

Acknowledgments

The assistance of the following officers of the Shire of Hepburn, is gratefully acknowledged:

Judith Bedford	Manager of Planning and Economic Development
Rod Conway	Director of Infrastructure and Development
Shane Melotte	Project Manager

A thankyou is extended to the citizens of the Shire of Hepburn who contributed by attending the Public Workshops, taking photographs and sending submissions.

Steering Committee

The volunteer members of the Steering Committee are particularly thanked for contributing their knowledge and insights over a series of 4 meetings. The dedication to the spirit of the Study was demonstrated by a number of members who conducted forums with the community in their own time, and took the time to gather participants for the Public Workshops. Committee members were:

Bob Bevan, Department of Infrastructure
 Ian Esmore, Resident
 Paul Johnston, Resident
 Heather Mutimer, Resident
 Max O'Shea, Ward Councillor
 David Smith, Ward Councillor
 Doris Stockton, Resident
 Kate White, Resident

Study Team

Mike Scott	Facilitation
Lisa Riddle	Planning Policy and Implementation
Kellie Marks	Project Co-ordinator
Sam Strong	Survey Leader and Project Assistant
Michael Natoli	Project Assistant
Belinda Chong	Report Editor

Planisphere (Urban Strategy Planners)
 288 Brunswick Street : Fitzroy : Victoria 3065
 9411 4074

Sub Consultant

John Curtis	Urban Designer
-------------	----------------

John Curtis Pty Ltd
 117a Flemington Road : North Melbourne : Victoria 3051
 9429 6133

Foreword

The brief for the Daylesford Neighbourhood Character Study was to survey the neighbourhood character of the residentially zoned parts of Daylesford, describe that character through words and photographs, and produce guidelines to maintain, enhance and improve the residential character of Daylesford.

Daylesford is a township that has a very distinctive landscape setting, straddling a ridge and saddle in the uplands of the western Great Dividing Range. Much of the town's neighbourhood character is about the relationship of landscape to development, as most of the township's setting is forested, or comprises of paddocks with treed backdrops. Prominent natural features include Wombat Hill and Lake Daylesford. The township includes areas with buildings dating from the early goldfields settlement of the town, bushy residential environments with vegetation dominating the streetscape, to later 20th century suburban development. The relationship of development to topography is fundamental to the character of Daylesford.

This study sets out the means by which to protect and enhance these valued characteristics of Daylesford. The success of this study will require collective understanding and concerted action by the Council, Shire citizens, developers and other agencies. The maintenance of Daylesford's distinctive character is an imperative to the future economic, environmental and social success of the town. We present this study as the vehicle for initiating protection, maintenance and enhancement of Daylesford's neighbourhood character.

Lisa Riddle and Mike Scott
Planisphere
October 2002

Contents

Acknowledgments	i
Foreword	ii
1. Brief and Method	1
1.1. Brief	2
1.2. Methodology	2
1.3. Consultation	3
Study Process Diagram	5
2. Policy Context	7
2.1. State Policies	8
2.2. Council Policies	9
3. What is Neighbourhood Character?	13
3.1. Neighbourhood Character Defined	14
3.2. Neighbourhood Character Principles	15
3.3. Neighbourhood Character Types	17
4. Neighbourhood Character in Daylesford	21
4.1. Surveys	22
4.2. Community Values	25
4.3. The Character of Daylesford	26
5. Character Directions for Daylesford	29
5.1. Preferred Character	30
5.2. Character Guidelines	31
5.3. Key Character Issues	32
6. Implementation	35
6.1. Implementation Context	36
6.2. Statutory Implementation	37
6.3. Use of Overlay Controls	42
6.4. Recommended Overlay Controls	43
Appendices	
1. Study Brief	
2. Map of Study Area	
3. Precinct Issues Papers	
4. Precinct Issues Papers as presented to Public Workshop	
5. Community Bulletins	
6. Public Workshop Notes	
7. Response to Precinct Issues Papers	

1

Brief and Method

1.1 Brief

The Brief for the project included the following objectives:

- Identify and define the distinctive and valued elements of neighbourhood character in Daylesford's residential areas.
- Identify the different neighbourhood character precincts within Daylesford township.
- Develop an acceptable methodology for identifying and evaluating neighbourhood character of Daylesford.
- Recommend appropriate strategies and actions to implement the neighbourhood character study eg planning scheme amendment, community awareness.
- Provide greater certainty to landowners, developers, architects, designers and the community about what constitutes neighbourhood character and what are appropriate siting and design responses.
- Conduct an appropriate community consultation program involving all stakeholders.

The State government elected in 1999 undertook to make neighbourhood character the 'mandatory starting point' for consideration of residential planning applications. ResCode, the State code for residential development, was introduced in August 2001 just after the Neighbourhood Character Study process had begun. The Study was consequently undertaken with the intent of implementing recommendations within the ResCode framework.

There are high expectations among community members that the introduction of ResCode will improve the quality of residential development from a neighbourhood character perspective. Because the Daylesford Neighbourhood Character Study has been completed after ResCode's introduction into the Victorian Planning Provisions, Council is ideally placed to implement the study using the new tools and context provided by ResCode. The Study provides strategic and well-researched information to be able to determine the preferred character of key parts of Daylesford, where to seek planning scheme protection and in what form, and how to ensure consistency in discretionary decision making.

