

19/01/2006  
VC37**SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO3

**MIDLAND HIGHWAY DAYLESFORD****1.0**19/01/2006  
VC37**Design objectives**

- To maintain the characteristic design, bulk, form and exterior finishes that form the visual element of this area.
- To maintain and enhance the character and amenity of residential areas in Daylesford that are within a Daylesford Neighbourhood Character Precinct.
- To maintain the existing stock of trees and preserve important sight lines.
- To discourage inappropriate signage that would detract from the character of this town entrance.

**2.0**19/01/2006  
VC37**Buildings and works**

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

**3.0**19/01/2006  
VC37**Advertising signs**

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**19/01/2006  
VC37**Decision guidelines**

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

- The need to retain and enhance the distinct heritage and urban design characteristics of this town entrance.
- The recommendations of relevant conservation studies and streetscape studies.
- The tourism values associated with this area.
- 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.

**Reference documents**

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

*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 Eight, Nine and Twelve,  
Planisphere in conjunction with John Curtis Pty Ltd, October 2002.*