

C60mans - Bonnie Doon

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

What is Amendment C60mans?

C60mans is a planning scheme amendment which implements the Mansfield Planning Strategy, 2022. The amendment updates the strategic directions in the Mansfield Planning Scheme to better reflect the context of Mansfield Shire. It introduces a settlement hierarchy and sets out policy to direct growth and development across the shire, as well as introducing character statements for each settlement.

Bonnie Doon Strategies

- Provide community infrastructure to support the local community.
- Facilitate reticulated sewerage services to support expected population growth.
- Support the retention of the football ground.

General Strategies

- Direct most population growth and residential development to Mansfield township.
- Support modest population growth and residential development in Bonnie Doon and Merrijig.
- Support incremental population growth and housing development within existing residentially zoned areas in Townships and Settlements.
- Consolidate existing residential areas, provided wastewater can be managed on site in un-serviced Townships and Settlements.
- Avoid development of dwellings not associated with the productive agricultural use of land in rural localities.
- Discourage linear development along the Maroondah Highway.
- Site and design development along the Maroondah Highway and Mt Buller Road to be sensitive to the 'Alpine Approach'.

Settlement Classification:
Town

Neighbourhood Character:
Bushland Residential

Strategic Directions for Bonnie Doon

Bonnie Doon has the second largest residential population in the Shire and provides for a limited range of commercial activities and community services. It is an affordable and attractive town catering to a significant permanent population, and a substantial number of non-resident landowners and tourists.

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

If you have questions about C60mans please contact the Strategic Planning team on (03) 5775 8555 or by emailing strategic.planning@mansfield.vic.gov.au



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The amendment introduces the township character for Bonnie Doon and applies a new Schedule 4 to the General Residential Zone (GRZ4). The addition of a schedule to the General Residential Zone allows for neighbourhood character objectives to be introduced in these areas.

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

Neighbourhood Character Objectives

- To maintain the serenity of the bushland residential setting.
- To maintain a sense of openness by encouraging low, open fencing.
- To encourage well established vegetation around dwellings, with a mixture of exotic and native vegetation.
- To maintain the existing streetscapes by providing generous front, side and rear setbacks.

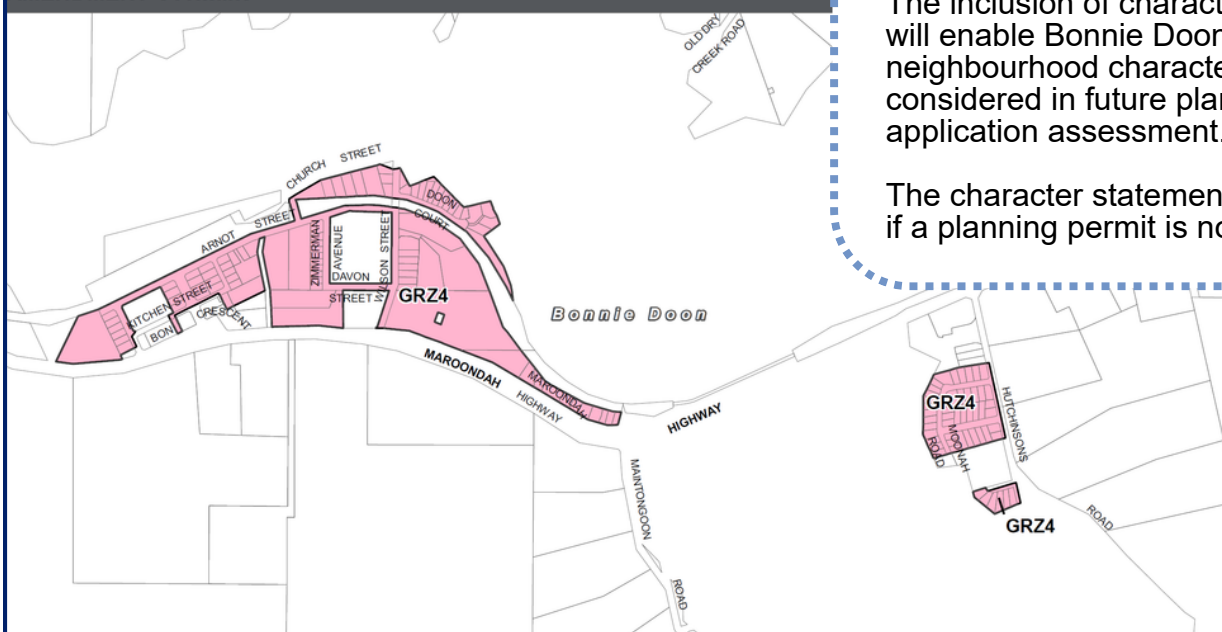
Bushland Residential Character

Bonnie Doon is defined by its bushland character and connection with Lake Eildon. Informal bush gardens surround low scale dwellings on spacious sites. Large front and side setbacks allow for the retention and continued planting of vegetation, native vegetation, and significant canopy trees.

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. Natural materials in muted colours and tones reflect the surrounding environment.

Where the changes apply in Bonnie Doon

MANSFIELD PLANNING SCHEME - LOCAL PROVISION
AMENDMENT C60mans



What the character objectives do

The character statements provide direction on the existing and preferred character for each of Mansfield's outlying townships and character areas. The inclusion of character statements will enable Bonnie Doon's neighbourhood character to be considered in future planning permit application assessment.

The character statements do not apply if a planning permit is not required.

