

19/01/2006
VC37**SCHEDULE 1 TO THE NEIGHBOURHOOD CHARACTER OVERLAY**Shown on the planning scheme map as **NCO1****DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCTS ONE AND THIRTEEN (as shown on Maps A and B to this schedule)****1.0**19/01/2006
VC37**Statement of neighbourhood character**

The statement of neighbourhood character comprises the following elements:

- Description;
- Key existing characteristics; and
- Preferred neighbourhood character statement.

A separate statement of neighbourhood character is shown for each of the Daylesford Neighbourhood Character Precincts included within Neighbourhood Character Overlay 1.

Daylesford Precinct One**Description**

The area has a semi-rural quality due to the spacious dwelling settings and frequent large native and occasional exotic trees, which form a backdrop to views from the roads. The dwelling styles reflect the goldfields heritage of a road to Hepburn Springs as well as some more recent development, and are low lying and set within the landscape. Timber or other non-masonry cladding is used consistently, creating a lightness to the structures that blends well with the bush environment. Paved areas are minimal, allowing for vegetation and natural ground coverings to surround the dwellings. Fencing is typically open wire style, which allows the landscape and vegetation to flow from property to property and into the road reserves. Roads meander through the landscape, informal in design, with unmade verges. Where they occur, informal street plantings of native trees assist in enhancing the bush landscape setting of the area and 'back' entrance to the township.

Key existing characteristics

- Architecture is a mix of styles and eras, with some sections of Victorian miner's cottages;
- Dwellings are constructed of weatherboard and fibro with iron roofs;
- Front setbacks are inconsistent with side setbacks greater than 4 metres;
- Gardens are mixed species, with the northern end of the precinct containing dry eucalypt canopy trees;
- Subdivision is of a generally angular form;
- Roads are sealed with no kerbs and edged with indigenous trees, some areas also with indigenous understorey;
- Large verges with no footpath;
- Fences are predominantly farm style (post and wire), with some formal front fences of average height (1-1.2 metres);

- Topography is sloping, off the ridge line.

Preferred neighbourhood character statement

The historic qualities of the area and the garden settings of the dwellings will be maintained and enhanced by:

- Retaining historic buildings and buildings that contribute to the context of the heritage buildings and areas;
- Encouraging the landscaping of gardens and retention and planting of large trees;
- Encouraging new buildings, alterations and extensions that respect the building forms, including roof profile, of the identified historic buildings;
- Encouraging the use of timber or other nonmasonry materials and non reflective corrugated iron roofing materials, where possible;
- Ensuring buildings are set into the topography;
- Ensuring buildings are setback from both side boundaries;
- Encourage front fence styles to suit the era of the dwellings;
- Retaining the wide verges and informal street treatments;
- Maintaining the rhythm and pattern of the prevailing angular form of subdivision; and
- Encouraging consistent street tree planting.

Daylesford Precinct Thirteen

Description

This Precinct wraps around the eastern side of the Daylesford Lake and Mineral Springs Lake and is steeply sloping in parts. It is in this locality that the resort spa town feel is most strongly apparent. Part of the area forms an important entrance way to the town along the Ballan- Daylesford Road and King Street with the primary school forming the border with the commercial centre of the town. The area has been under increasing pressure for development due to the proximity to the lake, as new dwellings and tourism related buildings are constructed to take advantage of the views and older dwellings are restored and extended. Weatherboard with iron roofs are the predominant materials, reflecting the traditional materials of the town. While front setbacks vary, side setbacks are always present and sometimes quite large, providing space around dwellings which usually accommodates low level but established gardens. Vegetation is dominated by exotics, with the backdrop of natives provided by the state forest and pines that are a feature of the lakeside reserves. Views across the lake provide a balance between dwellings and vegetation. Buildings are usually set into the topography and this should be encouraged to avoid buildings dominating the vistas across the lake. Open style front fences compliment the openness of the streetscapes.

Key existing characteristics

- Building era is mixed, ranging from early miner's cottages to recent development;
- Building materials are predominantly weatherboard with iron roofs, with some scattered brick and tile dwellings;
- Setbacks vary, with most having large 3-4 metre side setbacks;

- Front fences are mixed styles on the main roads, whilst other roads have open style fences;
- The rhythm and pattern of the prevailing rectilinear form of subdivision.
- Subdivision is of a generally rectilinear or angular form;
- Roads are generally sealed with some kerbing on one or both sides of the street;
- Street trees are inconsistent, generally informal with mixed species;
- Verges are medium to large with some footpaths and shared paths;
- Private gardens are mixed, often with cottage garden influences;
- Topography slopes down to the lake;
- Good views to the lake and large pine trees framing the lake reserve.

