

22/11/2012  
C30**SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as **DDO5**.

**TOURISM OPPORTUNITY SITES****1.0 Design objectives**22/11/2012  
C30

To ensure that tourism facilities are sited and designed to minimise adverse impacts on landscape, environmental and geological values.

To encourage high standards of architecture and landscape design.

To ensure that new development is sited and designed in a manner that is responsive to the characteristics and character of the site and the surrounding locality.

To protect the coastal and rural character of tourist areas.

To protect views and vistas along tourism routes and from heritage places.

To changes to the natural topography.

To ensure that advertising signs are sited and designed in a manner that avoids visual clutter and integrates with the landscape and architecture of the site on which it is located.

**2.0 Buildings and works**22/11/2012  
C30

A permit is not required for:

- An alteration or extension to an existing Dwelling.
- An alteration or extension to a building used for Agriculture.
- A water tank.

**Siting of buildings and works****Requirements**

Buildings and works should be sited in the 'preferred indicative location for built form' as shown on the maps at Clause 5.0 of this schedule.

The following requirements apply to specified sites:

**Mt Elephant, Derrinallum, Lot 1 TP886368, Parish of Geelengla (Refer to Map 1)**

- Buildings should not be located on the cone of Mt Elephant itself.
- The visibility of buildings and structures should be minimised from the Hamilton Highway, O'Donnell Road, Heards Road and Mt Elephant Road.
- Buildings and structures should be low in scale.

**'Peterborough Airfield', Lot 2 TP834074, Parish of Timboon (Refer to Map 2)**

- Proposed buildings or structures should be low in scale and integrated within the landscape.
- Buildings should be designed to reflect the natural surroundings, including through the use of sensitive materials and finishes in muted colours and the retention of existing vegetation wherever possible.
- Any helicopter storage facility proposed to be located on the southern boundary of the site should be designed to minimise the prominence of the building when viewed from the Great Ocean Road; and to avoid adverse noise impacts on surrounding properties.
- Any accommodation proposed to be located at the eastern boundary of the site should be designed to minimise the prominence of buildings and works when viewed from Peterborough and the Great Ocean Road.

**Port Campbell West, 268 Great Ocean Road, Port Campbell, Lot 1, TP174312 and Lot 1, TP245419, Parish of Paaratte (Refer to Map 3)**

- Any proposal for the site should provide for a high-quality integrated development capable of providing a range of tourist facilities.
- Proposed buildings should be sited to minimise the scale of development on the highest contour lines on the site.
- Proposed buildings and access roads should be designed to follow the contours of the site.
- Built form should be broken up to avoid the appearance of a large single building footprint.
- Development should be screened by vegetation to avoid or minimise its visibility when viewed from the eastern side of the Port Campbell township and from the Great Ocean Road.
- Access should be from the north of the site and the appearance of the southern entrance should be improved or closed and reinstated with native vegetation.
- Comments on any application to develop land may be sought from Wannon Water.

**Booringa Road, Princetown, Lot 2 PS508387, Parish of Waarre (Refer to Map 4)**

- The proposal is suitable in the context of the existing buildings, works and activities on the site.
- Buildings should be set back from road boundaries and screened by vegetation.
- Buildings should be sited and designed to minimise the visual impact of the development when viewed from the Great Ocean Road.
- Buildings should be sited and designed to follow the contours of the site.
- Buildings should be designed to reflect the natural surroundings, including through the use of sensitive materials and finishes in muted colours and the retention of existing vegetation wherever possible.

**‘Glenample Homestead’, Lots 17 and 18, TP130811, Parish of La Trobe (Refer to Map 5)**

- Buildings should be located to avoid so as not to interrupt views to the east, west and south from the homestead.
- Building should be sited to the north of the homestead on the downward slope towards the valley.
- Buildings should be designed to follow the contours of the site.
- Buildings should be sensitively designed and located to respect the heritage significance of the homestead and gardens.

**Moonlight Head East 2, Crown Allotments 38, Parish of Wangerrip (Refer to Map 6)**

- The proposal should have a strong ecological focus.
- Buildings and access roads should be sited and designed to minimise the need for cut and fill and vegetation removal.
- Development of a single building footprint should be avoided in favour of smaller detached buildings that have a low profile within the landscape.
- Buildings should be low in scale and designed and sited to follow the contours of the site.
- Development should be sited and designed to minimise views of buildings and access roads from the Great Ocean Road and the Great Ocean Walk track.

**Permit requirements**

An application must be accompanied by a site analysis and design response demonstrating how the proposal addresses the design objectives and decision guidelines of this schedule to the satisfaction of the responsible authority.

