

12.05

31/07/2018
VC148

SIGNIFICANT ENVIRONMENTS AND LANDSCAPES

12.05-1S

31/07/2018
VC148

Environmentally sensitive areas

Objective

To protect and conserve environmentally sensitive areas.

Strategies

Protect environmentally sensitive areas with significant recreational value from development that would diminish their environmental conservation or recreational values. These areas include the Dandenong and Macedon Ranges, the Upper Yarra Valley, Western Port and Port Phillip Bay and their foreshores, the Mornington Peninsula, the Yarra and Maribyrnong Rivers and the Merri Creek, the Grampians, the Gippsland Lakes and its foreshore, the coastal areas and their foreshores, Alpine areas and nominated urban conservation areas, historic buildings and precincts.

12.05-2S

31/07/2018
VC148

Landscapes

Objective

To protect and enhance significant landscapes and open spaces that contribute to character, identity and sustainable environments.

Strategies

Ensure significant landscape areas such as forests, the bays and coastlines are protected.

Ensure development does not detract from the natural qualities of significant landscape areas.

Improve the landscape qualities, open space linkages and environmental performance in significant landscapes and open spaces, including green wedges, conservation areas and non-urban areas.

Recognise the natural landscape for its aesthetic value and as a fully functioning system.

Ensure important natural features are protected and enhanced.

12.05-2L

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Proposed C56mans

Significant landscapes, ridgelines and alpine approaches**Objective**

To protect the environmental, landscape and visual significance of landscapes, alpine approaches and significant ridgelines, particularly in areas of high visual amenity.

Strategies

Minimise the environmental and visual impact of development including buildings, sheds, driveways and associated earthworks.

Site and design development to be responsive to the topography of the land and unobtrusive in the landscape.

Retain existing mature scattered native and exotic trees and encourage the use of substantial landscaping to further complement development and reduce the visual impact of buildings on the landscape.

Avoid development on visually exposed ridgelines, unless its visual impact can be minimised by using designs and colours that blend with or complement the landscape.

Incorporate building setbacks from property boundaries, roads and waterways that are consistent with the scale of the building, site characteristics, and potential impact on the environment and rural activities conducted on the site.

Use building materials with external finishes that:

- Blend with the natural surrounding environment whether this be in natural form or via a tailored paint scheme that reflects the colours and textures evident in the natural environment.
- Have a low reflectivity to minimise glare and visual impact.

Policy guidelines

Consider as relevant:

- Designing buildings located on or close to a visually exposed ridgeline to not exceed 1 storey or 6 metres in height from natural ground level.
- The *Township Approaches Planning Controls and Guidelines Study, Mansfield*, June 2018.

15.01

31/07/2018
VC148

BUILT ENVIRONMENT

15.01-1S31/07/2018
VC148**Urban design****Objective**

To create urban environments that are safe, healthy, functional and enjoyable and that contribute to a sense of place and cultural identity.

Strategies

Require development to respond to its context in terms of character, cultural identity, natural features, surrounding landscape and climate.

Ensure development contributes to community and cultural life by improving the quality of living and working environments, facilitating accessibility and providing for inclusiveness.

Ensure the interface between the private and public realm protects and enhances personal safety.

Ensure development supports public realm amenity and safe access to walking and cycling environments and public transport.

Ensure that the design and location of publicly accessible private spaces, including car parking areas, forecourts and walkways, is of a high standard, creates a safe environment for users and enables easy and efficient use.

Ensure that development provides landscaping that supports the amenity, attractiveness and safety of the public realm.

Ensure that development, including signs, minimises detrimental impacts on amenity, on the natural and built environment and on the safety and efficiency of roads.

Promote good urban design along and abutting transport corridors.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-1L

03/03/2022
C47mans

Urban design in Mansfield Township CBD

Policy application

This policy applies to all land identified in the Mansfield CBD Framework Plan to Clause 11.01-1L-1.

Strategies

Site and design development to respond to the existing built form character of the centre.

Retain the predominant single storey built form and structure and consistency of front setbacks in High Street and Highett Street.

Protect existing environmental features, including large stands of trees, remnant River Red Gums, native vegetation, native animal habitat and movement corridors, high points, watercourses and drainage lines as part of residential development.

Maintain a sense of character and provide for pedestrian amenity as part of commercial development, including through the use of verandahs extending to the kerb.

Encourage the full activation of retail frontages along High Street and Highett Street.

