

22.1519/01/2006
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT FOURTEEN**

This policy applies to all land within the Daylesford Neighbourhood Character Precinct Fourteen shown on the map included in the general Daylesford Neighbourhood Character policy at clause 22.08, except land within this precinct covered by Schedule 2 to the Neighbourhood Character Overlay.

22.15-119/01/2006
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 Fourteen.

22.15-219/01/2006
VC37**Statement of neighbourhood character****Current character statement**

This Precinct is architecturally the most historically intact of Daylesford and includes the highly recognisable and significant features of Wombat Hill and several church spires. The area strongly reflects the goldfields era of the town's development, and contains both the more modest miner's cottages as well as grander homes and civic buildings. Weatherboard is the predominant building material, with fibro and pressed red bricks also present. Buildings often have common setbacks from the street and are setback from both side boundaries, which allows for space to accommodate gardens. The topography of the hillside enables views in several directions to the west and south, and also into the rear yards of many properties from the street. Occasional tall trees, particularly pines and other exotics, provide a backdrop, as well as the more distant natives of the state forest and reserves. Front fences are typically low to average height and open style, to suit the era of the dwellings.

Key existing characteristics

The following elements contribute to the current character:

- Architecture styles are mixed, with frequent late 19th century miner's cottages and grander styles from the early 1900s to 1920s.
- Building materials are mixed, with much weatherboard and fibro with iron roofs and pockets of early tuck point brick with mixed roofs.
- Setbacks are predominantly standard 5-7 metre front and either 3-4 metre on both sides, or 1 & 3-4 metre side setbacks.
- Front fences are generally average 1-1.2 metres high with many areas of mixed styles (none, low and average height).
- Gardens are predominantly cottage garden influenced, with frequent exotic established styles.
- Roads are sealed and predominantly with no kerbs but some with varied treatments including brick swales, bluestone kerbing, concrete kerbing and unmade verges in varying combinations.
- Large verges of 8 metres have no footpaths.
- Street tree planting is inconsistent, most with none, but some with scattered large exotic species.

- Topography is steeply sloping up to Wombat Hill.
- Views focus on Wombat Hill Gardens, or to state forest reserves west of the township.

Preferred neighbourhood character statement.

The historic qualities of the area and the garden settings of the dwellings will be maintained and enhanced by:

- Encouraging the landscaping of gardens and retention and planting of large trees.
- Encouraging new buildings that respect the building forms, including roof profile, of the identified historic buildings.
- Encouraging the use of timber or other non masonry materials and non reflective corrugated iron roofing materials, where possible.
- Ensuring buildings are set into the topography.
- Encourage front fence styles to suit the era of the dwellings.
- Retaining the wide verges and informal street treatments.
- Encouraging consistent street tree planting.

22.15-3

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Objectives

- To maintain and strengthen the garden settings of the dwellings and the relationship to the vegetation qualities of Wombat Hill.
- To minimise site disturbance and impact of the building on the landscape.
- To maintain the rhythm of dwelling spacing.
- To respect the identified heritage qualities of the streetscape or adjoining buildings.
- To ensure that new buildings do not dominate the landscape.
- To use building materials and finishes that complement the dominant pattern within the streetscape.
- To ensure front fences are appropriate to the era of the dwellings and maintain openness to the streetscape.

22.15-4

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Policy

Exercising discretion

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

- Encourage landscaping that includes substantial trees and shrubs.
- Retain large, established native trees and understorey and provide for the planting of new trees where possible.
- Ensure buildings are designed to incorporate space for the planting of substantial vegetation with footings located outside root zones.
- Ensure buildings are designed to follow the contours of the site or step down the site.
- Retain existing vegetation, especially on steeply sloping sites.

- Use timber or other non-masonry cladding materials where possible, with brick surfaces rendered, bagged or painted, particularly in streetscapes where weatherboard predominates.
- Ensure that buildings do not exceed by more than one storey the predominant building height in the street and of nearby properties.