

22.0819/01/2006
VC37**DAYLESFORD NEIGHBOURHOOD CHARACTER**

This policy applies to all land within a Daylesford Neighbourhood Character Precinct shown on the map included in this policy.

This policy is a general Daylesford Neighbourhood Character policy that deals with broader issues, which relate to all places within the precincts.

22.08-119/01/2006
VC37**Policy Basis**

Daylesford is a town with a diverse population, from fifth generation residents to new arrivals, from farmers to timber workers, from artists to tourism operators. While this brings a diversity of perspectives, there is strong agreement about the need to protect the distinctive character of the town. This distinct character arises from the contribution of Daylesford's landscape set amongst the pastoral and forest scenery of the Central Highlands, the layers of history, the influences of farming, gold and mineral springs, its aboriginal heritage and the varied opportunities it offers for the future. This relationship of the town to the landscape is a shared value of the diverse community. The landform of ridges and gullies will continue to dominate the town, and the characteristic presence of mature trees will be strengthened, particularly as seen from the town's approaches. Residential areas will continue to have a spacious, open, country town feel, with constant views to the surrounding country. The dominance of Wombat Hill and the church spires, the distinct character of the lake environs and the heritage will be retained, and the visual cohesiveness of the town enhanced.

Hepburn Shire Council commissioned the *Daylesford Neighbourhood Character Study 2002*, to identify and evaluate neighbourhood character within the Daylesford township and to develop strategies for its management.

This policy will ensure that new development is successfully integrated into existing residential areas with minimal adverse impact on streetscape or amenity.

It also provides local residents a degree of certainty as to what development is acceptable.

This policy relates to the design and built form and neighbourhood character strategies and objectives found in SPPF and the MSS. The policy also applies the objectives of the *Daylesford Neighbourhood Character Study 2002*.

22.08-219/01/2006
VC37**Objectives**

- To maintain and enhance the character and amenity of residential areas in Daylesford.
- To increase the retention and use of local native plants and, in appropriate locations, exotic plants to reinforce the preferred character of residential areas in Daylesford.
- To discourage the use of plants which are invasive environmental weeds.
- To promote the integration of new development into the topography and landform of its neighbourhood character area.
- To ensure that the siting and site coverage of new development and alterations to existing development reinforces the preferred character of residential areas in Daylesford.
- To ensure that the provision for vehicle access and storage does not compromise the character and amenity of residential areas in Daylesford.
- To ensure that all new development reflects the height, scale, building form, appearance and underlying character of surrounding residential areas.

- To protect and enhance vistas, views and landmarks and, where possible and appropriate, to create new vistas, views and landmarks within the residential areas of Daylesford.
- To promote the use of building materials which contribute to the preferred residential character of residential areas in Daylesford.
- To ensure that streetscapes and private gardens strengthen the visual and physical connections between private built development, the public realm and their underlying neighbourhood landscape character.
- To encourage the use of appropriate fence types and heights compatible with the character and amenity of residential areas in Daylesford.

22.08-319/01/2006
VC37**Policy*****Application requirements***

Where a permit is required for development it is policy that the following information be provided with the application, as appropriate:

- A schedule of construction materials, external finishes and colours;
- A development plan showing a survey (including botanical names) of all existing vegetation to be retained and/or removed, buildings and trees (including botanical names) on neighbouring properties within three metres of the boundary, details of surface finishes of pathways and driveways, a planting layout, a planting schedule of all proposed trees, shrubs and ground covers, including botanical names, common names, pot sizes, sizes at maturity, and quantities of each plant, landscaping and planting within all open areas of the site and any matters specifically referred to in the sub-policy for the particular neighbourhood character precinct;

Where a permit is required for subdivision, it is policy that the following information be provided with the application, as appropriate:

- Documentation showing:
 - The significant elements of the neighbourhood precinct including those elements that contribute to the setting;
 - That the pattern of the proposed subdivision will not adversely affect the key existing characteristics of the precinct resulting from the original allotment layout or prejudice the achievement of the preferred neighbourhood character;
 - That the proposed subdivision will not adversely affect the cultural significance of any heritage place or heritage precinct within the neighbourhood precinct;
 - That the proposed subdivision of land in a streetscape characterised by consistent property sizes and building forms would not result in development that would affect the consistent rhythm and pattern of buildings in the street where the land is located;
 - That any development resulting from the subdivision will not adversely affect the key existing characteristics of the precinct resulting from the original allotment layout or prejudice the achievement of the preferred neighbourhood character of the precinct, its visual setting and significant viewlines to and from the neighbourhood precinct.

Exercising discretion

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

- Encourage subdivision that retains the important elements and features which form part of the significance and character of the neighbourhood precinct and the important view-lines between these elements.

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Reference documents

Daylesford Neighbourhood Character Study, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

Daylesford Neighbourhood Character Study- Daylesford Explanatory Brochure; Daylesford Township Vision Brochure and Precinct Brochures One to Twenty-Two, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

Daylesford Streetscape Study, Chris Dance Land Design Pty Ltd, September 1996;

Updated Recommendations Daylesford Streetscape Study, Chris Dance Land Design Pty Ltd and Essential Economics, October 1998.

DAYLESFORD CHARACTER PRECINCTS

