

SCHEDULE 2 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**

ALPINE APPROACHES AND TOWNSHIP GATEWAYS – RESIDENTIAL ZONES

1.0 DESIGN OBJECTIVES

- To protect key view lines to natural landscape features surrounding the Mansfield Township from within the identified township approaches.
- To ensure the preferred future character of the township approaches is achieved through built form, site layout and landscaping treatments.
- To ensure the appearance of new development integrates with the colours and finishes of the surrounding natural landscape.
- To ensure that development contributes to the sense of openness and the attractive pedestrian environment of the township approaches.

2.0 BUILDINGS AND WORKS

2.1 No permit required

A permit is not required to:

Construct or carry out works to provide access for persons with disabilities that comply with all relevant legislative requirements.

Construct a front or side fence that meets all of the following requirements:

- Does not exceed 1.8 metres in height.
- Is of timber post and rail, timber post and wire, or metal post and wire construction.
- Is a minimum 30 percent transparent.

2.2 Requirements

A permit may be granted to vary a built form requirement expressed with the term ‘should’

A permit cannot be granted to vary a built form requirement expressed with the term ‘must’

A permit must not be granted or amended (unless the amendment would not increase the extent of non-compliance) for buildings and works which exceed a mandatory maximum requirement or are less than a minimum mandatory requirement.

2.3 Access and circulation

New crossovers should:

- Be limited to one access for each building.
- Be located to enable clear sight lines along the road and vehicles to enter and exit safely and efficiently.
- Not present as a dominant or prominent element where visible from a township approach.
- Be limited to minimise footpath disruption
- Avoid the removal of mature trees

2.4 Building setbacks

Building setbacks should be:

- A minimum of 6 metres from the front property boundary where there is no predominant front setback from a township approach.
- A minimum of 3 metres from both side boundaries where a building is wider than 30 metres.

Where development has a side interface to a township approach, provide a minimum 3 metre setback to the township approach for landscaping. This setback may only be reduced where the proposal will achieve each of the following:

- A variety of materials (other than colorbond) are used, and windows are provided.
- The facade addressing the township approach is articulated through the use of techniques such as recessing and projecting elements of the building.

2.6 Building height

Building heights should:

- Be consistent with the scale of existing development along a township approach.
- Have minimal visual impact on views from the township approach and views to and from significant landscapes.
- Not exceed 9 metres above natural ground level.

2.7 Building design

Buildings facing a township approach should have articulated facades that provide for each the following:

- Projected building elements.
- Passive on street surveillance.
- Visual interest
- Varied building setbacks.
- Varied building materials, finishes and colours.
- Varied roof forms and glazing.
- A minimum 30 percent transparent glazing

Buildings facing a township approach should be separated from each other to reflect the existing detached character of the approach.

2.8 Building address

Buildings should be orientated so that:

- Their frontage and entrance is parallel with and facing the township approach.
- They engage with the township approach through ground level occupation and the presence of habitable rooms and balconies at all levels.
- Service areas, such as laundries, garages, and bathrooms are located away from the township approach where practicable.

When a building is located on land with two street frontages, buildings should be designed with dual frontages.

Alternative orientation may be considered in cases where a building is proposed to be located on land with dual frontage where primary frontage and access is gained from a side street rather than the main township approach. In these cases, building design should incorporate well designed dual frontage onto both the side street and highway entrance, with any ancillary infrastructure or outbuildings located in side setbacks.

2.9 Colours, materials and finishes:

Building colours, materials and finishes should:

- Provide articulation using a variety of materials including textured materials to provide visual interest where the rear or side of a building is visible from a township approach.
- Be muted, earthy tones or the like and avoid bright, bold colours that are not compatible with the muted tones of the natural landscape.
- 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.

External finishes should minimise glare and reflection to the township approach

Zincalume materials must not be used.

2.10 Roof forms:

Roof forms should:

- Have a low pitch. Steeper pitched roof elements may be used to reduce the bulk of a large roof area, respond to the prevailing character of the township approach.
- Be constructed with a minimum pitch of 7 degrees from horizontal.

Roof forms must:

- Screen building infrastructure which is located on the roof including air conditioning units, solar panels, and similar from the township approach using roof forms or parapets that integrate with the overall design of the building.
- Be varied roof forms to provide visual interest along the township approach while providing forms that are compatible with the character of the approach.

Roof forms may include gable, skillion, or hipped designs and be combined with flat roof forms to provide articulation.

2.12 Garages

Garages and car ports should:

- Be setback from front façades and should not present as a dominant element when viewed from the township approach
- Not exceed 33 per cent of street frontage on lots with a width of 20 metres or more should
- Not exceed 40 per cent of street frontage on lots with a width of less than 20 metres

A building must not have a garage or carport with 3 or more fronts visible from a township approach.

A garage must be designed to complement the predominant design of existing or proposed buildings on site.

2.11 Landscaping:

Tree canopies should:

- Be provided 1 per 15 metres of lot frontage within a setback to a township approach.
- Be of a species which integrates with the existing residential character of the township approach.
- Exceed 7 metres in height if located within a setback to a 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.

Retain and protect existing mature trees where possible and integrate them into new development.

Landscaped areas should:

- Be minimum 2 metres wide where understorey is proposed.
- Have a deep soil zone of 4.5 metres where canopy trees are provided.

Side setbacks visible from the township approach should be landscaped.

Solid fencing, sheds/outbuildings, waste and recycling storage and goods storage areas should be screened from a township approach using landscaping.

2.12 Fencing

Fencing should:

- Be highly permeable and softened with landscaping to avoid visual impact.
- Be designed to integrate with materials and colours throughout the site.

Fencing along a boundary interfacing with a township is discouraged.

Razor or barbed wire fencing is discouraged.

2.13 Site amenity

Locate storage areas, sheds, water tanks, satellite dishes, television antennae, clothes lines, hot water services, and evaporative units away from direct view lines from a township approach.

2.14 Lighting

Lighting should not adversely impact on road safety along the township approach.

Use sensor lighting where appropriate to reduce energy consumption and light spill detracting from the urban / rural interface of a township approach.

2.15 Acoustic Treatments

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.

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.

3.0 Subdivision

A permit to subdivide land must meet the following requirements:

- The road network and lot configuration are designed to ensure that development will front onto the township approach.
- Lots, accessways, and road networks are designed having regards 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, elements of the preferred character are incorporated by:

- Retaining existing significant vegetation within the streetscape.
- Planting street trees spaced at a maximum of 10 metres 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 1.8 metres in height.
 - Any entry features should use landscaping rather than built elements.

4.0 Signs

None specified.

5.0 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 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:

Landscape Protection

- The need for additional landscaping or new vegetation screen to filter the views of proposed buildings and works.
- The visibility of any proposed car parks, accessways or storage areas when viewed from a township approach.
- Whether the siting of buildings and works avoids the removal of existing vegetation.
- Whether sufficient space is provided between buildings to maintain views to key landscape features and allow for the planting and growth of vegetation, including large canopy trees.

Siting and Design

- The appropriateness of proposed materials and finishes for any proposed buildings and works with the character of a township approach and the surrounding natural landscape.
- Whether the development provides a high quality architectural response.
- Whether the location of features such as loading bays and car parks are provided internally, integrated into the overall design of a building or screened to avoid impacting views from a township approach.
- Whether the location, built, outline, façade and appearance of any proposed building or works are in keeping with or enhance the natural landscape character and appearance of a township approach.

Site Coverage and permeability

- The extent to which the materials and design of the fence contribute to and complement the character of a township approach.
- Whether adequate spacing is provided between buildings to maintain the character of a township approach.