these areas will also be important to provide appropriate infrastructure for the area which has historically not been provided. This project is recommended to be undertaken in the medium term (5+ years) depending on whether growth of the area continues.

A rezoning would need to be supported by a contemporary land supply and demand analysis which reviews the Mansfield Planning Strategy. This is important because that strategy recommends avoiding rezoning additional land for residential use, particularly outside of township boundaries. In this instance, Council may wish to consider whether a rezoning that promotes agricultural practices and enables tourism may be more appropriate.

Alternatively, Council may consider reducing the averaging requirement for minimum lot sizes in the Rural Living Zone, allowing for further subdivision of the surrounding rural lifestyle properties. Again, this is subject to further strategic work to analyse the potential impacts and justify any policy change.

Project Implementation

The following is a list of priority projects recommended to implement the findings of the Goughs Bay Plan. These projects were chosen by the community from a long list of proposals and were identified as those likely to provide the greatest impact for the Goughs Bay community.

While some projects aim to deliver new infrastructure, the analysis of Goughs Bay indicates that the most effective way to support it as a settlement and community is through continuous support programs and partnerships with government agencies and the community. Most projects involve improving how Council approaches managing the area on an ongoing basis.

A number of projects initially proposed have not been included in the final Goughs Bay plan. These projects are either beyond the scope of Councils role, or have already been actioned and are underway. This includes a number of safety measures best addressed on a site-by-site basis.

The following actions are listed for implementation with the timeframes of:

Short-term (0-5 years): Projects that can be initiated and show results relatively quickly, such as installing signage, improving safety through increased patrolling, or addressing immediate infrastructure needs like toilets.

Medium-term (5-10 years): These projects involve more planning, development, and community engagement, like enhancing boat access, and developing sustainable camping regulations.

Long-term (10+ years): Complex projects that require significant investment, partnerships, and foundational changes, such as developing affordable housing solutions, which involve navigating housing markets, regulatory environments, and communicating with developers.

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.

Priority Projects

KEY OBJECTIVE	PROJECT	DESCRIPTION	SUPPORT TYPE	TIMEFRAME	RESPONSIBLE PARTIES
	Public Toilets	Install an additional permanent public toilet on the Goughs Bay foreshore. Improve signage for temporary public portable toilets.	Infrastructure, Safety Measures	Medium	Mansfield Shire Council and Goulburn Murray Water
	Road sealing to Goughs Bay Boat Club	Seal the remainder of the road leading to the Goughs Bay Boat Club. Council to support the Goughs Bay Boat Club through the role of advocate.	Infrastructure, Advocacy	Medium	Department of Environment Energy and Climate Action, Goughs Bay Boat Club
	Line markings on Piries-Goughs Bay Road	Introduce more frequent repainting and regular upkeep of road markings on Piries-Goughs Bay Road.	Infrastructure, Safety Measures	Short	Mansfield Shire Council
	Mountain Bike Track	Construct a mountain bike track in the State Forest to the south-west of Goughs Bay. Council to support the implementation of this project through advocacy.	Advocacy	Long	Mansfield Shire Council, Parks Victoria, Department of Environment, Energy and Climate Action
	Boat Access Improvement	Reduce remnant dead vegetation along the Goughs Bay foreshore. Provide directional signs to boat ramps and upgrade and weatherproof boat access points.	Education, Infrastructure	Medium	Mansfield Shire Council and Goulburn Murray Water
	Anti-littering Initiatives and Bin Collection	Provide visitor education against littering. Provide educational tools to short terms accommodation owners and users on bin collection.	Education	Short	Mansfield Shire Council and Goughs Bay Community
	Road Maintenance and Improvement	Coordinate for regular road maintenance and the sealing of the remaining gravel roads within Goughs Bay.	Infrastructure, Education	Medium	Mansfield Shire Council
	Walshs Road Sealing and Safety	Seal the remainder of Walshs Road managed by Council. Advocate for road improvements along the remainder of Walshs Road and speed checks by law enforcement.	Infrastructure, Policy	Long	Mansfield Shire Council, Department of Environment Energy and Climate Action, Police Department, Traffic Liason Committee
	Wastewater Management	Implement the recommendations made by the Integrated Wastewater Management Plan.	Infrastructure, Education	Long	Mansfield Shire Council, Goulburn Murray Water, Goulburn Valley Water, Environmental Protection Agency

Implementation and Resourcing

Project	Description	Resource Implications	Funding Source	Estimated Costs for Council
Public Toilets	Install an additional permanent public toilet on the Goughs Bay foreshore. Improve signage for temporary public portable toilets.	Capital Works Program	GMW, Council	\$300,000
Road sealing to Goughs Bay Boat Club	Seal the remainder of the road leading to the Goughs Bay Boat Club. Council to support the Goughs Bay Boat Club through the role of advocate.	Capital Works Program	DEECA	\$62,400
Line markings on Piries-Goughs Bay Road	Introduce more frequent repainting and regular upkeep of road markings on Piries-Goughs Bay Road.	Internal staff resources	Council	Within existing budget allocations.
Mountain Bike Track	Construct a mountain bike track in the State Forest to the south-west of Goughs Bay. Council to support the implementation of this project through advocacy.	Works subject to grant funding availability	DEECA	\$539,000
Boat Access Improvement	Reduce remnant dead vegetation along the Goughs Bay foreshore. Provide directional signs to boat ramps and upgrade and weatherproof boat access points.	Internal staff resources for advocacy. Works subject to grant funding availability	GMW, Better Boating Victoria	Within existing budget allocations and grant funding.
Anti-littering Initiatives and Bin Collection	Provide visitor education against littering. Provide educational tools to short terms accommodation owners and users on bin collection.	Internal staff resources and waste charges for bins and signage	Council	Any costs to be included in waste projects.
Road Maintenance and Improvement	Coordinate for regular road maintenance and the sealing of the remaining gravel roads within Goughs Bay.	Internal staff resources	Council	Within existing budget allocations.
Walshs Road Sealing and Safety	Seal the remainder of Walshs Road managed by Council. Advocate for road improvements along the remainder of Walshs Road and speed checks by law enforcement.	Internal staff resources, Capital Works Program	Council	\$766,500
Wastewater Management	Implement the recommendations made by the Integrated Wastewater Management Plan.	Grant funding and landowner contributions	GVW	To be confirmed with the IWM Feasibility Study.

Table 3: Resourcing implications for priority projects

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