

19/01/2006
VC37

SCHEDULE 5 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO5

HEPBURN-NEWSTEAD ROAD TO BREAKNECK GORGE, HEPBURN SPRINGS

1.0

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Design objectives

- To preserve and enhance the significant visual qualities of this feature and the approach to Hepburn Springs.
- To maintain the views and sightlines from the road toward Breakneck Gorge.

2.0

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Buildings and works

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

3.0

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Advertising signs

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

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Decision guidelines

In making decisions on applications for development in this area the Responsible Authority should consider:

- The need to maintain significant sightlines and views.
- The recommendations of relevant conservation studies and streetscape studies.
- The tourism values associated with this area

Reference documents

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

Design and Siting Guidelines