

22.1619/01/2006
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT FIFTEEN**

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

22.16-119/01/2006
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 Fifteen.

22.16-219/01/2006
VC37**Statement of neighbourhood character****Current character statement**

This precinct is located below the escarpment east of Wombat Hill, where the land is predominantly flat. The area has some elements of a spacious, semi-rural environment due to the wide grassy verges, unmade roads and adjoining paddocks. There are occasional remaining miner's cottages but the majority of dwellings are recent low lying, brick buildings with hipped or gabled roofs. The setbacks vary over the precinct, but there are pockets where the setbacks are consistent, and all dwellings are offset from the side boundaries. The dwellings sit within established gardens of predominantly exotics and some large trees.

Key existing characteristics

The following elements contribute to the current character:

- Building era is predominantly 1960s to present, with some ranch and reproduction styles.
- Building materials are mixed brick and timber.
- Some two storey dwellings.
- Setbacks are varied with pockets of standard 3-4 metre side setbacks and 5-7 metre front setbacks.
- Front fences are a mix of predominantly average 1- 1.2 metre high open or farm styles.
- Private gardens are mixed but strongly influenced by goldfields and cottage garden styles, with more suburban exotic styles in the north of the precinct.
- Road surfaces are mixed, with no kerbs.
- Large verges have no footpaths.
- Street trees are informally spaced of mixed species with some noxious weed species present.
- Topography is gently sloping and flat to the west.
- There are some good views to Wombat Hill to the north and to the surrounding landscape from the east to the west.

Preferred neighbourhood character statement.

The spaciousness and low lying scale of development will be retained and enhanced by:

- Encouraging the retention and planting of trees.
- Ensuring buildings respect the low scale nature of development in the area.
- Encourage open style front fences.
- Retain the informal street treatments.

22.16-3

19/01/2006
VC37

Objectives

- To strengthen the semi rural character of the area by planting of native and exotic vegetation.
- To maintain the rhythm of dwelling spacing.
- To ensure that new buildings do not dominate the landscape.
- To maintain the openness of the streetscape.

22.16-4

19/01/2006
VC37

Policy

Exercising discretion

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

- Retain large, established trees and provide new trees wherever possible.
- Encourage landscaping that incorporates native and indigenous species.
- Ensure that buildings do not exceed by more than one storey the predominant building height in the street and of nearby properties.