

22.1119/01/2006
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT SEVEN**

This policy applies to all land within the Daylesford Neighbourhood Character Precinct Seven shown on the map included in the general Daylesford Neighbourhood Character policy at clause 22.08.

22.11-119/01/2006
VC37**Policy Basis**

This policy adds to, and is complementary to, the general Daylesford Neighbourhood Character policy at clause 22.08 by addressing the specific neighbourhood characteristics of Precinct Seven.

22.11-219/01/2006
VC37**Statement of neighbourhood character****Current character statement**

This precinct is distinctive due to its more modern architecture and elevated situation above the rest of the town, perched on a broad ridge that backs onto paddocks, adjacent to the high school. The regular lot sizes, standard front and side setbacks create a rhythm to the streetscapes that it is unusually suburban in style for Daylesford. Front fences are common, but are not high and often open style, still enabling a view of the dwellings and gardens from the street.

Key existing characteristics

The following elements contribute to the current character:

- Dwellings generally date from the 1960s to 1980s with some post-war and some recent buildings.
- Building materials are mixed and often brick, with predominantly iron roofs to the west of the precinct and more mixed materials to the east.
- Front setbacks are generally 5-7 metres with either 1 & 3-4 or 3-4 metres on the sides.
- Front fences are either average 1-1.2 metres high or open style.
- Private gardens are mostly suburban style established exotic styles or low level.
- Roads are sealed with a mix of kerbing treatments.
- Medium and small verges have no footpaths.
- Street trees have informal mixed species.
- Topography is gently undulating to flat.
- There are views to Wombat Hill to the south and some views to the forest reserve in the west.

Preferred neighbourhood character statement

The rhythm of the streetscapes and garden settings of the dwellings will be enhanced by:

- Retaining the low scale nature of the dwellings.
- Encouraging the development of landscaped front gardens.

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Objectives

- To strengthen the garden settings of the dwellings.
- To maintain the rhythm of dwelling spacing.
- To ensure that buildings do not dominate the streetscape.
- To maintain the openness of the streetscape.

22.11-4

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Policy

Exercising discretion

Where a permit is required for development it is policy to:

- Encourage landscaping that incorporates appropriate low maintenance species.
- Ensure that buildings do not exceed by more than one storey the predominant building height in the street and of nearby properties.