

22.1719/01/2006
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT SEVENTEEN**

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

22.17-119/01/2006
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 Seventeen.

22.17-219/01/2006
VC37**Statement of neighbourhood character****Current character statement**

This precinct is located at an approach to the town on the edge of a spur leading down to the lake foreshore. The remnant dry eucalypt tree canopy and frequent exotics in the private and public realm (of the surrounding Hepburn Regional Park and Victoria Park) give the area a rural town edge atmosphere, when combined with many of the features that are common to the town, such as wide grassy and treed verges, informal road treatments and the mixture of architectural eras. The low scale dwellings are located within the topography, and are usually setback large distances from side boundaries. The semi-rural feel is enhanced by the lack of front fencing or the open styles, where present.

Key existing characteristics

The following elements contribute to the current character:

- Building era is mixed from Victorian to present.
- Building materials are mixed with iron roofs.
- Front setbacks are generally inconsistent, with 3-4 metre or larger side setbacks.
- Private gardens contain mostly established exotic species with dry eucalypt canopy trees framing houses above the lake.
- Roads are generally sealed with no kerbs, with side roads being unsealed.
- Large road verges have no footpaths.
- Front fences are mixed.
- Street trees are informal with a variety of species and some remnant vegetation framing the streetscape.
- Topography is sloping to hilly leading towards the lake.
- Long distance views to Wombat Hill and the surrounding landscape.

Preferred neighbourhood character statement.

The spacious, semi-rural feel to the area will be retained and cohesiveness with the town enhanced by:

- Encouraging the retention of large trees.

- Ensuring buildings are set into the landscape.
- Ensuring buildings respect the generally low scale development in the area and wider landscape setting.
- Retaining the wide verges and informal road treatments.

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Objectives

- To maintain and strengthen the vegetation dominated landscape and the relationship to the native vegetation qualities of the surrounding forest.
- 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 maintain and enhance the continuous flow of the vegetation across the landscape.

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Policy

Exercising discretion

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

- Encourage landscaping that includes substantial native trees and shrubs.
- Retain large, established trees and understorey and provide new native 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.
- Ensure driveways are designed to follow the contours of the site.
- Ensure that new buildings do not exceed the predominant tree canopy height.
- Site buildings away from ridgelines to avoid them being visible on the skyline.