Design access to parking to minimise impacts on active frontages and preferably be provided via a secondary streets, laneways or other parking areas.

Design signs to be proportionate to the building facade and directed to the verandah and below verandah.

Policy guidelines

Consider as relevant:

- In High Street and Highett Street, limiting height to two storeys, with the upper level to be setback from the kerb.
- In redeveloping the Toyota dealership site:
 - Applying a zero street setback along High Street.
- In redeveloping the former Caltex Site (30-34 High Street):
 - Limiting building height to two storeys.
 - Applying a zero ground floor street setback and first floor setback from the street.

15.01-2S01/01/2024
VC250**Building design****Objective**

To achieve building design and siting outcomes that contribute positively to the local context, enhance the public realm and support environmentally sustainable development.

Strategies

Ensure a comprehensive site analysis forms the starting point of the design process and provides the basis for the consideration of height, scale, massing and energy performance of new development.

Ensure development responds and contributes to the strategic and cultural context of its location.

Minimise the detrimental impact of development on neighbouring properties, the public realm and the natural environment.

Improve the energy performance of buildings through siting and design measures that encourage:

- Passive design responses that minimise the need for heating, cooling and lighting.
- On-site renewable energy generation and storage technology.
- Use of low embodied energy materials.

Restrict the provision of reticulated natural gas in new dwelling development.

Ensure the layout and design of development supports resource recovery, including separation, storage and collection of waste, mixed recycling, glass, organics and e-waste.

Encourage use of recycled and reusable materials in building construction and undertake adaptive reuse of buildings, where practical.

Encourage water efficiency and the use of rainwater, stormwater and recycled water.

Minimise stormwater discharge through site layout and landscaping measures that support on-site infiltration and stormwater reuse.

Ensure the form, scale, and appearance of development enhances the function and amenity of the public realm.

Ensure buildings and their interface with the public realm support personal safety, perceptions of safety and property security.

Ensure development is designed to protect and enhance valued landmarks, views and vistas.

Ensure development considers and responds to transport movement networks and provides safe access and egress for pedestrians, cyclists and vehicles.

Encourage development to retain existing vegetation.

Ensure development provides landscaping that responds to its site context, enhances the built form, creates safe and attractive spaces and supports cooling and greening of urban areas.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)
- *Apartment Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2021)
- *Waste Management and Recycling in Multi-unit Developments* (Sustainability Victoria, 2019)

15.01-3S01/01/2024
VC250**Subdivision design****Objective**

To ensure the design of subdivisions achieves attractive, safe, accessible, diverse and sustainable neighbourhoods.

Strategies

In the development of new residential areas and in the redevelopment of existing areas, subdivision should be designed to create liveable and sustainable communities by:

- Creating compact neighbourhoods that have walkable distances between activities.
- Developing activity centres in appropriate locations with a mix of uses and services and access to public transport.
- Creating neighbourhood centres that include services to meet day to day needs.
- Creating urban places with a strong sense of place that are functional, safe and attractive.
- Providing a range of lot sizes to suit a variety of dwelling and household types to meet the needs and aspirations of different groups of people.
- Creating landscaped streets and a network of open spaces to meet a variety of needs with links to regional parks where possible.
- Protecting and enhancing habitat for native flora and fauna, and providing opportunities for people to experience nature in urban areas.
- Facilitating an urban structure where neighbourhoods are clustered to support larger activity centres served by high quality public transport.
- Reduce car dependency by allowing for:
 - Convenient and safe public transport.
 - Safe and attractive spaces and networks for walking and cycling.
 - Subdivision layouts that allow easy movement within and between neighbourhoods.
 - A convenient and safe road network.
- Minimising exposure of sensitive uses to air and noise pollution from the transport system.
- Being accessible to people with disabilities.
- Creating an urban structure that:
 - Responds to climate related hazards.
 - Incorporates integrated water management, including sustainable irrigation of open space.
 - Minimises peak demand on the electricity network.
 - Supports energy efficiency and solar energy generation through urban layout and lot orientation.
 - Supports waste minimisation and increased resource recovery.
- Providing utilities and services that support the uptake of renewable energy technologies, such as microgrids and energy storage systems, including batteries.
- Providing all-electric lots.

Policy documents

Consider as relevant:

MANSFIELD PLANNING SCHEME

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-4S

31/07/2018
VC148

Healthy neighbourhoods

Objective

To achieve neighbourhoods that foster healthy and active living and community wellbeing.

