

12/03/2015
GC20

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

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

HALLS GAP/ LAKE BELLFIELD ENVIRONS

1.0

19/01/2006
VC37

Design objectives

To ensure the design, siting and bulk of buildings has regard to the natural environment in which it is located.

To ensure that development recognises and complements the natural attributes of the Grampians National Park.

To ensure that buildings do not impact on views to and from the National Park.

2.0

19/01/2006
VC37

Buildings and works

A permit is required for buildings and works except if:

- The external surfaces of the buildings or works are non-reflective and are of a colour(s) which harmonises with the natural environment. In particular, untreated metal surfaces are not permitted.
- The building is not more than 5 metres in height as measured from the highest point of the building to the natural ground surface immediately below.

3.0

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Advertising signs

A permit is required for an advertising sign.

An advertising sign must not exceed 0.2 square metres in area on land zoned General Residential or Farming.

An advertising sign must not be illuminated on land zoned General Residential or Farming.

4.0

19/01/2006
VC37

Decision guidelines

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

- The effect of the proposed development on the natural features of the surrounding National Park.
- The impact of the proposed development on views to and from the National Park.
- The way the proposed development addresses site constraints such as slope and vegetation cover.
- Whether a split level or other design could reduce the impact of the building on the environment and integrate it with and complement the natural features of the site.

Reference:

A Land Use Planning Framework for Halls Gap/Lake Bellfield, October, 1991.