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.

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.

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 maintained 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.

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.

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.