

19/01/2006
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SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as DDO4

LAKE DAYLESFORD AND SURROUNDS

1.0

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Design objectives

- To preserve and enhance the significant visual qualities of Lake Daylesford and its environs.
- To maintain and enhance the character and amenity of residential areas in Daylesford that are within a Daylesford Neighbourhood Character Precinct.
- To retain and protect the existing vegetation that is characteristic of the locality, and to encourage new vegetation that is consistent with this character.
- To prevent development that intrudes on the sight lines, or is inconsistent with the open natural form of the site.

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

A permit is required for all 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 maximum limitations described in 52.05 (Category 4).

4.0

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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 natural and open character of this reserve and its environs.
- The need to maintain significant sightlines and views.
- The need to retain and enhance appropriate vegetation.
- 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.

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 Thirteen, Seventeen and Eighteen, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.