Preferred neighbourhood character statement

The spacious garden settings of the dwellings and the balance of vegetation and dwellings when viewed from a distance will be maintained and strengthened by:

- Encouraging the retention and planting of large trees;
- Ensuring buildings are setback from both side boundaries;
- Ensuring a balance between buildings and garden areas;
- Ensuring buildings are sited to minimise intrusion on views to the lake from public areas including streets;
- Ensuring buildings are sited within the landscape to minimise excavation;
- Ensuring development is sited to minimise visual impact from the lake environs;
- Encouraging the use of timber or other nonmasonry materials and non reflective corrugated iron roofing materials, where possible;
- Ensuring delineation between public and private space in the lake environs;
- Encouraging low to average height, open style front fencing;
- Maintaining the rhythm and pattern of the prevailing rectilinear or angular form of subdivision; and
- Retaining the informal street treatments.

2.0

19/01/2006
VC37

Neighbourhood character objectives

The neighbourhood character objectives to be achieved for each of the Daylesford Neighbourhood Character Precincts within the area affected by this schedule are:

Daylesford Precinct One

- To retain buildings that contribute to the valued character of the area.
- To maintain and strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the surrounding forest.
- To minimise site disturbance and impact of the building on the landscape.
- To maintain the bush setting of the dwellings.

- To ensure that adequate space is available on private land for the retention and planting of native vegetation.
- To minimise excavation for car access, impact on the forest setting and dominance of access driveway and car storage facilities.
- To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.
- To use building materials and finishes that complement the dominant pattern within the streetscape and the bush garden setting.
- To maintain and enhance the continuous flow of the vegetation across the landscape.

Daylesford Precinct Thirteen

- To maintain and strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the lake environs.
- To minimise site disturbance and impact of the building on the landscape.
- To maintain the rhythm of dwelling spacing.
- To ensure that adequate space is available on private land for the retention and planting of vegetation.
- To ensure that new buildings and extensions do not dominate the landscape and wider lakeside setting.
- To ensure the reasonable sharing of views to the lake and surrounding landscapes.
- To use materials and finishes that reflect the traditional Daylesford Township materials and lakeside setting.
- To maintain the openness of the streetscape.
- To ensure that the land to which the public has access is clearly delineated and visual cohesiveness of the lake surrounds is enhanced.

3.0

19/01/2006
VC37

Permit requirement

A permit is required to:

- Construct an outdoor swimming pool associated with a dwelling;
- Construct or extend an outbuilding normal to a dwelling;
- Demolish or remove a building; or
- Remove, destroy or lop trees except for species which are invasive environmental weeds included in the most current ‘List of environmental weeds in Hepburn Shire’ provided by the Department of Sustainability and Environment.

4.0

19/01/2006
VC37

Modification to Clause 54 and Clause 55 standards

STANDARD	MODIFIED REQUIREMENT
A20 and B32	Front fences: A front fence within 3 metres of a street should not exceed a height of 1.2 metres
A5 and B8	Site Coverage: The site area covered by buildings should not exceed 40%

5.0 Decision guidelines

19/01/2006
VC37

Before deciding on an application the responsible authority must consider the decision guidelines for the relevant Daylesford Neighbourhood Character Precinct.

Daylesford Neighbourhood Character Precinct One

Before deciding on an application relating to land in this precinct the responsible authority must consider, as appropriate:

The statement of neighbourhood character for the precinct including the Description, Key existing characteristics and Preferred neighbourhood character statement.

The neighbourhood character objectives for the precinct.

Whether-

- intact Victorian and Edwardian dwellings are to be retained and restored wherever possible;
- proposed alterations and extensions would be appropriate to the building era;
- a landscape plan that includes substantial native trees and shrubs has been prepared to accompany an application for a new dwelling;
- large, established native trees and understorey are to be retained where possible and the planting of new native trees is to be provided for;
- proposed buildings have been designed to incorporate space for the planting of substantial vegetation (locating footings outside root zone);
- proposed buildings have been designed to follow the contours of the site or step down the site;
- existing vegetation is to be retained, especially on steeply sloping sites;
- proposed buildings are to be setback substantial distances from front and side boundaries;
- the total building site coverage would exceed 40%;
- proposals that exceed the specified site coverage maximum demonstrate that the Neighbourhood character objective concerning site coverage and all remaining Neighbourhood character objectives and Decision guidelines have been met;
- proposed carports and garages are to be located behind the line of the dwelling or in the rear yard in cases where this would not require significant excavation;
- access drives would follow the contours of the site and minimise sealing where possible;
- new buildings and extensions have been designed not to exceed the predominant tree canopy height;
- proposed buildings are to be sited away from ridge tops to avoid them being visible on the skyline (or whether buildings could be moved to a more appropriate position on site);
- timber or other non-masonry cladding materials, or earthy toned building materials and finishes, are to be used where possible;
- open style front and side fencing (preferably post and wire style) is to be provided, with a maximum height of 1.2 metres.

The recommendations of the *Daylesford Neighbourhood Character Study*, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

The contents of the *Daylesford Neighbourhood Character Study- Precinct One Brochure*, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

Daylesford Neighbourhood Character Precinct Thirteen

Before deciding on an application relating to land in this precinct the responsible authority must consider, as appropriate:

The statement of neighbourhood character for the precinct including the Description, Existing characteristics and Preferred neighbourhood Character Statement.

The neighbourhood character objectives for the precinct.

