

31/03/2016
C32

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

POMONAL

The overlay applies to land within the Township Zone in Pomonal.

1.0

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Design objectives

To ensure new development enhances the semi-rural natural bushland character of Pomonal.

To ensure that the nature, scale and appearance of development maintains the low scale built form of adjoining rural living areas and enhances the landscape characteristics of the area.

To protect the significance of the environmental and landscape values of the Grampians National Park as a major natural feature tourist attraction.

To minimise the intrusion of development upon the landscape of the Grampians National Park, whether the development detracts from the view towards the park, or views obtained from within the park.

2.0

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Buildings and works

A planning permit is not required to:

- Construct or carry out works normal to a dwelling.
- Construct or extend an out-building (other than a garage or carport) on a lot provided the gross floor area of the out-building does not exceed 10 square metres and the maximum building height is not more than 3 metres above ground level.
- To construct a building or extend an existing building where the total resultant floor area is less than 200 square metres.
- To construct a building or extend an existing building on lots less than 4,000sqm.

3.0

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Permit Requirements

Buildings are to be clad in non-reflective materials in muted shades of green, brown, or grey, unless there are other visual means of limiting the appearance of the buildings as considered appropriate by the responsible authority.

4.0

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Decision guidelines

Before deciding on an application for a permit the responsible authority must consider as appropriate:

- Whether the form and scale of any development in keeping with the character and appearance of Pomonal.
- Whether the form and scale of any development will detract from the view of, or from the Grampians National Park.
- Whether the siting, height and design of any development will be in keeping with the low scale character of the area.