SCHEDULE 2 TO THE NEIGHBOURHOOD CHARACTER OVERLAY

Shown on the planning scheme map as NCO2

DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCTS TWO, FIVE AND NINE, AND PART OF DAYLESFORD NEIGHBOURHOOD CHARACTER PRECINCT FOURTEEN [excluding land which is within the Heritage overlay precinct HO697] (as shown on Maps A to D to this schedule)

1.0 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 2.

Daylesford Neighbourhood Character Precinct Two

Description

This Precinct contains a mixture of early Victorian miner’s cottages, Edwardian bungalows and later styles which reflects the historic nature of the route between Daylesford and Hepburn. The lightness of style created by the frequent use of timber with iron roofs, open front fence styles, large spaces between buildings and the backdrop of large eucalypts with exotics often in the foreground, creates a cohesiveness to the precinct. Reserves of bushy crown land make their way behind houses and up to the edge of the road, and assist in enveloping the buildings. The role of the route as an entrance to the town will be enhanced through a consistent street tree planting theme.

Key existing characteristics

- Dwelling eras range from 19th century miner’s cottages to 1990s styles;
- Building materials are predominantly weatherboard with iron roofs, and occasional brick dwellings;
- Front setbacks are inconsistent, with side setbacks of generally 1 and 3-4 metres, or substantial setbacks from all sides;
- Gardens are established exotic, low level with mixed species and a dry eucalypt canopy;
- Front and side fences are predominantly open style with some picket fences on smaller blocks;
- Subdivision is of a generally angular form;
- Roads are sealed with no kerbs;
- Large verges predominate, with a mixture of remnant indigenous vegetation along road reserves and in adjoining Council reserves;
- Sloping topography along the length of the spur; and
- Views into eucalypt tree tops in the gully to the west provide a backdrop to the precinct.

Preferred neighbourhood character statement

The links with the goldfields heritage, lightness of building styles and spaciousness between buildings will be retained, and the role of the route as an entrance to Daylesford will be enhanced by:
- Encouraging the retention of large trees;
- Maintaining the rhythm and pattern of the prevailing angular form of subdivision;
- Ensuring buildings are set into the topography;
- Ensuring all buildings are setback from both side boundaries;
- Encouraging the use of timber construction materials;
- Encouraging open wire style front fencing; and
- Encouraging a consistent street tree planting theme.

Daylesford Neighbourhood Character Precinct Five

Description

The Precinct extends from the Daylesford town centre along the main road to Hepburn and therefore forms an important entrance to the town with excellent views provided to the Wombat Hill area as you approach the town centre. The land slopes away to the west, steeply in places, and the dwellings sit above the road to the east or nestle into the slope to the west. While all architectural eras are represented, there is a predominance of older miner’s cottages providing reminders of the town’s history. Newer dwellings sit within the landscape. There is an openness to the area created by the wide road verges, presence of side setbacks between buildings and the low, open style front fences, if present. The street trees are more frequent close to the township, forming an avenue that creates a sense of entrance and a cohesiveness to the precinct.

Key existing characteristics

- Architecture is mixed with all eras of development present, significant number of miner’s cottages;
- Building materials are predominantly weatherboard and fibro with iron roofs to the west and brick with mixed roofs to the east;
- Front setbacks are inconsistent. Buildings are usually offset from both side boundaries;
- Front fences are predominantly average 1-1.2 metres in height;
- Private gardens are mixed cottage and established exotic styles;
- Subdivision is of a generally rectilinear form;
- Sealed roads predominate with no kerbs;
- Wide verges have no footpaths;
- Street trees vary with formal avenue in the south and remnant indigenous trees scattered in the north of the precinct;
- Topography is generally undulating with land sloping to the west; and
Views to the Wombat Hill Gardens to the south and state forest reserve and remnant goldfields landscape to the west.

Preferred neighbourhood character statement

The openness to the street and buildings set within the landscape will be maintained, while the role of the area as a town entrance, connection to the gold rush era and its cohesiveness will be strengthened by:

- Ensuring buildings are setback from both side boundaries;
- Ensuring buildings and driveways are designed to follow the topography;
- Retaining the low scale nature of the dwellings;
- Ensuring that if required, front fences are low and open style;
- Maintaining the rhythm and pattern of the prevailing rectilinear form of subdivision;
- Retaining the wide, grassy verges; and
- Maintaining and enhancing the existing avenue street tree planting.

Daylesford Neighbourhood Character Precinct Nine

Description

This Precinct contains a mix of architectural eras, however, the styles are simple, predominantly timber dwellings, with hipped and gabled roofs, and sit well together. The frequency of the pre World War I and Inter-war buildings is of importance to the town’s identity and the character of the Precinct. Other than along the highway where setbacks are more regular, the building siting is as irregular as the building eras, nevertheless most dwellings are offset from both side boundaries and set within established gardens with occasional tall trees. Good views are possible back to Wombat Hill. The wide grassy verges and low to average height front fences create a cohesiveness to the area which could be enhanced by further street tree planting.

