

**22.12**19/01/2006  
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT TEN**

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

**22.12-1**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 Ten.

**22.12-2**19/01/2006  
VC37**Statement of neighbourhood character****Current character statement**

This precinct is one of the most important entry points to the town, giving a distinct impression of the Victorian heritage of the whole town. The formal avenue of the Pinoaks (The Avenue of Honour) lining the highway is notable as it almost forms a closed canopy over the roadway. The frequent use of timber, including on commercial buildings, is a feature of the precinct that also reflects a theme in the town. The setbacks of the historic and complementary buildings that front the road vary, however, the combination of the established exotic garden settings surrounding the dwellings, the backdrop of the Wombat Hill vegetation and the avenue trees provide a heavily vegetated appearance to parts of the precinct. The wide, grassed verges and open style front fencing add to this appearance.

**Key existing characteristics**

The following elements contribute to the current character:

- Architecture is predominantly Victorian with some Federation to post war styles.
- Building materials are mostly weatherboard and iron roofs, with some mixed roofs of tiles and slate.
- Setbacks are predominantly 0-1 or 3-4 metres, but more inconsistent towards the eastern edge.
- Front fences are mixed.
- Private gardens are either cottage styles or established exotic.
- Roads are sealed with either no kerbs or roll-over kerbs.
- Verges are large on the north side of the road, medium on the south and with a footpath.
- Topography is sloping to the west.
- Views are along a tree lined axis running east-west.

**Preferred neighbourhood character statement.**

The importance of the area as an entrance to the town, its vegetated and historic appearance will be retained and enhanced by:

- Encouraging the landscaping of gardens and retention and planting of trees.

- Encouraging the use of timber or other nonmasonry materials and non reflective corrugated iron roofing materials, where possible.
- Ensuring new buildings are designed to reflect the form of buildings in the area.
- Ensuring the health and maintenance of the Pinoak tree avenue.
- Maintaining the wide, grassy verges and lack of formal kerbs and channelling.

**22.12-3**

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**Objectives**

- To maintain and strengthen the landscape dominated streetscapes.
- To maintain the rhythm of dwelling spacing.
- To ensure that buildings do not dominate the streetscape and wider landscape setting.
- To use materials and finishes that harmonise with the surrounding Daylesford Township setting.
- To maintain the openness of the streetscape.

**22.12-4**

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**Policy**

**Exercising discretion**

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

- Encourage landscaping that includes substantial shrubs and trees.
- Retain large, established trees and understorey and to provide new trees where possible.
- Encourage buildings that use low pitched roof forms.
- Articulate front and side facades to reflect building forms in the street.
- 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.