

22.1419/01/2006
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT TWELVE**

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

22.14-119/01/2006
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 Twelve.

22.14-219/01/2006
VC37**Statement of neighbourhood character****Current character statement**

This Precinct is somewhat isolated from the remainder of the town but retains many of the features that are common to the town, such as wide grassy verges, informal road treatments, the mixture of architectural eras and the mix of exotic and native trees. The predominantly timber or fibro dwellings with a growing number of dwellings of ‘eco-friendly’ materials are located on large sites and are substantial distances from one another. The semi-rural feel is enhanced by the lack of front fencing or the open styles, where present. There are stunning forest views to the west and the Lost Children Reserve within the precinct adds to the semi rural feel with the walking trail through the precinct to crown land to the south.

Key existing characteristics

The following elements contribute to the current character:

- Building eras include architectural styles from the late 19th century to contemporary renovations and reproduction styles.
- Building materials are mixed with timber and alternative building materials common.
- Frontages are generally open with some mixed fences near Central Springs Road.
- Front setbacks are inconsistent with side setbacks greater than 4 metres.
- Gardens are generally low level with mixed species.
- Roads are sealed with no kerbs, paths or street trees.
- Road verges are greater than 8 metres.
- Topography is generally flat with a light slope.
- Good views to the west to the surrounding landscape.

Preferred neighbourhood character statement

The spacious, semi-rural feel to the area will be retained and cohesiveness with the town enhanced by:

- Encouraging the retention and planting of large trees.
- Encouraging the use of timber or earth toned housing materials.
- Ensuring buildings are set within the landscape.

- Encouraging a lack of front fencing or, if provided, low, open styles.
- Retaining the wide verges and informal road treatments.

22.14-3

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Objectives

- To strengthen the semi rural character of the area by planting of native and exotic vegetation.
- To minimise site disturbance and impact of buildings on the landscape.
- To maintain the semi rural setting of the dwellings.
- To ensure that new buildings do not dominate the landscape.
- To use materials and finishes that harmonise with the surrounding Daylesford Township setting.
- To maintain the openness of the streetscape.

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Policy

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

- Encourage landscaping that includes native and indigenous species.
- Retain large, established trees and provide new trees where possible.
- Minimise paved areas, particularly in front of dwellings.
- Ensure buildings are designed to follow the contours of the site or step down the site.
- Use timber or other non-masonry cladding materials where possible, or earthy toned building materials and finishes.
- Ensure that buildings do not exceed by more than one storey the predominant building height in the street and of nearby properties.