

**22.13**19/01/2006  
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT ELEVEN**

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

**22.13-1**19/01/2006  
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 Eleven.

**22.13-2**19/01/2006  
VC37**Statement of neighbourhood character****Current character statement**

The precinct is distinct for its flat topography and predominantly post-war to recent housing stock with a number of older heritage listed buildings. The consistently large dwelling setbacks and low front fences add to the spaciousness of the area. The area forms the link between the open pastoral landscape beyond and the formal avenue planting of The Avenue of Honour at the entrance to the town which extends to Malmsbury along the Midland Highway. In contrast to this spacious context, the intersection of the highway with the local streets is partially delineated by historic buildings built to the boundary.

**Key existing characteristics**

The following elements contribute to the current character:

- Architectural styles are mixed with many post war (1950s and 60s) and some 1980s dwellings.
- Building materials are mixed.
- Front setbacks are generally 3-4 or 5-7 metres and 3-4 metres on both side setbacks.
- Front fences are low-average otherwise open style.
- Private gardens are generally low level otherwise mixed styles.
- Roads are sealed with no kerbs.
- Large verges have predominantly no footpaths.
- Large exotic avenue of street trees on both sides of the road.
- Topography is flat with a light slope.
- There are some partial views to Wombat Hill and to the north to the surrounding pastoral landscape.

**Preferred neighbourhood character statement**

The spaciousness of the dwelling settings will be maintained and the definition of the entrance way to the town will be strengthened by:

- Encouraging the development of buildings to better define the highway intersection, and provide a sense of entrance to the town.

- Encouraging low front fences.
- Maintaining and enhancing the avenue planting.

**22.13-3**

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**Objectives**

- To maintain and strengthen the garden settings of the dwellings.
- To maintain the rhythm of dwelling spacing.
- To use materials and finishes that harmonise with the surrounding Daylesford Township setting.
- To maintain the openness of the streetscape.

**22.13-4**

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**Policy**

**Exercising discretion**

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

- Encourage landscaping that includes exotic and native trees.
- Retain large, established native trees and understorey and provide new native trees where possible.
- Use timber or other non-masonry cladding materials where possible, or earthy toned building materials and finishes, in streetscapes where weatherboard predominates.