

C60mans - Howqua and Macs Cove

Planning scheme amendment C60mans is on exhibition
Here's what it says about Howqua and Macs Cove

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.

Howqua and Macs Cove Strategies

- Limiting development in Macs Cove and Howqua to one dwelling per lot.
- The unserviced serviced settlements are Macs Cove, Howqua Inlet, Maindample, Woods Point, and Gaffneys Creek grouping. Growth in these settlements is not supported or proposed.

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:
Lakeside character

Strategic Directions for Howqua and Macs Cove

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.

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

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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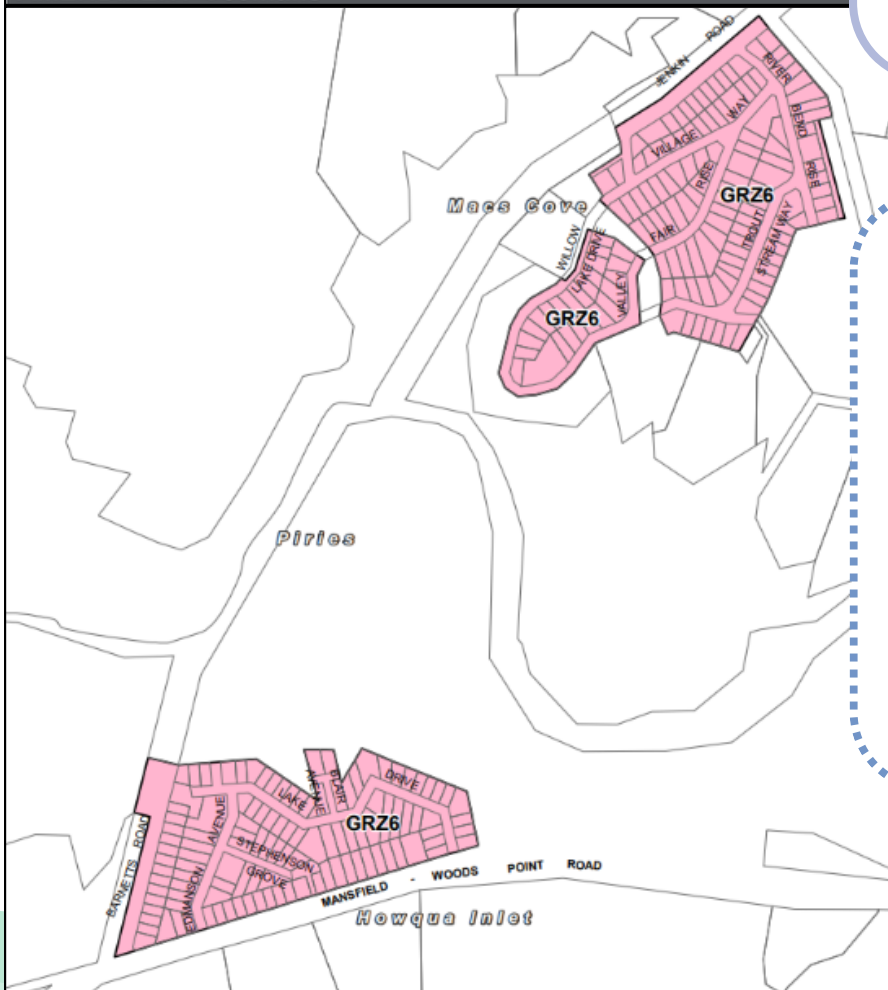
The amendment introduces the township character for Howqua and Macs Cove and applies a new Schedule 6 to the General Residential Zone (GRZ6). The addition of a schedule to the General Residential Zone allows for neighbourhood character objectives to be introduced in these areas.

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 the settlement by the generous use of vegetation, use of 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.
- To protect existing native and exotic canopy trees.

Where the changes apply in Howqua and Macs Cove

MANSFIELD PLANNING SCHEME - LOCAL PROVISION AMENDMENT C60mans



Lakeside Character

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.

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 Howqua and Macs Cove'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.