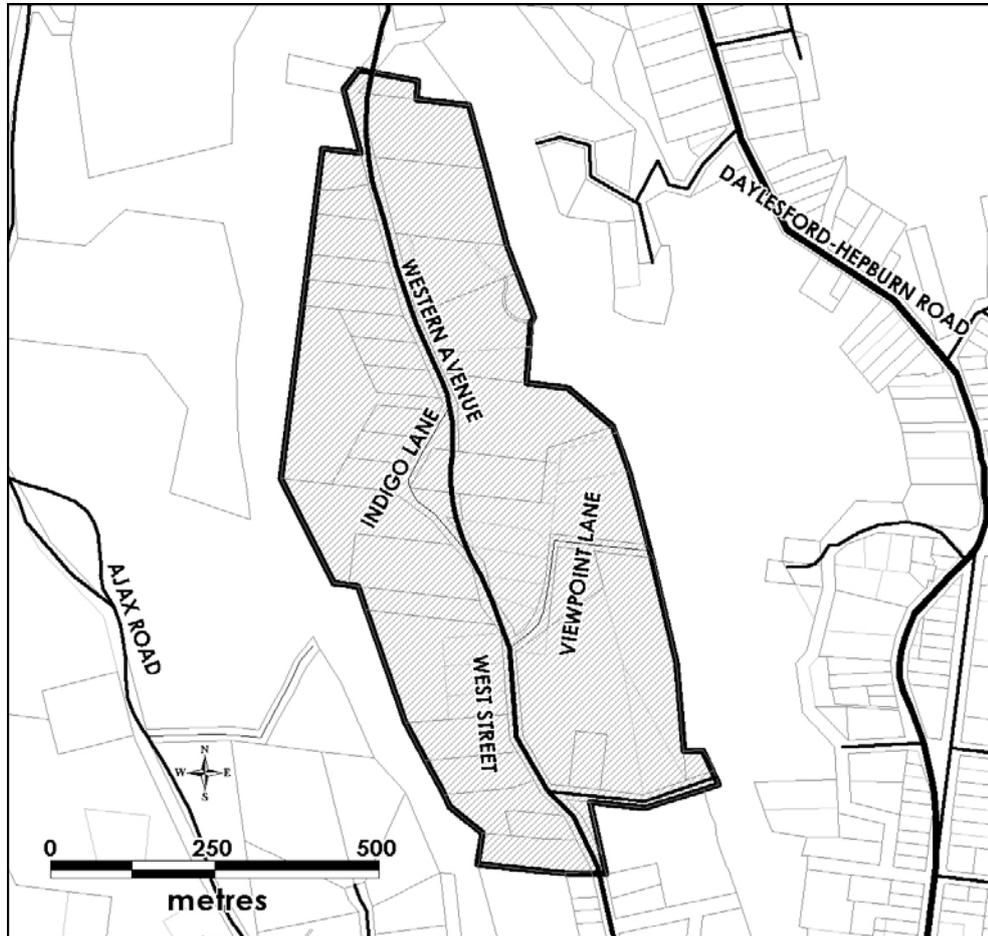
Whether-

- large, established trees and understorey (other than identified invasive species) are to be retained and the planting of new trees is provided for where possible;
- a landscape plan that includes substantial native trees and shrubs has been prepared to accompany an application for a new dwelling;
- proposed buildings have been designed to incorporate space for the planting of substantial vegetation (locating footings outside root zone);
- proposed buildings have been designed to follow the contours of the site or step down the site;
- existing vegetation is to be retained, especially on steeply sloping sites;
- driveways have been designed to follow the contours;
- proposed buildings are to be off set from both side boundaries.
- the total building site coverage would exceed 40%;
- proposals that exceed the specified site coverage maximum demonstrate that the Neighbourhood character objective concerning site coverage and all remaining Neighbourhood character objectives and Decision guidelines have been met;
- new buildings and extensions have been designed not to protrude above the predominant tree canopy height;
- the building mass, when viewed from the lake surrounds, would be minimised by articulation to provide a sense of lightness to the structures and to allow vegetation to flow around the building;
- the use of timber has been incorporated where possible, and brick surfaces are to be rendered, bagged or painted;
- low, open style fencing, up to a maximum of 1.2 metres in height is to be provided;
- the delineation between public and private land along rear boundaries abutting the lake would be readily identifiable through the use of landscape treatments such as surface level changes, ha-ha walls, planting, bollards, or low open style fencing,
- the paving of land adjoining the lake environs is to be minimised;
- building massing would be located away from the lake; and
- buildings have been sited and designed so as to minimise intrusion into the views of other properties to the lake and surrounds.

The recommendations of the *Daylesford Neighbourhood Character Study*, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

The contents of the *Daylesford Neighbourhood Character Study- Precinct Thirteen Brochure*, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

**Map A to Schedule 1 to the Neighbourhood character overlay
Daylesford Neighbourhood Character Precinct One**



Map B to Schedule 1 to the Neighbourhood character overlay
Daylesford Neighbourhood Character Precinct Thirteen