Strategies

Design neighbourhoods that foster community interaction and make it easy for people of all ages and abilities to live healthy lifestyles and engage in regular physical activity by providing:

- Connected, safe, pleasant and attractive walking and cycling networks that enable and promote walking and cycling as a part of daily life.
- Streets with direct, safe and convenient access to destinations.
- Conveniently located public spaces for active recreation and leisure.
- Accessibly located public transport stops.
- Amenities and protection to support physical activity in all weather conditions.

Policy documents

Consider as relevant:

- *Urban Design Guidelines for Victoria* (Department of Environment, Land, Water and Planning, 2017)

15.01-5S

09/10/2020
VC169

Neighbourhood character

Objective

To recognise, support and protect neighbourhood character, cultural identity, and sense of place.

Strategies

Support development that respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

Ensure the preferred neighbourhood character is consistent with medium and higher density housing outcomes in areas identified for increased housing.

Ensure development responds to its context and reinforces a sense of place and the valued features and characteristics of the local environment and place by respecting the:

- Pattern of local urban structure and subdivision.
- Underlying natural landscape character and significant vegetation.
- Neighbourhood character values and built form that reflect community identity.

15.01-6S

31/07/2018
VC148

Design for rural areas

Objective

To ensure development respects valued areas of rural character.

Strategies

Ensure that the siting, scale and appearance of development protects and enhances rural character.

Protect the visual amenity of valued rural landscapes and character areas along township approaches and sensitive tourist routes by ensuring new development is sympathetically located.

Site and design development to minimise visual impacts on surrounding natural scenery and landscape features including ridgelines, hill tops, waterways, lakes and wetlands.

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Proposed C56mans

SCHEDULE 1 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

ALPINE APPROACHES AND TOWNSHIP GATEWAYS - PROMINENT SITES

1.0 Design objectives

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Proposed C56mans

To protect key view lines to natural landscape features surrounding the Mansfield Township from 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.

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

2.0 Buildings and works

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Proposed C56mans

A permit is required for a sign.

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.

2.2 Requirements

A permit is required to construct a fence.

A permit may be granted to vary a requirement expressed with the term 'should'.

A permit cannot be granted to vary a 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.

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

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.
- Be designed to minimise traffic flow visible from a township approach and allow traffic to enter and exit in a forward motion.
- Not present as the dominant element when 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.
- 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.

Vehicle access points to sites located on arterial roads should be minimised and be provided by the side streets or via shared accessways, wherever possible.

2.4 Carparks

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.

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 must:

- Be greater than 6 metres where car parking is located at the front of the site.
- Be consistent with the predominant building setback along the township approach.
- 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.
- Enable high levels of accessibility, including access for people with a disability.

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.
- Be 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, must 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 façade 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.

Building heights must 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.

2.7 Building address and design

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

- Projected building elements;

- Passive on street surveillance;
- Varied roof forms and glazing; and
- 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.

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

Buildings should engage with the township approach through the occupation of ground level rooms. Service areas such as laundries, garages, bathrooms should be located away from the township approach where practicable.

Building façades must have at least one active frontage (i.e., entries, windows, external activities) and not have solid walls and solid fencing facing the road(s).

Building designs should demonstrate a strong emphasis on environmental sustainability and energy efficiency.

2.8 Colours, materials and finishes

Building colours, materials and finishes should:

- Provide articulation using a variety of materials including textured materials to provide visual interest, particularly where the rear or side of a building is visible from a township approach.
- Avoid the excessive use of heavy looking materials, and render.

Materials must be of natural or muted materials and colours that complement an alpine approach and township gateway theme, that is timber, stone, colorbond, brick or earth based materials.

Zincalume and other reflective materials are prohibited, this requirement cannot be altered by a permit.

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, and must 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.

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

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

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.

2.11 Fencing

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

- It is a minimum 30 percent transparent and softened with landscaping.
- It is designed to integrate with materials and colours throughout the site.
- It is less than 1.5 metres high when interfacing with a township approach.
- It is of timber post and rail, timber post and wire, or metal post and wire construction.

When a fence is located on land with two street frontages, the fence should have a maximum height of 1.5 metres.

Fencing along a boundary interfacing with a township approach is discouraged.

Razor or barbed wire fencing is discouraged.

2.12 Site amenity

Goods storage areas should:

- Be located behind the building line when viewed from the township approach. This includes vehicle storage associated with motor vehicle repair developments.

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.

Any storage area and parking for large vehicles must be away from road frontages.

