

02/03/2006
C1(Part 1)

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

ALPINE APPROACHES AND TOWNSHIP GATEWAYS

1.0

02/03/2006
C1(Part 1)

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

02/03/2006
C1(Part 1)

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 i.e. use of natural materials and colour schemes that complement 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. Zinalume 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

02/03/2006
C1(Part 1)

Advertising signs

Any new advertising 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 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.

4.0

02/03/2006
C1(Part 1)

Decision guidelines

Before determining any application, the responsible authority must consider:

- *The Mansfield Urban Design Framework 2005*