

**22.18**19/01/2006  
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT EIGHTEEN**

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

**22.18-1**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 Eighteen.

**22.18-2**19/01/2006  
VC37**Statement of neighbourhood character****Current character statement**

This Cornish Hill precinct surrounds the rambling landforms of the mullock heaps and along the ridge to the south of Wombat Hill. The vegetation in gardens is dominated by exotic trees and shrubs, and trees provide a backdrop to many vistas. Housing styles are mixed, but the area has an open feel due to the dominance of non-masonry building materials and buildings are setback from side boundaries. The area has an edge of town feel, despite its relative proximity to the centre, due to the scattering of undeveloped land and informal road treatments, wide grassed verges and open fence styles. Street trees are currently limited, giving the wide road reserves an open sparse appearance.

**Key existing characteristics**

The following elements contribute to the current character:

- Architectural styles are mixed with building eras dating from pre 1900 miner's cottages to post war and late 20th century to present styles.
- Building materials are predominantly weatherboard and fibro with mostly iron roofs.
- Front setbacks are mixed generally with 1 and 3-4 metre side setbacks.
- Private gardens are mostly cottage garden styles using many exotic species.
- Front fences are mixed with many open styles.
- Most roads are sealed with no kerbs.
- Large road verges are 8 metres or more generally without street trees or footpaths.
- Topography is very sloping and irregular.
- There are good views to the lake and surrounding state forest reserves on the horizon.

**Preferred neighbourhood character statement.**

The open feel to the area will be retained and the cohesiveness of the area with the remainder of the town will be enhanced by:

- Ensuring buildings are sited to respect the wider landscape setting.
- Encouraging the use of timber, and other nonmasonry materials where possible.
- Encouraging the planting of street trees.

- Retaining the informal street treatment.

**22.18-3**

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**Objectives**

- To strengthen the garden settings of the dwellings.
- To minimise site disturbance and impact of the building on the landscape.
- To maintain the rhythm of dwelling spacing.
- To ensure that buildings do not dominate the streetscape and wider treed landscape setting.
- To use materials and finishes that harmonise with the surrounding Daylesford Township setting.
- To maintain and enhance the continuous flow of the vegetation across the landscape.

**22.18-4**

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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.
- Retain large trees where possible.
- Ensure buildings are designed to follow the contours of the site or step down the site.
- Ensure new buildings do not exceed the predominant tree canopy height.
- Site buildings away from ridgelines to avoid them being visible on the skyline.
- Use timber or other non-masonry cladding materials where possible, or earthy toned building materials and finishes.