2.13 Lighting

Lighting should not adversely impact on road safety along a 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

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Subdivision

An application to subdivide land must meet all the following requirements:

- Entry features use natural landscaping rather than built elements.
- Lots and accessways are designed to 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

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Signs

In addition to the requirements at Clause 52.05 and the applicable 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.

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

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 maintained 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, size, 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

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Proposed C56mans

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:

MANSFIELD PLANNING SCHEME

- 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.
- A range of tourism, community and recreational developments are located along the approach, complementing its role as a gateway to the alpine region.
- New developments will provide an appropriate transition between the adjacent agricultural land and more intensive development 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 developments 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 developments, 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 development sits comfortably next to established residential development, providing an appropriate transition between the adjacent agricultural land and more intensive development towards the town centre. Industrial development is discrete with mounding and landscaping used to screen these developments 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 developments and rural residential land, 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 development sits comfortably next to established residential development, providing an appropriate transition between the adjacent agricultural land and more intensive development towards the town centre. Industrial development is discrete with mounding and landscaping used to screen these developments along the approach.
 - Buildings are high quality and contemporary, with generous side and rear setbacks that allow space for landscaping.

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SCHEDULE 3 TO CLAUSE 43.02 DESIGN AND DEVELOPMENT OVERLAY

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

ALPINE APPROACHES AND TOWNSHIP GATEWAYS - NON-RESIDENTIAL ZONES

1.0 Design objectives

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Proposed C56mans

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

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Proposed C56mans

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.

2.2 Requirements

A permit is required to construct a fence.

A permit may be granted to vary a requirement expressed with the term 'should'.

A permit cannot be granted to vary a 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.

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

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.
- Be designed to minimise traffic flow visible from a township approach and allow traffic to enter and exit in a forward motion.
- Not present as the dominant 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.

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.

Vehicle access points to sites located on arterial roads should be minimised and be provided by the side streets or via shared accessways, wherever possible.

2.4 Car parks

Car parking should:

- Be setback at least 3m from the common property boundary with a township approach.
- Not be visible from a township approach where more than 6 car spaces are provided.

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 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.

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 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 façade addressing the township approach is articulated through the use of techniques such as recessing and projecting elements of the building.
- The setback is not adjacent to, or opposite 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 a 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 of the following:

- Projected building elements.
- Passive on street surveillance.
- Varied roof forms and glazing.
- A minimum 30 percent transparent glazing

Buildings should be orientated so that their frontage is parallel with and facing the township approach.

Buildings should engage with the township approach through the creation of occupiable rooms at ground level and balconies at all levels. Service areas such as laundries, garages and bathrooms should be located away from the township approach where practicable.

Loading and servicing, accessways running parallel with the township approach will not occur within the setback to the township approach.

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

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

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.

External finishes should minimise glare and reflection to the township approach

Zincalume and other reflective materials must not be used. This requirement cannot be varied with a permit.

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.

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

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 mature 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 shrubs and or groundcovers are 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 Water Sensitive Urban Design (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 WSUD techniques between rows of car parking to treat stormwater and passively irrigate vegetation.

2.11 Fencing

Fencing should:

- Be a minimum 30 percent transparent and softened with landscaping.
- Be designed to integrate with materials and colours throughout the site.
- Be less than 1.5 metres high when interfacing with a township approach.
- Be of timber post and rail, timber post and wire, or metal post and wire construction.

When a fence is located on land with two street frontages, the fence should have a maximum height of 1.5 metres.

Fencing along a boundary interfacing with a township approach is discouraged.

Razor or barbed wire fencing is discouraged.

2.12 Site amenity

Goods storage areas should:

- Be located behind the building line when viewed from the township approach. This includes vehicle storage associated with motor vehicle repair development.
- 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.

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Proposed C56mans

Subdivision

An application to subdivide land must meet all the following requirements:

- Entry features use natural landscaping rather than built elements.
- 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 10 metres 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 shrubs or groundcovers. 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.

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Signs

In addition to the requirements at Clause 52.05 and the applicable 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.

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Proposed C56mans

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, size, 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.

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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.
 - A range of tourism, community and recreational developments are located along the approach, complementing its role as a gateway to the alpine region.
 - New developments will provide an appropriate transition between the adjacent agricultural land and more intensive development 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 developments 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 developments, 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 development sits comfortably next to established residential development, providing an appropriate transition between the adjacent agricultural land and more intensive development towards the town centre. Industrial development is discrete with mounding and landscaping used to screen these developments 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 developments and rural residential land, 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 development sits comfortably next to established residential development, providing an appropriate transition between the adjacent agricultural land and more intensive development towards the town centre. Industrial development is discrete with mounding and landscaping used to screen these developments along the approach.
- Buildings are high quality and contemporary, with generous side and rear setbacks that allow space for landscaping.

