

Development Plan – Industrial Estate 175 Dead Horse Lane, Mansfield

INDUSTRIAL ZONE 141 AND 175 LAKINS ROAD

Development Plan Objectives

- To provide for the development of the land at 141 and 175 Lakins Road (Lots 40 and 39) Mansfield in accordance with the plan found at attachment 1.
- To achieve compliance with/to address the requirements of DDO, Alpine Approaches and Township Gateways as applied.
- To ensure the character of the industrial development is achieved through consistent built form and landscaping treatments within the private realm and the streetscape.
- To create attractive buildings of high quality and contemporary built form.

Use Provisions

Use provisions are in accordance with clause 33.01, Industrial 1 Zone. No planning permit is required for uses under Section 1, a planning permit is required for uses in Section 2 and uses in Section 3 are prohibited.


Due consideration of Clause 53.10, *Uses with Adverse Amenity Potential* must be made for allotments close to residential uses.

Buildings and works

A permit is required to:

- subdivide land (59.02, 65.01/02)
- construct a building (59.04)
- remove a tree (59.06/62.01)
- construct or erect a sign (52.05)

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For and or on behalf of the Responsible Authority
Date: 19 April 2023

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

- Access and circulation
 - Limit driveway crossovers to one consolidated entry for those lots with frontage to Midland Highway. Additional crossovers may be permitted for larger sites where a loop road circulation network is required.
 - Crossovers are to avoid mature street trees and be positioned outside of the tree drip line to assist in their long term health and stability.
 - Any drive through sales development should not be visible from Midland Highway.
 - Vehicle access points to sites located on arterial roads should be minimised and be provided by side streets or via shared access ways, wherever possible.
 - Site works are to include a dual use path along the central open space spine from the Highway to the west boundary.

- Parking
 - Parking standards are to accord with Clause 52.06 of the Mansfield Planning Scheme.
 - Car parking should be provided to the side or rear of the building line.
 - Visitor car parking should be within convenient proximity to the building entrance and not dominate views from the street.
 - Undercroft car parking should be incorporated into the building designs or screened from view.
 - Provide end of trip facilities for cyclists including undercover bicycle storage, shower and change facilities within the curtilage of the building.

- Building address

- Buildings should be orientated to the street address and corner lots should front the primary street.
- Lots with dual frontage to Midland Highway should incorporate well designed dual frontage onto both the side street and highway frontage.
- Corner lots within the estate should provide architectural treatments or features to the corner to ensure buildings present to both street frontages.
- Buildings fronting the primary street should provide a clearly visible public entry from the street with the office component creating an attractive interface with the street.
- Buildings fronting Dead Horse Lane should comprise single storey office component projecting forward of the main building.
- Building façades should be articulated with projecting building elements, varying the vertical and horizontal architectural elements, building setbacks and roof forms.
- To reduce visual impact, building bulk should be reduced by the incorporating:
 - feature cladding, facade delineation and colour variation to sections of the façade; and
 - with offices being a minimum of 40% of the main building height; or
 - Enable 2 metre protrusion of portico or entrance features into the 6 metre front setback for a maximum of 40% of the façade.
- Building façades should have a minimum of 30 per cent transparent glazing.
- Buildings should be orientated so that any ancillary infrastructure or outbuildings loading and servicing are located behind the building line.
- Any required acoustic treatments should be incorporate into building design.
- In the instance of external acoustic treatments, use acoustic walls as required behind the building line.

- Building setbacks

- Building front setbacks should be at least 6 metres from the property boundary to provide for landscaping.
- For corner lots, provide a minimum 4 metre setback to the secondary street frontage.
- Buildings setbacks to side boundary should be biased toward the southern lot boundary to optimise north facing windows and solar access.

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- Buildings with a width of greater than 30 metres should be set back a minimum of 3 metres from both side boundaries and these setbacks should be landscaped.
- Building height
 - Building heights with frontage to Dead Horse Lane should be single storey to 4.5 metres to relate to the scale of residential buildings opposite.
 - Building heights should not exceed 9 metres unless a taller built form is required for the specific use to be undertaken. Where a greater height is needed, the facade should be well articulated through additional vertical and horizontal architectural elements, variety in material, colour palette and window glazing to have a minimal visual impact on the township approach.
- Materials colours and finishes
 - Tilt-up construction with articulation or off-from finish is the preferred built form.
 - Use a mix of materials, colours and finishes particularly for the visible facades, to provide articulation to the buildings and visual interest from the street.
 - Applications should provide a palette of materials, colours and finishes that clearly demonstrate the nature of the proposal, coordinated and appropriate to the locality.
 - Materials should use muted, earthy tones or other colours. Avoid the use of primary colours that are not compatible with the muted tones of the natural landscape.
 - Where the rear or side of a building is visible from the street, provide articulation using a variety of materials including textured finishes to provide visual interest.
 - External finishes should be of low reflectivity to minimise glare and reflection.
- Roof forms
 - Roof forms should be varied to provide visual interest and be compatible with the character and function of industrial and office buildings.
 - Roof forms should have a low pitch unless necessitated by a particular industrial function. Steep pitched roof elements may be used to reduce the bulk of a large roof area.
 - Use roof forms to differentiate between the various elements of the building.
 - Roof services and protuberances including air conditioning plant, plant rooms, lift motor rooms, exhaust systems, are to be integrated with the overall design of the building or screened from view to ensure they are not visible from Midland Highway.
- Water Sensitive Urban Design
 - Implement Water Sensitive Urban Design (WSUD) stormwater bio-detention techniques in unison with landscaping to detain on-site stormwater flows, assist infiltration and strip sediment and passively irrigate vegetation.
 - Bio-Retention basins should be provided on each lot within the 5 metre front setback landscaped area and comprise:
 - primary in-line filtration device and gross pollution trap
 - secondary bio-retention swale inclusive of sedges and rushes that have inundation tolerance; and