The site analysis and design response must show:

- Existing features including topography, major view lines into and out from the site, vegetation, soil types, land capability and adaptability, adjacent landscape features, drainage lines, existing roadways, surrounding land uses and any other features specific to the site.
- The proposed location and footprint of buildings and works including building envelopes, roads, access tracks, and open space.
- The location, height, dimensions, design, floor area and facade treatment of all buildings and canopies, and details of site works.
- A landscaping plan showing the location of existing vegetation to be retained, proposed vegetation, perimeter landscaping works, and details of paving and surface treatments.
- Vehicle access to the land including, the number, location and layout of all vehicle parking areas and access to and from such areas.
- Details of any pedestrian access to and through the site.
- Provision for the unloading and/or loading of vehicles.
- Provision for storage and collection of waste.
- Details for the provision of services infrastructure including power, drainage, reticulated water and sewerage.
- Details of all proposed advertising and directional signage.
- Details of the location and nature of all on-site illumination.
- Details of perimeter, internal or security fencing.
- Any other matters considered relevant to the proposed development.

On sites containing existing buildings, the site analysis and design response must also demonstrate the physical, functional and design relationship between the existing and new buildings. The responsible authority may exempt this requirement for application for minor buildings and works.

### **3.0**

22/11/2012  
C30

#### **Decision guidelines**

Before deciding on an application in relation to the sites nominated below, the responsible authority must consider whether:

- The proposal is suitable in the context of any existing buildings, works and activities on the site.

### **4.0**

22/11/2012  
C30

#### **Reference document**

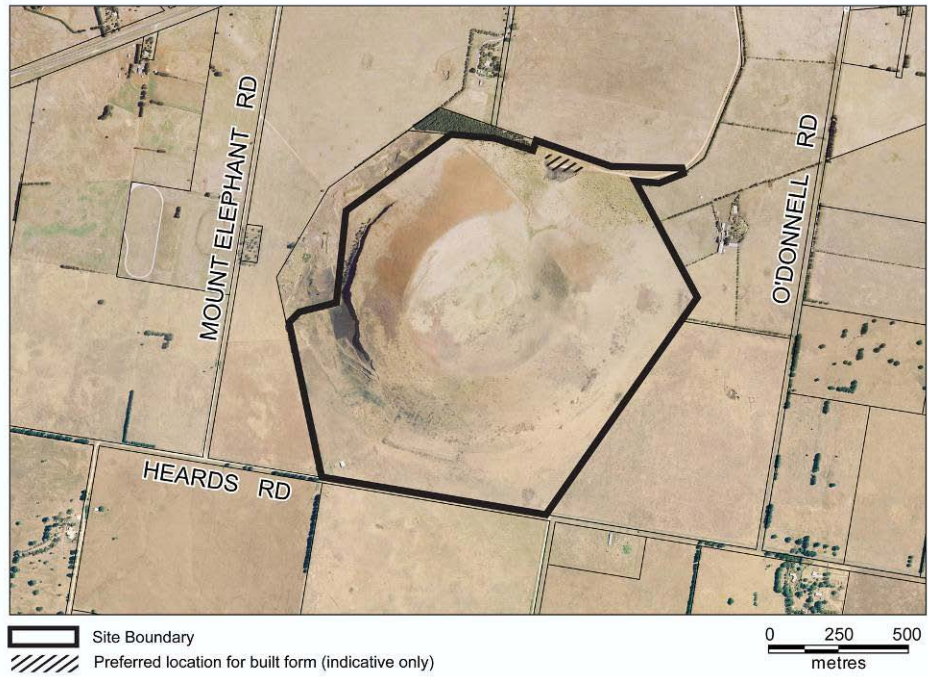
Corangamite Shire Tourism Opportunities Study, Corangamite Shire Council (October 2010).

