

**22.19**19/01/2006  
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT NINETEEN**

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

**22.19-1**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 Nineteen.

**22.19-2**19/01/2006  
VC37**Statement of neighbourhood character****Current character statement**

This precinct forms part of the southern entry to the town from Ballan, which meanders through remnant eucalypt trees on the wide verges, creating an informal rural town approach, which begins to formalise in this precinct. There is a range of building styles and eras but all dwellings have large side setbacks, and are frequently setback large distances from the road. Front fences are low or open style, while a mix of exotics and natives is common in private gardens. The surrounding vegetation of Victoria Park and Crown land is predominantly native or indigenous. Street tree planting is mixed.

**Key existing characteristics**

The following elements contribute to the current character:

- Building era is predominantly post war with sections of Victorian miner's cottages.
- Building materials are generally brick and mixed roofs, with post war and miner's cottages being constructed of weatherboard.
- Fences are low or open style.
- Roads are predominantly sealed with kerbs.
- Wide road verges contain a number of large remnant indigenous trees with some exotic trees and shrubs and have no footpaths.
- Gardens are mostly established exotic with some natives.
- Topography is undulating.

**Preferred neighbourhood character statement.**

The spaciousness of garden settings and openness to the street will be retained and the cohesiveness of the approach to the town will be enhanced by:

- Encouraging the planting of indigenous and native species on public and private land.
- Encouraging the retention and planting of trees and gardens.
- Ensuring buildings and driveways are designed to follow the topography.
- Encouraging low open style fencing.
- Enhancing the informal street tree planting.

**22.19-3**

19/01/2006  
VC37

**Objectives**

- To maintain and strengthen the garden settings of the dwellings and enhance the town's entrance.
- To minimise site disturbance and impact of the building on the landscape.
- To maintain the rhythm of dwelling spacing.
- To maintain the openness of the streetscape.

**22.19-4**

19/01/2006  
VC37

**Policy**

**Exercising discretion**

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

- Encourage landscaping that includes substantial trees and shrubs.
- Retain large established trees and provide new trees where possible.
- 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.