Building design

Policy application
This policy applies to all land in small towns and small settlements.

Strategies
Maximise space between buildings and structures for vegetation.
Avoid dominant or multiple angular roof slopes and designs.
Support development that is consistent in height with the character of the surrounding area.
Discourage building site coverage that exceeds 50 per cent, except on commercial zoned land.
Support buildings where the slope of the roof relates to the topography of the surrounding landform.

Policy guidelines
Consider as relevant:

- Discouraging buildings that exceed 8 metres in height, unless special characteristics of the site justify a higher structure and no off-site detriment is caused.
- Encouraging building and external material colours that are in muted tones and harmonise with the surrounding landscape.
- Encouraging roofing materials that are non-reflective.
- The visual character of the town and the likely impact of the development on that visual character.
- The view of the site from the Great Ocean Road and viewing points in the Otway Ranges and the likely impact of the development on these views.