

19/01/2006
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SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

VISUAL AMENITY AND BUILDING DESIGN

1.0

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Design objectives

- To enhance visual amenity in rural, township and vegetated areas of the Moorabool Shire.
- To encourage the use of external cladding, such as non-reflective materials for building construction.
- To discourage the use of materials, such as reflective cladding for building construction, which could have a detrimental effect on amenity.

2.0

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Buildings and works

Exemption

A permit is not required to construct a building or to carry out works where all external walls and roof areas are clad with non-reflective materials.

Application requirements

An application to construct buildings or to carry out or construct works must be accompanied by a site analysis and descriptive statement, a site plan and plans and elevations of the proposed structures showing:

- The location of the proposed development explaining how the proposed development responds to the site and its context with adjoining land. Details of views obtained to the proposed development from outside the site should also be provided.
- The form of development proposed;
- Full details of the type, colour and finish of all external cladding materials proposed;
- Any landscaping proposed around the buildings and works; and
- A report that shows how the proposal responds to the decision guidelines detailed in this schedule.

Exemption from notice and appeal

An application is exempt from the notice requirements of Section 52(1)(a), (b) and (d), the decision requirements of Section 64(1), (2) and (3) and the review rights of Section 82(1) of the Act.

3.0

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Subdivision

A permit is not required to subdivide land under this overlay.

4.0

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Advertising signs

A permit is not required to develop an advertising sign which is constructed of non-reflective materials.

5.0

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Decision guidelines

Before deciding on an application to construct a building using reflective materials the responsible authority must consider:

- Whether the proposed buildings and works would have any adverse impact on the landscape and the visual amenity of the surrounding area.

MOORABOOL PLANNING SCHEME

- Whether the materials proposed to be used, and the form of development proposed would avoid or reduce any adverse impact on the landscape and the visual amenity of the surrounding area.
- Whether the setbacks of the proposed building and works from adjoining roads and properties will ensure that the development would avoid or reduce any adverse impact on the landscape and the visual amenity of the surrounding area.
- Whether any proposed landscaping around the buildings and works would reduce any adverse visual impacts on the landscape and the visual amenity of the surrounding area.