

C60mans - Goughs Bay

Planning scheme amendment C60mans is on exhibition
Here's what it says about Goughs Bay

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.

Goughs Bay Strategies

- Provide basic community infrastructure such as community meeting spaces and basic recreational facilities in townships.
- Avoid zoning of additional land for residential use.
- Encourage limited commercial and retail development.
- Facilitate development that supports foreshore improvements in Goughs Bay.

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:
Township

Neighbourhood Character:
Lakeside Character Areas

Strategic Directions for Goughs Bay

Goughs Bay was originally planned to act as a settlement catering predominantly for non-resident land owners and holidaymakers.

There is an increasing trend towards permanent accommodation.

Mountain Bay is a planned integrated development immediately adjacent to Goughs Bay providing for a range of tourist, residential, accommodation, recreation and water-based facilities and commercial activities.

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



The amendment introduces the township character for Goughs Bay and applies a new Schedule 6 to the General Residential Zone (GRZ6). 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](https://mansfield.vic.gov.au/community-engagement)

- To maintain the holiday and waterside feel of settlements by designing development to take advantage of water views, using vegetation to soften the appearance of buildings when viewed from the streetscape, and allowing generous spacing between buildings.
- To retain public views to the water and ensure view sharing between neighbouring properties.
- To encourage built form that blends in with the surrounding landscape by incorporating visually permeable fencing into the design of buildings and using materials with muted colours and tones

These settlements are defined by their proximity to Lake Eildon and dwellings are designed and oriented to take advantage of water views. Dense vegetation around dwellings, and large sheds and outbuildings to accommodate boats are common.

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, development is sited to retain public views to the water and makes reasonable effort to ensure view sharing between neighbouring properties.

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.

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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 Goughs Bay'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.