

24/04/2014
C66**SCHEDULE 10 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO10**.

MANSE ESTATE**1.0 Design objectives**24/04/2014
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To ensure that development does not visually dominate the landscape or interrupt views between the Manse, Golf Hill and the Presbyterian Church.

To ensure that the rural valley landscape character is maintained.

To maintain key views and vistas.

To ensure that development corresponds to the contours of the land.

To ensure an overall scheme for landscaping, fencing, building design, including height, scale, bulk, materials and setback of new development respects and responds to the historic and visual sensitivities of the site.

To encourage development that complements the character of the historic Manse and its surrounds.

To encourage new development that makes a positive contribution to the character of the town by maintaining a sense of spaciousness and low rise scale, particularly when viewed from the eastern entrance of Shelford.

2.0 Buildings and works24/04/2014
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A permit is required to construct a fence. This does not apply if:

- The fence is of post and wire construction or similar, for the purpose of protecting the rural landscape character and visual sensitivities of the site.

A permit is required for solar panels. This does not apply if:

- The solar panels are not visible from views between the Manse, Golf Hill, the Presbyterian Church and the eastern entrance of Shelford.

A permit is required for outbuildings. This does not apply if:

- The outbuilding is less than 120 square metres in area;
- The outbuilding does not exceed a height of 6 metres; and
- The outbuilding is located behind the front setback of the dwelling on the land.

Where a permit is required for buildings or works the following requirements apply:

- Building heights must not obstruct views lines between the Manse, Golf Hill and the Presbyterian Church.
- Built form, roof pitch, colours, height, articulation and materials must complement the surrounding rural landscape, historic and visual sensitivities of the site;
- Building scale must respect the historic Manse, the rural valley setting and avoid the appearance of building bulk.
- Double storey dwellings must be avoided, unless designed into the contours of the land to prevent dominance of the landscape and views to the site and between the Manse, Golf Hill and the Presbyterian Church.
- Outbuildings must be sited so as not to dominate the landscape.

- Sufficient setbacks must be provided between buildings on adjoining lots to maintain the open rural valley appearance and protect significant views of the site from the eastern entrance to Shelford.
- Sufficient setbacks must be provided for protection of vegetation and adequate landscaping and planting to integrate with the existing landscape character of the area.
- Solid fencing must be avoided.

3.0

24/04/2014
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Decision guidelines

Before deciding on an application the responsible authority must consider:

- The design objectives of this schedule
- The Victorian Heritage Database (Manse pages)
- Significant views to the site from the eastern entrance to Shelford
- Significant viewlines between the Manse, Golf Hill and the Presbyterian Church
- The form, scale, bulk, design and external finishes and materials of any buildings and works and the extent to which these respond to the the heritage and visual sensitivities of the site.
- The fencing and the extent to which it promotes visual permeability.
- Whether proposed buildings or fencing retain an inconspicuous profile and do not dominate the landscape.
- Whether development proposals allow for an open visual balance across the site when viewed from the eastern entrance to the township.
- Whether opportunities exist to avoid a building being visually obtrusive by the use of alternative building designs, including split level and staggered building forms, that follow the natural slope of the land or avoiding presentation of blank walls from significant views to the site or within the site.
- Whether built form delivers a high degree of articulation, including natural materials with earth tonings, inclusion of eaves and avoids blank walls and parapet/box style design.
- Whether the proposal provide for landscaping and maintains an open, uncluttered landscape.
- Whether solar panels impact on significant views to the site and between the Manse, Golf Hill and the Presbyterian Church.
- Any approved landscape plan and building height, materials and colour schedule for the site.