SCHEDULE TO CLAUSE 72.08 BACKGROUND DOCUMENTS**1.0**

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Background documents

Name of background document	Amendment number - clause reference
<i>Bushfire Planning Provisions – Mitigating Risk in Small Townships (Mansfield Shire Council 2014)</i>	02.03-3, 13.02-1L
<i>Code of Practice-Onsite Wastewater Management, Publication 891.4 (Environment Protection Authority Victoria, July 2016)</i>	42.01 Schedule 1 and 2
<i>Guidelines for the Protection of Water Quality (NEPRC, April 2001 Updated May 2016)</i>	13.03-1L
<i>Infrastructure Design Manual (Local Government Infrastructure Design Association, 2018)</i>	02.03-3, 13.03-1L
<i>Jamieson Flood Scoping Study (SKM, 2003)</i>	02.03-3, 13.03-1L
<i>Land Capability Assessment for Domestic Wastewater Management (EPA, 2003)</i>	14.01-1L
<i>Mansfield 1% AEP Flood Mapping Project (GBCMA, 2014)</i>	02.03-3, 13.03-1L
<i>Mansfield Flood Study (EarthTech, 2005 & 2006)</i>	02.03-3, 13.03-1L
<i>Mansfield Shire Domestic Wastewater Management Plan (Mansfield Shire Council, 2014)</i>	02.03-4, 14.02-1L
<i>Mansfield Shire Gaming Policy Framework (CPG Australia Pty Ltd., 2010)</i>	02.03-10, 52.28 Schedule
<i>Mansfield Station Precinct Activation Project, Master Plan and Implementation Plan (SJB, May 2019)</i>	C44mans - 11.01L-01
<i>Mansfield Township Structure Plan (Mansfield Shire Council, 2015)</i>	02.03
<i>Mansfield Urban Design Framework (2005)</i>	02.03
<i>Ministerial Guidelines for planning permit applications in open, potable water supply catchment areas (Department of Sustainability and Environment, November 2012)</i>	02.03-4, 14.02-1L
<i>Regional Bushfire Planning Assessment Hume Region (Department of Planning and Community Development, 2012)</i>	02.03-3
<i>Roadside Conservation Management Plan (Heather Bradbury and Mansfield Shire Council, 2014)</i>	02.03-2
<i>Rural Living Strategic Study (Habitat Planning, 2003)</i>	02.03-6
<i>Shire of Mansfield Stage One Heritage Survey (Ivar Nelson, June 2015)</i>	02.03-5
<i>The Township Approaches Planning Controls and Guidelines Study, Mansfield, June 2018.</i>	12.05-2L

SCHEDULE TO CLAUSE 74.01 APPLICATION OF ZONES, OVERLAYS AND PROVISIONS**1.0 Application of zones, overlays and provisions**---
Proposed C56mans

This planning scheme applies the following zones, overlays and provisions to implement the Municipal Planning Strategy and the objectives and strategies in Clauses 11 to 19:

- Low Density Residential Zone:
 - Schedule – Kareen Hills residential estate.
- Mixed Use Zone:
 - Schedule - Mansfield Mixed Use Areas.
- Township Zone:
 - Schedule – Mansfield Townships.
- General Residential Zone to:
 - Schedule 1 – Mansfield General Residential Area.
- Neighbourhood Residential 1 Zone.
 - Schedule 1 - Garden Contemporary Areas
- Industrial 1 Zone.
- Commercial 1 Zone:
 - Schedule - 8 Timothy Lane Mansfield.
- Commercial 2 Zone.
- Rural Living Zone to:
 - Schedule 1 – Rural living areas around Mansfield Township with good access to infrastructure and services.
 - Schedule 2 – Other rural living areas that are more remote and unable to be economically serviced with infrastructure and require larger lots.
- Farming Zone.
- Rural Activity Zone:
 - Schedule - To enable the use and development of land associated with the Geelong Grammar School Timbertop Campus to be considered in an integrated manner taking into account agriculture and the environmental and landscape characteristics of the area.
- Public Use Zone.
- Public Park and Recreation Zone.
- Public Conservation and Resource Zone.
- Special Use Zone to Mountain Bay.
- Urban Floodway Zone in Mansfield Township to the area from Fords Creek at Withers Lane, located at the north of the township and ending with the flow paths at the corner of Mansfield-Woods Point Road and Mt Buller Road.
- Environmental Significance Overlay to identify development capacity and requirements in:
 - Schedule 1 – Catchments at high risk of water quality impacts.
 - Schedule 2 – Catchments at medium risk of water quality impacts.

