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Proposed C48mans

## SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**

### MANSFIELD TOWNSHIP APPROACH GUIDELINES – MIXED USE, GENERAL RESIDENTIAL 1, LOW DENSITY RESIDENTIAL AND RURAL LIVING ZONES

#### 1.0

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#### Design objectives

- To ensure future development along the four township approaches has regard to local context and reinforces the valued character of the township.
- To achieve the preferred future character of the approaches through built form and landscaping treatments within the private realm.
- To protect key view lines to natural landscape features surrounding the Mansfield Township from within the identified township approaches.
- To encourage new development that reflects the colours and finishes of the surrounding natural landscapes.

#### 2.0

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#### Buildings and works

A permit is required to construct or extend a fence within 6 metres of a township approach, unless it meets all of the following requirements:

- Does not exceed 1.8 metres in height.
- Constructed from predominantly lightweight natural materials.
- Is a minimum 30 per cent transparent.

The following buildings and works requirements apply to an application to construct a building or construct or carry out works:

- Access and circulation:
  - Vehicle access should not present as a dominant element when viewed from a township approach.
  - Undercroft car parking should be screened from a township approach, with landscaping and entrances incorporated into the overall design of the building.
- Building setbacks:
  - Building setbacks to a township approach are to be consistent with the predominant front setback of the street. Where there is no predominant front setback, building setbacks are not to be less than 6 metres from the township approach.
  - Where development has a side interface with a township approach, provide a minimum 3 metre side setback for landscaping. This area may only be reduced if the facade addressing the approach is articulated such as using recessing and projecting elements in the building, changes in materials and providing transparent windows.
- Building address:
  - Buildings should be orientated so that the building frontage (i.e. entrance, foyer, etc.) is parallel with the township approach.
  - Buildings should engage with the township approach through ground level occupation and the presence of habitable rooms and balconies at all levels. Inactive uses, such as laundries, garages, and bathrooms, should be located away from the township approach where practicable.
- Building design and detail:

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- Articulate building facades through the considered design of openings, balconies, varied materials, recessed and projected elements, and revealing structural elements such as beams.
- Façade articulation should respect the rhythm and grain of adjacent buildings along the township approach.
- Buildings along long boundaries and/or on consolidated lots, should be broken up through the significant articulation of the building mass, stepped ground floors and reduced second storeys.
- Colours, materials, and finishes:
  - Use materials that reinforce the preferred built form and landscape character of the township approach that are within a residential area.
  - Avoid the excessive use of heavy looking materials and render and use a minimum of 2 different primary cladding materials.
  - Materials should be muted, earthy tones or the like and avoid bright, bold colours that are not compatible with the muted tones of the natural landscape.
  - External finishes should minimise glare and reflection to the township approach.
  - Zinalume materials must not be used. This requirement cannot be varied with a permit.
- Building heights:
  - Building heights should respond to the scale of existing development along the township approach within a residential area.
- Roof forms:
  - Use varied roof forms to provide visual interest along the township approach whilst providing forms that are compatible with the character of the approach.
  - Roofs should be constructed with a minimum pitch of 7 degrees from horizontal. Roof forms may include gable, skillion or hipped designs and be combined with flat roof forms to provide articulation.
  - Building infrastructure which is located on the roof including air conditioning units, solar panels, and the like, is to be screened from the township approach using roof forms or parapets that integrate with the overall design of the building.
- Garages:
  - Garages and car ports should be setback from front facades and should not present as a dominant element when viewed from the township approach.
  - Garages on lots with a width of 20 metres or more should not exceed 33 per cent of street frontage and on lots with a width of less than 20 metres should not exceed 40 per cent of street frontage.
  - A building must not have a triple fronted garage. This requirement cannot be varied with a permit.
- Landscaping:
  - Front setbacks should be planted with a minimum of one canopy tree per 15 metres of lot frontage. The canopy tree should be capable of reaching a minimum of 7 metres in height, together with lower scale planting.
  - Side setbacks that address and/or are visible from the township approach (i.e. not located behind a landscape buffer) should be landscaped.

- Where canopy trees are to be provided, deep soil zones should be a minimum of 4.5 metres in width. Landscaped areas of shrubs, grasses, sedges, and groundcovers should be a minimum of 2 metres in width.
  - Vehicle access ways should be offset from the side boundary by a minimum of 1 metre and meander along a boundary to provide larger planting spaces for trees.
  - Species should be selected to integrate and connect with the residential character of the township approach.
  - Exotic species may be used in areas where they are an important element of the preferred character or for statement planting provided the plants do not require potable water supply for irrigation.
  - Solid fencing, sheds/outbuildings, waste and recycling storage and goods storage areas should be screened from a township approach using landscaping.
  - Existing mature trees should be retained and integrated into new development.
  - Waste storage and recycling areas should be located away from direct view lines from the township approach and should not be located at the front of the building or within landscaped areas or driveways.
- Fencing:
    - Front fencing along a township approach should be avoided.
    - Where front or side fencing is required within a setback along a township approach, it should not exceed 1.8 metres in height, be constructed from predominantly lightweight natural materials and have a transparency of at least 30 per cent.
  - Site amenity:
    - Locate storage areas, sheds, water tanks, satellite dishes, television antennae, clothes lines, hot water services, evaporative units away from direct view lines from a township approach.
    - Where practical, use acoustic treatments internal to the building through the design of the building layout, and the use of acoustic insulation or suitable building materials.
    - Where external acoustic treatments are required, use mounding or acoustic walls, or a combination of both.
    - Design any external acoustic treatment so that it contributes positively to the residential area of the township approach and integrates with the design of the building and landscaping.
  - Lighting:
    - Lighting should not adversely impact on the safety of road users along the township approach.
    - Use sensor lighting to reduce energy consumption and light spill detracting from the urban / rural interface of a township approach.