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AEP 10 percent storm event or demonstrated
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- an area approaching the capacity of the alternative.
- Sustainable Built Form Initiatives
 - Installation of solar panels should be provided to a minimum of 30% of roof area and be supplemented by integrated battery storage systems.
 - Water harvesting should comprise rainwater installed to collect roof catchment flows and reduce stormwater flows to the public realm.
 - Non-potable third pipe reticulation should be installed to reticulate grey water for on-site use in sisters, landscape irrigation and wash areas.
- Landscaping
 - Existing mature trees should be protected and secured with a demarcated permeable landscape surround as defined by the canopy drip line.
 - Endemic specie shrubs, grasses, sedges, and ground covers should be used in combination with clean trunk canopy trees that will exceed 7 metres in height to open streetscape views and improve traffic visibility.
 - Landscaping should be in a minimum of 3 metres garden bed to provide for an effective planting regime.
 - One canopy tree should be provided for every 4 car parking spaces.
 - Conditions should be applied to any permit that may issue to ensure ongoing maintenance of all landscaped areas.
- Fences:
 - Fencing should be provided at or behind the building line to strengthen the visual connection of the building to the street.
 - Front fencing in the township approaches should be avoided.
 - Fencing should be:
 - delineate with landscaping where possible;
 - visually unobtrusive;
 - not exceed 1.8 metres in height;
 - constructed of timber post and rail, timber post and black wire or black metal post and black wire.;
 - 30 per cent transparent; or
 - black coloured mesh.
 - Security fencing if required, should be provided at or behind the building line.
- Site, Loading and Storage amenity:
 - Loading bays and service areas should be integrated into the design of the building.
 - Loading bays, service areas, open storage, waste and recycling areas should be located behind the building line to the rear or side of the property or screened from view of the

street. They should not be located within landscaped areas, driveways, car and truck parking spaces and vehicle manoeuvring areas.

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- Lighting:
 - Lighting should not adversely impact on road safety along the external roads of Lakin Road, Dead Horse Lane and Midland Highway.
 - Use sensor lighting where appropriate to reduce energy consumption and light spill detracting from the industrial residential interface of Dead Horse Lane.

Subdivision and Staging

A permit to subdivide land must meet the following requirements:

- The road network of future industrial and business developments is to be designed to ensure that development will have frontage to the road.
- Lots, accessways, and road network should be designed having regard to the development requirements of this schedule and to encourage developments that will deliver high quality built form.

Estimated order of commencement of subdivision stages is subject to the provision of reticulated services and road construction, Shown on Planning Scheme Map as DDO _

Signage

Sign requirements are at Clause 52.05. All land located within 141 and 175 Lakins Road as shown on plan at attachment 1 is in Category 2.

In addition to the requirements at Clause 52.05 and the requirements of the zone, the following requirements apply to create uniformity in signage throughout the Woodlands industrial estate:

- Not be located between a building line setback and front boundary of any road.
- Only one sign should be provided for each premise.
- Be of a size that does not dominate the design of a building.
- Signage should be integrated into the façade and the area for the sign should be in keeping with the scale of that façade
- Not be internally illuminated or neon. External flood 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 adjoining road reserves.
- 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.
- Discrete directional signage should 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.

Application requirements

The following application requirements apply to an application for a permit under Clause 33.01, 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 signage plan and or details of signage in accordance with the provisions of Clause 52.05 Signs of the Mansfield Planning Scheme
- 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 that provides location and details of external lighting, as appropriate.

Decision guidelines

The following decision guidelines apply to an application for a permit under this Clause 33.01, in addition to those specified in Clause 43.02, Alpine Approaches and Township Gateways, and elsewhere in the scheme which must be considered, as appropriate, by the responsible authority:

- Whether the proposed development fronting Midland Highway is consistent with the defined preferred future character for the Alpine Approaches and Township Gateways Planning Amendment.
- Whether the proposed development is consistent with the defined preferred future character for the industrial estate defined as follows:
 - New developments will provide an appropriate transition between the adjacent agricultural land and more intensive developments towards the town centre.
 - Buildings are high quality and contemporary, while the approach has a spacious character facilitated by generous front setbacks that allow for landscaping.
 - Service commercial land use and development fronting Dead Horse Lane transitions from general industry to residential areas south of that road.

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