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- Vegetation Protection Overlay to:
 - Schedule 1 – Significant Tree Protection Area.
- Significant Landscape Overlay to:
 - Schedule 1 – The alpine approach.
 - Schedule 2 – The lower Howqua River area.
- Design and Development Overlay to:
 - Schedule 1 – Alpine Approaches and Township Gateways - Prominent Sites
 - Schedule 2 - Alpine Approaches and Township Gateways - Residential Zones
 - Schedule 3 - Alpine Approaches and Township Gateways - Non-residential Zones
- Development Plan Overlay to ensure that planning for residential, low density residential and rural living development is well coordinated and serviced, including in:
 - Schedule 1 – General Residential Zone And Mixed Use Zone.
 - Schedule 2 – Low Density Residential Zone.
 - Schedule 3 – Rural Living Zone.
 - Schedule 4 – The southern side of High Street in Mansfield.
 - Schedule 5 – The Mixed Use Zone in Barjarg.
- Flood Overlay waterways, major floodpaths, drainage depressions and high hazard areas which have the greatest risk and frequency of being affected by flooding.
- Land Subject to Inundation Overlay to land generally on the fringe of the floodplain, where flooding is likely to be relatively shallow and slow moving. The level of hazard in this part of the floodplain is relatively low.
- Bushfire Management Overlay to areas where bushfire is a significant risk such as:
 - Schedule 1 – Goughs Bay BAL-12.5 areas.
 - Schedule 2 – Alpine Ridge, Jamieson BAL-29 areas.
- Environmental Audit Overlay to a number of parcels of land in Mansfield.

SCHEDULE TO CLAUSE 74.02 FURTHER STRATEGIC WORK**1.0**

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Further strategic work**Settlement**

- In Mansfield township:
 - Review the planning scheme provisions for the former Sawmill site and its environs to facilitate appropriate redevelopment.
 - Investigate the creation of an industrial/business park subdivision on the Lakins Road site.
 - Prepare master plans for key open space areas including the co-location of facilities.
 - Investigate the application of the Parking Overlay and schedule to the town centre to meet future car parking demand generated by new retail, tourism and commercial development.
 - Develop a stormwater and drainage management plan to guide requirements for future development and new infrastructure.
 - Explore future alternative uses for the racecourse grounds, including active playing field location for Council.
 - Explore rezoning of Industrially zoned land to to Mixed Use or Residential subject to environmental constraints.
- In Jamieson, consider rezoning the pocket of General Residential Zone land located 500 metres south of Eildon-Jamieson Road.
- In Goughs Bay and Mountain Bay, consider rezoning the General Residential Zone land to Township Zone to reflect the lack of infrastructure to support more intensive development.

Environment and landscape values

- Provide statutory protection to significant ridgelines and Alpine approaches currently not protected by the planning scheme.

Environmental risks and amenity

- Delineate those portions of the Broken, Goulburn, Delatite, Jamieson, Howqua and Big Rivers and Fords Creek which are inundated in a 1 per cent probability flood event.
- Review flood mapping to inform future planning scheme amendments, to the satisfaction of the Floodplain Management Authority, following significant regional floods, implementation of approved flood mitigations schemes, or completion of new flood studies.
- Prepare development guidelines to manage the interface of sensitive uses in Mansfield.

Natural resource management

- Prepare a new rural strategy that addresses use, development, subdivision of land, the outcomes of the *Domestic Wastewater Management Plan 2014*, other environmental constraints and landscape significance.

Built environment and heritage

- Prepare a signs policy for the Mansfield shopping centre.
- Undertake a heritage gap study to address gaps in the knowledge of heritage assets of Aboriginal or post-European settlement significance, particularly in rural areas and smaller settlements.

Housing

- Use the Development Plan and Design and Development overlays and environmental buffer areas to ensure that new residential development does not disrupt or restrict existing or future viable agricultural, industrial, or rural activities.

Infrastructure

- Require integrated development in defining areas in these waterside precincts that can be readily supplied with infrastructure.