

19/01/2006
VC37**SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY**

Shown on the planning scheme map as DDO1

MAIN ROAD DAYLESFORD**1.0**19/01/2006
VC37**Design objectives**

- To preserve and enhance the significant visual qualities of Main Road, its environs and the semi-urban link between Daylesford and Hepburn Springs.
- 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 maintain the existing stock of trees and preserve important sight lines

2.019/01/2006
VC37**Buildings and works**

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

3.019/01/2006
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).

4.019/01/2006
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 maintain the low-density character of the link between Daylesford and Hepburn Springs.
- The need to maintain significant sight lines and views.
- 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-Hepburn Springs Strategy Plan.

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

Updated Recommendations, Daylesford Streetscape Study, 1998, Chris Dance Land Design P/L.

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 Two, Four, Five, Six and Ten, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.