

19/01/2006
VC37

SCHEDULE 2 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO2**.

ST.ARNAUD COMMERCIAL PRECINCT

1.0

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Design objectives

To conserve and enhance the historic streetscape of the St. Arnaud commercial precinct.

To encourage developments which are compatible with the historic streetscape of the commercial precinct of St. Arnaud.

To ensure building scale, height, bulk and design are sympathetic with the character of the area and the integrity of heritage buildings is not compromised.

2.0

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Buildings and works

A permit is required to construct a fence.

3.0

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Decision guidelines

Before deciding on an application for a permit the responsible authority must consider as appropriate:

- The bulk, scale and height of the building or works.
- The impact of the proposed building or works on the character of the area and the integrity of the heritage buildings.
- Whether the proposal will adversely affect the natural or cultural significance of the streetscape.
- Any applicable heritage study and any applicable conservation policy.
- Whether the location, bulk, form or appearance of the proposed building will adversely affect the significance of the streetscape.
- Whether the location, bulk, form and appearance of the proposed building is in keeping with the character and appearance of adjacent buildings and the streetscape.
- Whether the demolition, removal or external alteration will adversely affect the significance of the streetscape.
- Whether the proposed works will adversely affect the significance, character or appearance of the streetscape.

Reference

Northern Grampians Planning Strategy 1997

Northern Grampians Heritage Study Stage 1, 2000