

# C60mans - Gaffneys Creek

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

## 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.

## Gaffneys Creek Strategies

- The unserviced settlements are Macs Cove, Howqua Inlet, Maindample, Woods Point, and Gaffneys Creek grouping. Growth in these settlements is not supported.

## 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:  
**Unserviced Settlements**

Neighbourhood Character:  
**Rural Villages**

## Strategic Directions for Gaffneys Creek

Gaffneys Creek has some residential zoned land and accommodates a very small population.

Growth in Unserviced Settlements including Gaffneys Creek is not supported.

The topography and environmental constraints such as the extent of native vegetation and the resultant fire risk and ambience of the land will mean that creative urban design and strict development and density controls will need to be applied to any development.

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](mailto:strategic.planning@mansfield.vic.gov.au)



# C60mans - Gaffneys Creek

The amendment introduces the township character for Gaffneys Creek and applies a new Schedule 2 to the Township Zone (TZ2).

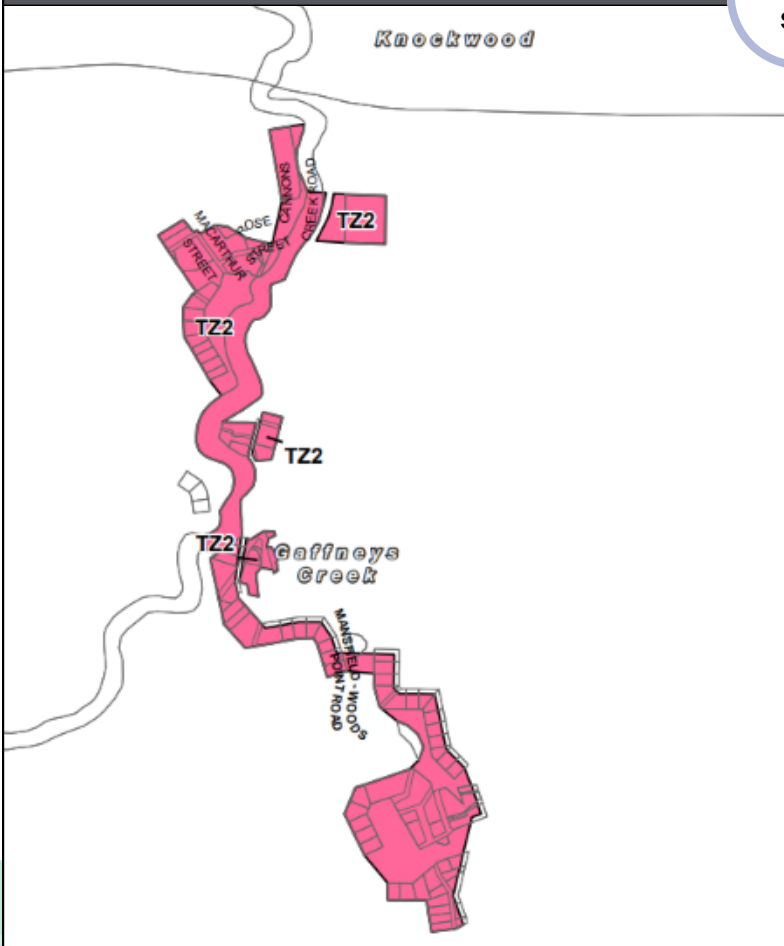
The addition of a schedule to the Township Zone allows for neighbourhood character objectives to be introduced in Gaffneys Creek.

## Neighbourhood Character Objectives

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

## Where the changes apply in Gaffney's Creek

MANSFIELD PLANNING SCHEME - LOCAL PROVISION  
AMENDMENT C60mans



## Rural Villages Character

These settlements are set among wider farming and rural areas, sometimes with national park close by. Vegetation in the public and private realm is a key feature, with large native and introduced trees and supporting undergrowth. In locations where topography is undulating, dwellings may have narrower front setbacks and be highly visible from roadsides.

Intermittent views of surrounding landscapes and vegetation are afforded by streets that wind across undulating topography. Settlements are generally laid out according to a loose grid which lends a heritage feel and makes best use of topography. Views through the settlement to the surrounding rural landscape or national park are readily available along road corridors and between dwellings, given the intimate scale of these settlements.

## 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 Gaffney Creeks neighbourhood character to be considered in future planning permit application assessment.

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

To view amendment in its entirety, please scan the QR code above or visit:

[mansfield.vic.gov.au/community-engagement](https://mansfield.vic.gov.au/community-engagement)

