

FACT FILE

Building Colours

OVERVIEW

This Fact File is for people who are deciding on the external colour or finish of a dwelling, garage or other building.

WHY IS THE COLOUR OF A BUILDING IMPORTANT?

Outstanding natural landforms, rural landscapes, seascapes and coastlines comprise some of the Peninsula's key landscape strengths. The Mornington Peninsula Planning Scheme aims to protect these values by curtailing the development of visually disruptive or intrusive features into these important landscapes. Careful attention to the external colour and reflectivity of building materials is therefore required.

WHAT COLOURS ARE SUITABLE?

There are many colours and finishes that will blend with the landscape. The ones that will be approved for use in all cases* are listed below.

The following Colorbond** colours are suitable:

Basalt	Jasper	Pale Eucalypt
Cottage Green	Mangrove	Terrain
Deep Ocean	Manor Red	Wallaby
Gully	Monument	Windspray
Ironstone	Night Sky	Woodland Grey

Also, for an extensive list of Dulux** colour finishes, please visit

<http://www.dulux.com.au/applicator/colour/colour-atlas.aspx>

(When selecting a colour, the LRV value must be less than 40 for it to be an approved colour).

** This does not apply to land that is affected by a Heritage Overlay under the Mornington Peninsula Planning Scheme.*

***Council does not endorse the use of any particular pre-painted product*

IS PLANNING APPROVAL REQUIRED?

Some colours or finishes require a planning permit under the Design and Development Overlay (DDO) provisions of the Planning Scheme. A planning permit will not be required under the DDO provisions if all the general requirements are met and you use an approved colour.

The colour provisions apply to Schedules 2 - 7, 11 and 18 of the DDO provisions and these also require that the external finish of all buildings must be of a low reflectivity (less than 40% reflectivity)

to minimise glare and light reflection. Roofing materials are included, unless the roof pitch is 5 degrees or less and is not overlooked from any adjoining buildings, land or roadways. Solar panels are exempt from this requirement.

If your land is affected by a Heritage Overlay (HO) under the Mornington Peninsula Planning Scheme then a planning permit will usually be required. You can check this by viewing the schedule to the HO in the Planning Scheme and determining if external paint controls apply. If your land is affected by the HO you should seek advice from Council's Heritage Planner regarding colours and finishes.

In the rural area, it is common for the external colour of buildings to require written consent from the Council. This will apply if your land is affected by an Environmental Significance Overlay (any of Schedules 1 to 16 inclusive).

HOW DO I FIND OUT WHICH OVERLAYS APPLY TO MY LAND?

You can find out which overlays affect your land by either calling the Mornington Peninsula Shire Statutory Planning team on (03) 5950 1010 or by viewing the Planning Scheme at: -

- The Shire's Mornington office: 2 Queen Street (crn Main Street) Mornington
- Planning Schemes Online, on the State Government Department Transport, Planning and Local Infrastructure website:
<http://planningschemes.dpcd.vic.gov.au/schemes/morningtonpeninsula>
A Planning Property Report can be generated from this website.
- DEPI Customer Information Centre, Upper Plaza, 80 Collins Street Melbourne.

AM I LIKELY TO GET PLANNING APPROVAL FOR A DIFFERENT COLOUR?

In some cases, the use of a different finish or colour may result in a better outcome. For example, it might achieve consistency with an existing streetscape or maintain the character of a heritage building. Under the DDO provisions you will not need planning approval for a reflective colour used in a minor dwelling extension, so long as the floor area of the additions does not increase by more than 25% the floor area of the existing dwelling, and the colour matches the existing dwelling.

In the rural area, a different colour or finish (e.g. unpainted galvanized iron or zincalume) might also be allowed if it is to be used on a roof or walls that are barely visible outside your property. Any request or permit application for the use of a different colour should outline the reasons why you think a different colour is appropriate and include a sample of the proposed colour or material.

FURTHER INFORMATION

For more information please visit our website www.mornpen.vic.gov.au or contact Customer Service the Statutory Planning team on (03) 5950 1010.