### 3.0

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#### Subdivision

A permit to subdivide land must meet the following requirements:

- The road network and lot configuration should be designed to ensure that development will front onto the township approach.
- Lots, accessways, and road networks should be designed having regard to the development requirements of this schedule and lots fronting a township approach should be consistent with surrounding residential character by providing wide frontages, with only one vehicle crossover.

- Where a service road is provided as the interface to a township approach, incorporate elements of the preferred character by:
  - Retaining existing significant vegetation within the streetscape.
  - Planting street trees spaced at a maximum of 10m apart and as near as possible to the centre of each lot.
  - Using native or indigenous canopy trees, or exotic species for feature planting if the trees can be irrigated without using the potable water supply.
  - Planting low level shrubs and grasses in conjunction with canopy trees.
- Residential lots may have a side to a township approach provided:
  - The total length of side fencing will not exceed 60 metres.
  - A 5 metre landscape buffer is provided to the side fencing. This buffer should consist of a variety of trees, shrubs, grasses, sedges, and groundcovers in accordance with the preferred future character of the township approach. Landscaped mounding combined with planting of shrubs and canopy trees is encouraged for effective screening, subject to flooding impacts.
  - Side fencing is provided in accordance with the colours and materials design objective and does not exceed 1.8m in height.
- Any entry features should use landscaping rather than built elements.

#### 4.0

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#### Signs

None specified.

#### 5.0

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#### Application requirements

The following application requirements apply to an application for a permit under Clause 43.02, in addition to those specified elsewhere in the scheme and must accompany an application, as appropriate, to the satisfaction of the responsible authority:

- Written response detailing how proposed development achieves the objectives and requirements of this schedule.
- A schedule of materials and colours, as appropriate.
- A landscape plan, prepared by a suitably qualified professional, including details of initial maintenance to establishment.
- A lighting plan, which provides location and details of external lighting, as appropriate.

#### 6.0

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#### Decision guidelines

The following decision guidelines apply to an application for a permit under Clause 43.02, in addition to those specified in Clause 43.02 and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development is consistent with the defined preferred future character for the Mansfield Township Approaches.

The preferred character for the four identified Mansfield Township approaches is defined as follows:

- Maroondah Highway:
  - Maroondah Highway is the key entry road into the township. The descending topography and linear nature of the road allows for long views to the distant landscape beyond.

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- A range of tourism, community and recreational land uses are provided along the approach and complement its role as a gateway to the alpine region.
- New developments will provide an appropriate transition between the adjacent agricultural uses and more intensive uses towards the town centre. The spacious character is considered an important element of the approach that will be built upon. This will be achieved by providing generous front and side setbacks that allow for landscaping and through the use of native and indigenous species that reinforce the environmental qualities of Mullum Wetlands.
- Mount Buller Road:
  - Mount Buller Road forms part of the entry experience to Mount Buller and the alpine region. A range of tourism and commercial land uses are provided along the approach and complement its role as a gateway to the alpine region.
  - The presence of low scale built form and the detached pattern of development along the approach enable intermittent views to the surrounding local hills and are a key feature of this approach.
  - The approach has a spacious character facilitated by large front and side setbacks, as well as limited front fencing that allows for views to established front garden planting. On-site car park areas, loading and storage areas, particularly associated with industrial / commercial uses, are sited to the rear or side of buildings, allowing a stronger presence of landscaping within the front setback and along driveways.
  - Buildings along the approach are high quality, contemporary and respond to the alpine aesthetic of the approach and provide visual interest.
- Midland Highway:
  - The sense of enclosure and presence of Mansfield Racecourse and Fords Creek are important elements of the approach that will be built upon. This will be achieved through the use of native and indigenous species that reinforce the environmental qualities of Fords Creek and the retention of existing street trees.
  - New residential areas sit comfortably next to established residential areas and provide an appropriate transition between the adjacent agricultural uses and more intensive development towards the town centre. Industrial areas are discrete with mounding and landscaping used to screen these uses along the approach.
  - Buildings are high quality and contemporary, while the approach has a spacious character facilitated by generous front and side setbacks that allow for landscaping. On-site car park areas, sheds, loading and storage areas particularly associated with industrial / commercial uses and rural residential lots, are sited to the rear or side of buildings, allowing a stronger presence of landscaping along the approach.
- Mansfield-Whitfield Road:
  - The sloping topography, views to the surrounding localised hills and connections to Fords Creek and Botanic Park provide a strong focus for this approach. Buildings are orientated towards these features capturing views and providing for passive surveillance.
  - New residential areas sit comfortably next to established residential areas and provide an appropriate transition between the adjacent agricultural uses and more intensive development towards the town centre. Industrial areas are discrete with mounding and landscaping used to screen these uses along the approach.
  - Buildings are high quality and contemporary, with generous side and rear setbacks that allow space for landscaping.