Key existing characteristics

- Architecture is a mixture of mostly pre 1900 -1950’s simple styles with pockets of new contemporary development;
- Building materials are mixed with predominantly iron roofs and some older style brick;
- Setbacks are inconsistent on both front and side setbacks, with the exception of the Midland Highway having standard 5-7 metre front setbacks and spacious 3-4 metre side setbacks;
- Front fences are predominantly average, 1-1.2 metre high, with some open styles to the west of the precinct;
- Subdivision is of a generally rectilinear form;
- Roads are mostly sealed with mixed edge treatments;
- Garden styles are mixed, with many exotic species and some areas having strong cottage garden influences;
- Street trees are sparse, with some scattered mixed species to the north east of the precinct;
- Topography is undulating and hilly in parts; and
There are views to the surrounding landscape and Wombat Hill.

Preferred neighbourhood character statement

The garden settings of the dwellings, connection of the area with the town’s heritage and the cohesiveness of the area will be maintained and enhanced by:

- Encouraging the retention and planting of trees and gardens;
- Maintaining the rhythm and pattern of the prevailing rectilinear form of subdivision;
- Ensuring that new buildings do not dominate the streetscape and wider landscape setting;
- Encouraging the use of timber or other nonmasonry materials and non reflective corrugated iron roofing materials, where possible;
- Ensuring buildings are offset from at least one side boundary;
- Encouraging low to average height, open style front fences; and
- Encouraging the planting of street trees.

Daylesford Neighbourhood Character Precinct Fourteen

Description

This Precinct is architecturally the most historically intact of Daylesford and includes the highly recognisable and significant features of Wombat Hill and several church spires. The area strongly reflects the goldfields era of the town’s development, and contains both the more modest miner’s cottages as well as grander homes and civic buildings. Weatherboard is the predominant building material, with fibro and pressed red bricks also present. Buildings often have common setbacks from the street and are setback from both side boundaries, which allows for space to accommodate gardens. The topography of the hillside enables views in several directions to the west and south, and also into the rear yards of many properties from the street. Occasional tall trees, particularly pines and other exotics, provide a backdrop, as well as the more distant natives of the state forest and reserves. Front fences are typically low to average height and open style, to suit the era of the dwellings.

Key existing characteristics

- Architecture styles are mixed, with frequent late 19th century miner’s cottages and grander styles from the early 1900s to 1920s;
- Building materials are mixed, with much weatherboard and fibro with iron roofs and pockets of early tuck point brick with mixed roofs;
- Setbacks are predominantly standard 5-7 metre front and either 3-4 metre on both sides, or 1 & 3-4 metre side setbacks;
- Front fences are generally average 1-1.2 metres high with many areas of mixed styles (none, low and average height);
- Gardens are predominantly cottage garden influenced, with frequent exotic established styles;
- Subdivision is of a generally rectilinear form;
 Roads are sealed and predominantly with no kerbs but some with varied treatments including brick swales, bluestone kerbing, concrete kerbing and unmade verges in varying combinations;

- Large verges of 8 metres have no footpaths;
- Street tree planting is inconsistent, most with none, but some with scattered large exotic species;
- Topography is steeply sloping up to Wombat Hill; and
- Views focus on Wombat Hill Gardens, or to state forest reserves west of the township.

**Preferred neighbourhood character statement**

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

- 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;
- Maintaining the rhythm and pattern of the prevailing rectilinear form of subdivision;
- Retaining the wide verges and informal street treatments; and
- Encouraging consistent street tree planting.

**2.0 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 Neighbourhood Character Precinct Two**

- 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 buildings and extensions do not dominate the streetscape and wider treed landscape setting.
- To use materials and finishes that harmonise with the surrounding landscape setting.
- To maintain and enhance the continuous flow of the vegetation across the landscape.

**Daylesford Neighbourhood Character Precinct Five**

- To maintain and strengthen the garden settings of the dwellings.
- To minimise site disturbance and impact of the building on the landscape.
To maintain the rhythm of dwelling spacing.
To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.
To use building materials and finishes that complement the local architectural traditions.
To maintain the openness of the streetscape.

Daylesford Neighbourhood Character Precinct Nine

To encourage consideration of the landscape setting of the dwelling.
To maintain the rhythm of dwelling spacing.
To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.
To respect the identified heritage qualities of the streetscape or adjoining buildings.
To use materials and finishes that harmonise with the surrounding Daylesford Township setting.
To encourage the openness of the streetscape.