5.0

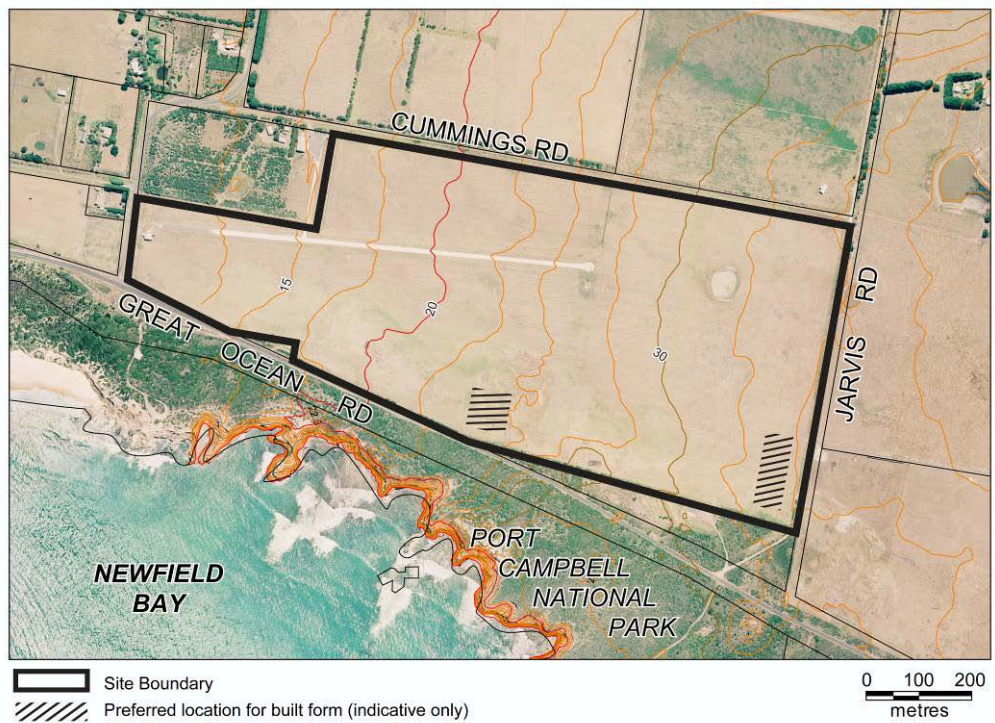
22/11/2012  
C30

Maps to DDO5

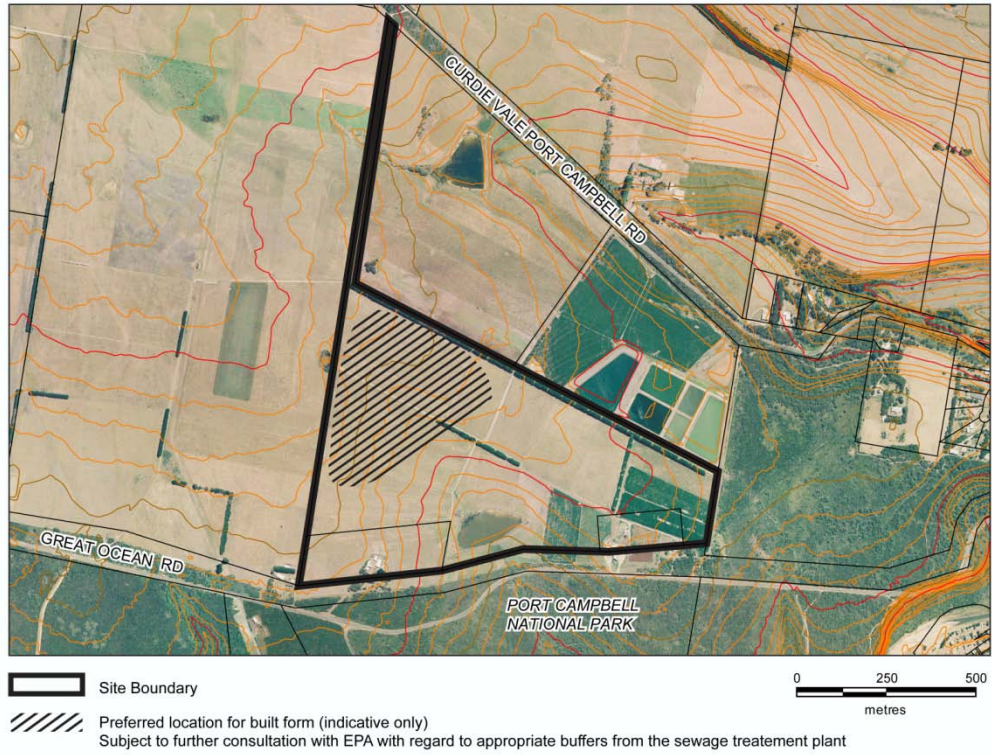
Map 1: Mt Elephant, Derrinallum, Lot 1 TP886368, Parish of Geelengla



