

08/07/2021  
C43mans

## SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

### ALPINE APPROACHES AND TOWNSHIP GATEWAYS

#### 1.0

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#### Design objectives

Ensure that building siting, design, form, height, appearance, scale and materials that are compatible with the role of land as an alpine approach or gateway to and from the Mansfield or Merrijig townships.

Ensure that buildings and other development meet the recommendations of *The Mansfield Urban Design Framework 2005*.

#### 2.0

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#### Buildings and works

Any new building or works must:

- Be of a design, form, appearance and scale that compliments an alpine approach and township gateway theme ie use of natural materials and colour schemes that compliment the surroundings, pitched roof designs rather than flat or skillion roofs only.
- Have at least one active frontage (i.e. entries, windows, external activities) and not have solid walls and solid fencing facing the road/s.
- Be of natural or muted materials and colours that complement an alpine approach and township gateway theme, that is timber, stone, colourbond, brick or earth based materials. Zincolume materials are prohibited. Galvanised iron materials may only be permitted when it can be demonstrated that the building will have minimal visual impact.
- Not exceed single storey in height, with the maximum height allowable being 6 metres from natural ground level to the upper point of the building roofline.
- Create visual interest and enhance alpine and gateway character.
- Be sited to have sufficient building setbacks to allow a sense of space, lineal corridor and alpine landscape to be retained.
- Have a setback/s to accord with (or exceed) the setbacks of building/s on adjoining properties.
- Allow pedestrian access, and vehicle parking and landscaping at the frontage of the land.
- Have a strong emphasis on environmental sustainability and energy efficiency.
- Have any storage area and parking for large vehicles away from road frontages.
- Provide landscaping that creates an attractive environment that is consistent with and complements an alpine theme and gateway approach into a high country tourist town, especially on the Maroondah Highway frontage.
- Enable high levels of accessibility, including access for people with a disability.

#### 3.0

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#### Subdivision

None specified.

#### 4.0

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#### Signs

Any new sign must:

- Be of a size that does not dominate or compromise the existing landscape or design of a building.

- Not be internally illuminated. External lighting will be considered, provided proposed lighting does not interfere with amenity and usage of adjoining or nearby properties, or vehicular movement and safety on the adjoining road reserve.
- Not be a reflective sign as defined in Clause 73.02 of the Mansfield Planning Scheme.
- Not exceed a height of 5 metres above ground level.
- Not be located between a building line setback and a front boundary.

## **5.0**

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### **Application requirements**

None specified.

## **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:

- *The Mansfield Urban Design Framework 2005.*

MANSFIELD PLANNING SCHEME - LOCAL PROVISION



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**Overlays**

Design And Development Overlay - Schedule 1

1200 0 200 400 600 800 1000 m

AUSTRALIAN MAP GRID ZONE 55

INDEX TO ADJOINING METRIC SERIES MAP

Victoria The Place To Be

Printed: 25/02/2007

AMENDMENT C1 PART 1

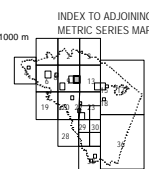
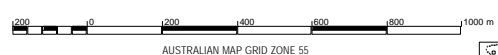
## MANSFIELD PLANNING SCHEME - LOCAL PROVISION



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**Overlays**  
 0001 Design And Development Overlay -  
 Schedule 1



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**AMENDMENT C8**

DESIGN AND DEVELOPMENT OVERLAY

MAP No 12DDO