Daylesford Neighbourhood Character Precinct Fourteen

To maintain and strengthen the garden settings of the dwellings and the relationship to the vegetation qualities of Wombat Hill.
To minimize site disturbance and impact of the building on the landscape.
To maintain the consistency, where present, of building front setbacks.
To maintain the rhythm of dwelling spacing.
To respect the identified heritage qualities of the streetscape or adjoining buildings.
To ensure that new buildings do not dominate the landscape.
To use building materials and finishes that complement the dominant pattern within the streetscape.
To ensure front fences are appropriate to the era of the dwellings and maintain openness to the streetscape.

3.0 Permit requirement

A permit is required to:

- Demolish or remove a building; and
- Remove, destroy or lop trees except for species identified as invasive environmental weeds.

4.0 Modification to Clause 54 and Clause 55 standards

<table>
<thead>
<tr>
<th>STANDARD</th>
<th>MODIFIED REQUIREMENT</th>
</tr>
</thead>
<tbody>
<tr>
<td>A20 and B32</td>
<td>Front fences: A front fence within 3 metres of a street should not exceed a height of 1.2 metres</td>
</tr>
</tbody>
</table>
5.0 Decision guidelines

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

**Daylesford Neighbourhood Character Precinct Two**

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-
  - 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 back a minimum of 2 metres from both side boundaries;
  - proposed buildings are to be setback a substantial distance from the front boundary;
  - new buildings and extensions have been designed not to exceed the predominant tree canopy height;
  - timber, 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 Two Brochure*, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

**Daylesford Neighbourhood Character Precinct Five**

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-
proposed alterations and extensions would be appropriate to the building era;

large, established trees are to be retained where possible and the planting of new trees is provided for;

a landscape plan that includes incorporating exotic and native trees has been prepared to accompany an application for a new dwelling;

proposed buildings and driveways 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 offset from both side boundaries;

proposed buildings respect the predominant building height in the street and of nearby properties;

a proposed dwelling would match the typical single storey wall height;

low pitched roof forms are to be used;

the designs of front and side facades are articulated to reflect building forms in the street;

in streetscapes where weatherboard predominates, timber or other non-masonry cladding materials are to be used where possible or elsewhere earthy toned materials and finishes are to be used;

low, open style front fencing 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 Five Brochure, Planisphere in conjunction with John Curtis Pty Ltd, October 2002.

**Daylesford Neighbourhood Character Precinct Nine**

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-
  - proposed alterations and extensions would be appropriate to the building era;
  - a landscape plan that utilises appropriate low maintenance species has been prepared to accompany an application for a new dwelling;
  - proposed buildings are to be offset from both side boundaries;
  - new buildings and extensions have been designed not to exceed the predominant tree canopy height;
  - proposed buildings near ridge tops have been positioned and designed so as not to protrude above the ridgeline when viewed from lower areas;
  - the new building design reflects the dominant building forms in the street, including roof form, in areas where the streetscape contains identified heritage buildings;
in streetscapes where weatherboard predominates, timber or other non-masonry cladding materials are to be used where possible or elsewhere earthy toned materials and finishes are to be used;

- low to average height, open style front and side fencing is to be provided, with a maximum height of 1.2 metres.


**Daylesford Neighbourhood Character Precinct Fourteen**

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-
  
  - proposed alterations and extensions would be appropriate to the building era;
  
  - a landscape plan that includes substantial trees and shrubs has been prepared to accompany an application for a new dwelling;
  
  - the design allows for the retention of large, established trees and understorey and provides for the planting of new trees where possible;
  
  - 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;
  
  - the proposed front setback is no less than the average setback of the adjoining two dwellings;
  
  - proposed buildings are to be offset from both side boundaries;
  
  - the new building design reflects the dominant building forms in the street, including roof form, in areas where the streetscape contains identified heritage buildings;
  
  - proposed buildings respect the predominant building height in the street and of nearby properties;
  
  - in streetscapes where weatherboard predominates, timber or other non-masonry cladding materials are to be used where possible and render, brick surfaces are to be bagged or painted;
  
  - open style front fencing with a maximum height of 1.2 metres, appropriate to the buildings’ era is to be provided or hedges or screening planting are to be used as an alternative;
  
  - front fences would not exceed 1.2 metres other than in exceptional cases.


Map A to Schedule 2 to the Neighbourhood character overlay
Daylesford Neighbourhood Character Precinct Two
Map C to Schedule 2 to the Neighbourhood character overlay
Daylesford Neighbourhood Character Precinct Nine
Map D to Schedule 2 to the Neighbourhood character overlay

Part of Daylesford Neighbourhood Character Precinct Fourteen (excluding land which is within the Heritage overlay precinct HO697)