

**22.10**19/01/2006  
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT SIX**

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

**22.10-1**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 Six.

**22.10-2**19/01/2006  
VC37**Statement of neighbourhood character****Current character statement**

This precinct contains a mixture of building eras and styles that are typically simple, pitched roof dwellings, many in well tended garden settings. The frequent use of timber or fibro gives the streetscapes a lightness that is enhanced by the low front fences. Buildings are consistently sited, providing a rhythm to the streetscapes that is not common in Daylesford. The hospital is a feature of the Precinct.

**Key existing characteristics**

The following elements contribute to the current character:

- Architecture is mixed, including post war simple pitched roof styles and Victorian miner's cottages with some substantial Deco dwellings.
- Building materials are mixed but generally of weatherboard and fibro, with iron roofs.
- Setbacks are predominantly standard 5-7 metres in the front, and 1 & 3-4 metres on the sides.
- Front fences are predominantly 1-1.2 metres in height.
- Private gardens are established exotic in the south and 'cottagey' in the north.
- Roads are sealed with either upstanding kerbs or with no kerbs.
- Road verges are mixed styles usually with no footpaths.
- Street trees are informal and a mix of species.
- Views are available to the north west to the surrounding landscape and to Wombat Hill to the south.
- Topography is lightly sloping along a broad ridge that runs north.

**Preferred neighbourhood character statement**

The garden settings of the dwellings, the lightness of the streetscape and rhythm of dwelling setbacks will be maintain and enhanced by:

- Ensuring new buildings do not dominate the streetscape.
- Encouraging the use of timber and other non masonry building materials.

- Encouraging the development of landscaped front gardens.

**22.10-3**

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**Objectives**

- To strengthen the garden settings of the dwellings.
- To maintain the rhythm of dwelling spacing.
- To ensure that buildings do not dominate the streetscape.
- To use building materials and finishes that complement the dominant pattern within the streetscape.
- To maintain the openness of the streetscape.

**22.10-4**

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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.
- Use timber or other non-masonry cladding materials 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.