

SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

ALPINE APPROACHES AND TOWNSHIP GATEWAYS – INDUSTRIAL, COMMERCIAL, AND FARMING 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 located on side streets or shared accessways where possible.
- Be limited to one consolidated access. Additional crossovers may be permitted for larger sites where a loop road circulation network is required.
- Not present as a dominant or prominent element where visible from a township approach.

Loading and service areas should:

- Be located to the rear or side of a site.

- Not be visible from a township approach, or screened from a township approach
- Integrate loading areas into the design of the building to provide internal loading bays.
Where practical, provide a rear lane for service and loading traffic so that it is separated from customer access and parking.

2.4 Car parks

Car parking should be:

- Setback at least 3m from the front boundary of a site.
- Not be visible from a township approach where more than 6 car spaces are provided.

Undercroft car parking should be screened from a township approach with the car park entrance incorporated into the building's design.

2.5 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.

Building setbacks must be

- Greater than 6 metres where car parking is located at the front of the site.
- Consistent with the predominant building setback along the township approach.

Where development has a side interface to a township approach, provide a minimum 4 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.
- The setback does not face a residential zone.

2.6 Building height

Building heights should:

- Be consistent with the scale of existing development along a township approach.
- Be consistent with the scale of residential buildings where new development is proposed adjacent to, or opposite a residential zone.
- Not exceed 9 metres above natural ground level.

A permit should only be granted to exceed the preferred maximum building height specified if it is demonstrated that the taller element will have minimal visual impact on views from the adjoining township approach and to and from significant landscapes.

2.7 Building address and 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.

Buildings should be orientated so that:

- Their frontage and entrance is parallel with and facing the township approach.
- Loading and servicing, accessways running parallel with the township approach will not occur within the setback to the township approach.

2.8 Colours, materials and finishes:

Building colours, materials and finishes should:

- Be natural and lightweight materials that reinforce the preferred and predominant built form and landscape character of the township approach.
- Be muted, earthy tones or other non-primary colours with low reflectivity or glare that are consistent with the surrounding landscape.
- 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.
- Avoid the excessive use of heavy looking materials, and render.

2.9 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.

Roof forms must:

- Differentiate between the various elements of the building.
- Be varied to provide visual interest along the township approach that are compatible with the character and function of industrial and commercial buildings, and streetscape character.
- Screen building infrastructure located on a roof including air conditioning units, plant room, lift motor rooms, exhaust systems, rooftop car parking or similar from all adjoining streets and integrate it with the overall design of the building.

Flat and skillion roof forms are discouraged.

2.10 Landscaping:

Tree canopies should:

- Be provided 1 per 6 car parking spaces within a setback to a township approach.
- Be provided 1 per 8 car parking spaces for car parking with more than 20 spaces.
- Be a species that provides shade for vehicles and pedestrians.
- Exceed 7 metres in height if located within a setback to a township approach.
- Allow clear views between pedestrians and vehicles.

Landscaped areas should:

- Be minimum 2 metres wide where understorey is proposed, or to separate car parks from side and rear boundaries.
- Be a minimum 3 metres wide where tree canopies are proposed.
- Be separated from vehicle access through the use of kerbs or raised edging, designed to achieve WSUD requirements, to ensure the maintenance of vegetation
- Allow clear views between pedestrians and vehicles.

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

Setbacks, other than a setback to a township approach, must be landscaped and support a range of trees, shrubs and grounds covers.

Implement Water Sensitive Urban Design (WSUD) techniques between rows of car parking to treat stormwater and passively irrigate vegetation.

2.11 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.

2.12 Site amenity

Goods storage areas should:

- Be located behind the building line. This includes vehicle storage associated with Motor vehicle repairs and auto electrician developments.
- Be located within landscaped areas, driveways, car and truck parking spaces and vehicle turning areas.

Waste storage and recycling areas should:

- Not be visible from a township approach.
- Not be located between a building and the township approach, within landscaped areas, driveways, car and truck parking spaces and vehicle turning areas.

2.13 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.

2.14 Acoustic Treatments

Acoustic treatment must integrate with the design of the building and landscaping.

Where external acoustic treatments are required, use mounding, acoustic walls or a combination of each as required.

3.0 Subdivision

A permit to subdivide land must meet all the following requirements:

- Entry features use natural landscaping rather than built elements.
- Lots, accessways, and road networks are designed having regard to the development requirements of this schedule and encourage developments that deliver high quality built form along the township approach.
- The road network is designed so that development will front onto the township approach.
- Where a service road is provided next 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 10m apart and as near as possible to the centre of each lot.

- Using canopy trees for feature planting if the trees can be irrigated without using the potable water supply.
- Using low level shrubs and grasses in conjunction with canopy trees.
- Where direct access or a service road is not appropriate, industrial and commercial developments may side onto the approach provided:
 - The total length of side or rear fencing does not exceed 60 metres without a break.
 - A 5 metre landscape buffer is provided along this interface to screen side fencing. This buffer should consist of a variety of trees, and understorey. 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.

4.0 Signs

In addition to the requirements at Clause 52.05 and the requirements of the zone, the following requirements apply:

- A sign should not diminish or distract from key views along the township approach.
- Directional signage may be provided within sites to delineate entries and exits, staff and customer parking, office/reception areas, and loading areas and be consistent in style and form.
- Only one sign should be provided on each lot.
- Signs not fixed to a building should be avoided unless the sign:
 - integrates with the overall design of the building in terms of scale, form, landscaping, and materials.
 - is shorter than the tallest height of an existing or proposed building on site; and
 - does not detract from the preferred character and views to key landscape features.
- Where there are multiple premises within a site (including a site that has been subdivided), only one shared sign should be provided for the businesses along the township approach.

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:

- A landscaping plan, prepared by a suitably qualified professional including a written explanation which shows:
 - The type, location, quantity, height at maturity and botanical names of all proposed plants and details of any tree protection zones.
 - How natural landforms will be protected, including appropriate approaches to vegetation retention and planting, ground preparation and minimising ground disturbance.
 - How erosion will be managed, and stability maintain or improved using soft landscaping techniques.
- Building plans and elevations demonstrating how the design responds to significant landscape features.
- A lighting plan, which provides location and details of external lighting.
- A schedule of materials, finishes and colours demonstrating how they respond to preferred character of the township approaches and surrounding landscape.

- A signage plan, which provides location, materials and style of signage.
- A written assessment demonstrating how the proposal meets the objectives and requirements of this overlay.
- A design response plan, with a site and context analysis.

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:

- The Township Approaches Planning Controls and Guidelines Study, June 2018.

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.