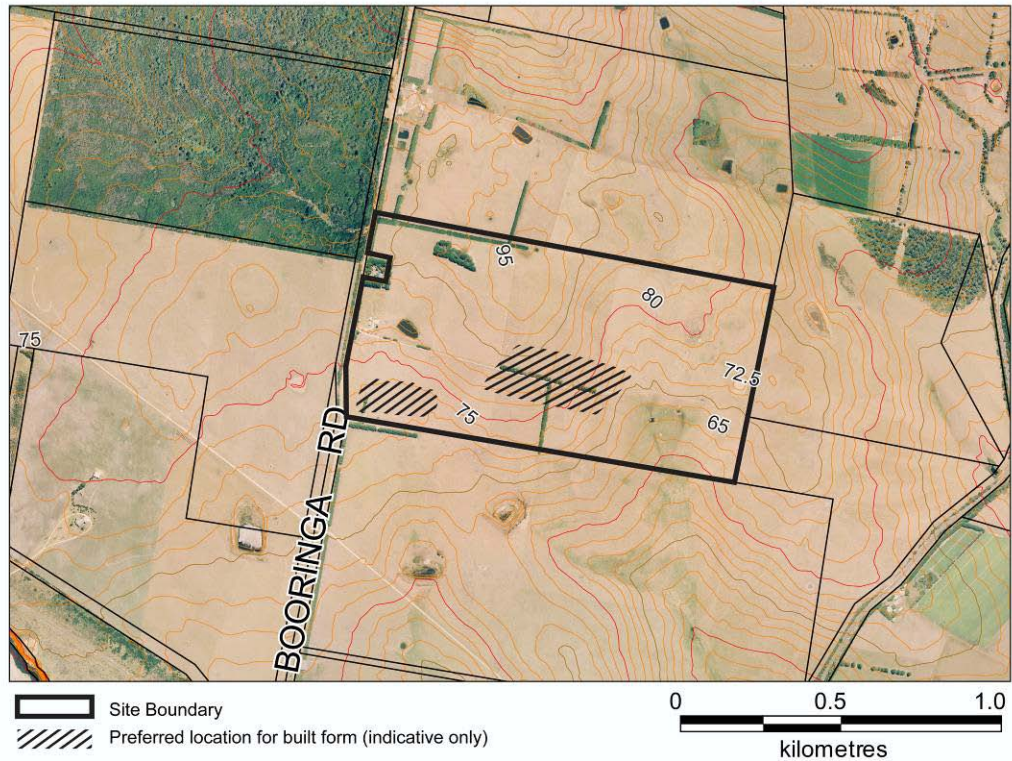
Map 2: 'Peterborough Airfield', Lot 2 TP834074, Parish of Timboon



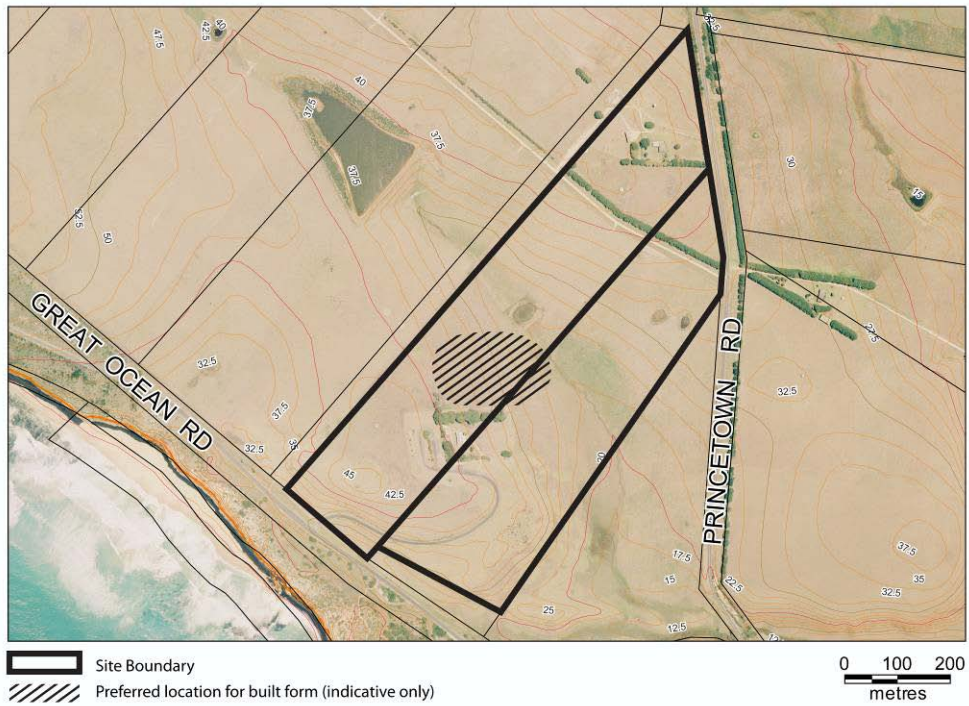
**Map 3: Port Campbell West, 268 Great Ocean Road, Port Campbell', Lot 1, TP174312, and Lot 1, TP245419, Parish of Paaratte**



**Map 4: Booringa Road, Princetown, Lot 2 PS508387, Parish of Waarre**



**Map 5: 'Glenample Homestead', Lots 17 and 18, TP130811, Parish of La Trobe**



**Map 6: Moonlight Head East, Crown Allotment 38, Parish of Wangerrip**

