19/01/2006 VC37

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO2

BALLAN RD-KING ST, DAYLESFORD

1.0 Design objectives

19/01/2006 VC37

- To preserve and enhance the significant visual qualities of the Ballan Road entrance to Daylesford.
- To maintain and enhance the character and amenity of residential areas in Daylesford that are within a Daylesford Neighbourhood Character Precinct.
- To maintain the characteristic design, bulk, form and exterior finishes that form the visual element of this area.
- To retain existing sightlines and views to Lake Daylesford and its environs.

2.0 Buildings and works

19/01/2006 VC37

A permit is not required for emergency works, minor works, repairs and routine maintenance to existing buildings and works.

3.0 Advertising signs

19/01/2006 VC37

A permit is required for a sign. The scale and design of advertising signs should not intrude on the natural and cultural elements of this streetscape. Advertising signs should conform to the limitations described in 52.05 (Category 3).

4.0 Decision guidelines

19/01/2006 VC37

Before deciding on an application for development of land subject to this overlay area the responsible authority must consider as applicable:

- The need to maintain significant sightlines and views to Lake Daylesford.
- The recommendations of relevant conservation studies and streetscape studies.
- The tourism values associated with the entrances to Daylesford.
- The guidelines for future development in the Daylesford Streetscape Study, 1996 and the Updated Recommendations, Daylesford Streetscape Study, August 1998.

Before deciding on an application on land which is also in a Daylesford Neighbourhood Character Precinct the responsible authority must also consider as applicable:

- The statement of neighbourhood character for the relevant precinct including the Description, Key existing characteristics and Preferred neighbourhood character statement.
- The neighbourhood character objectives for the precinct.
- The decision guidelines for the precinct.

HEPBURN PLANNING SCHEME

Reference documents

Daylesford Streetscape Study, 1996, Chris Dance Land Design P/L September 1996

Design and Siting Guidelines

Daylesford Neighbourhood Character Study, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

Daylesford Neighbourhood Character Study- Daylesford Explanatory Brochure; Daylesford Township Vision Brochure and Precinct Brochures Eighteen, Nineteen and Twenty-Two, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.