A copy of the Brief is contained in [Appendix 1](#).

Daylesford

Daylesford is located in central Victoria along the Midland Highway, approximately 120 kilometres northwest of Melbourne, and 50 km northeast of Ballarat. Daylesford was first settled during the gold rush of the 1850s, with a population of 3278 persons by 1996. In recent years Daylesford has attracted an influx of new residents, particularly from metropolitan Melbourne, who have made Daylesford their permanent or part-time place of residence, as well as becoming a popular tourist destination.

This Study area was defined by Council and covers residential areas of Daylesford that are covered by the Residential 1 Zone (R1Z) and Low Density Residential Zone (LDRZ). The areas included in the Study are identified in [Appendix 2](#). The Hepburn Planning Scheme provides for the protection of urban character in areas where Heritage Overlays and Design and Development Overlays have been applied. This Study was commissioned to identify the neighbourhood character of residential areas of Daylesford outside of these areas, in light of the lack of policy direction and guidance in the planning scheme, and the absence of a methodology for identifying and assessing neighbourhood character.

1.2 Methodology

The methodology is based on the tasks listed in the brief, elaborated into the following process:

Preliminaries

The initial step was to confirm the brief, detailed timelines and approach, and commence the background research, including:

- Review of the project brief.
- Preparation of detailed project timetable, including provisional dates for all meetings.
- Consultant background briefing session, including review of best practice.
- Literature review, including review of current planning controls and policies.

Neighbourhood Character Framework

This stage of the project established the framework for subsequent work, including preliminary identification of neighbourhoods and detailed consultation methodology. More information about the survey can be found in [section 4.1](#) of this report. The steps were:

- Initial windshield survey of the study area.

- Identification of the broad Neighbourhood Character Area typologies found in Daylesford, including key issues in each. Character Area typologies are based on the general form, layout and streetscape qualities.
- Initial documentation of threats to existing character areas
- Preliminary identification of neighbourhood precincts

Survey and Mapping

Every street was surveyed, and relevant information collected, mostly in map form, and aggregated to blocks or groups of properties with like characteristics. More information about the survey can be found in [section 4.1](#) of this report.

Define, Describe and Map Definitive Character Precincts

The Character precincts were defined, described and presented in the form of 'Precinct Issues Papers'. All the Precinct Issues Papers are contained in [Appendix 3](#). The method is described in [section 5.2](#) of this report.

Prepare Draft Guidelines

The guidelines were framed in direct response to any mismatch identified between the threats to a precinct's character and the preferred future character of each precinct. The guidelines are communicated through character precinct brochures. The advantage of this approach is that the information for one area is all together in one hand-out, in a clear and easy to read format. The character precinct brochures include photographs, a map, preferred character statement and guidelines (more information in [section 5.3](#)).

Prepare Implementation Recommendations

The best statutory implementation mechanisms were developed in consultation with the Steering Committee. Options that required careful consideration include local variations to ResCode requirements, Local Policy and Overlays. [Chapter 6](#) contains full details.

An important aspect of this task was to apply a *discriminating* approach to statutory implementation. Only areas with special characteristics warranted additional planning controls which is an approach that has been endorsed in a recent panel report on a study prepared by this practice.

We have also addressed non-statutory mechanisms such as education and encouragement and, importantly, works by public authorities, in particular road and footpath treatments and street planting usually carried out by the Council.

1.3 Consultation

A communication strategy was developed with the Council at the start of the study process. This focussed on three elements: communication, participation and consultation.

The aim of *communication* was to inform a wide audience about the existence of the study, its progress, and opportunities for involvement. The purpose of *participation* was to involve a necessarily small group in helping to shape the content of the study as it emerged. *Consultation* provided an opportunity for widespread public comment on the study and input into the issues that it should have addressed. We therefore conducted a consultation methodology that:

- Included two Public Workshops open to all of the Daylesford community.
- Established a Steering Committee with representatives from across Daylesford (see below).

Specific components of the Communication Strategy included:

Public Workshops

Two Public Workshops were convened in the study process. The purpose of the first Public Workshop was to:

- Provide an opportunity to announce the start of the project and explain its purpose.
- Canvass the main issues of concern in the community.
- Build confidence in the study.
- Commence the Disposable Cameras exercise.

The purpose of the second Public Workshop was to:

- Test identified areas in the town with like characteristics.
- Test 'preferred character statements' for each identified area.

Meeting Dates and Locations were as follows:

DATE	LOCATION
Thursday 21 March 2002	Daylesford Town Hall
Thursday 6 June 2002	Daylesford Town Hall

Community Photographic Exercise

A Community Photographic Exercise was initiated at the first Public Workshop. It involved distributing disposable cameras to community members, and asking them to take photographs of developments they liked and disliked, with locations and reasons. Upon the request of the Steering Committee members, the boards were displayed at the Council offices to enable viewing by the community. This provided a great deal of debate within the Daylesford community. This technique engaged key members of the community in the study process; identified community perceptions; and provided an excellent start to the process of the mutual learning and understanding that should underpin a study of this nature.

Steering Committee

A total of four Steering Committee Meetings were conducted. The Steering Committee oversaw production of the content of the Study, as well as acting as the operational/organisational management team for the study, comprising Council officers, study team members, and a number of people from the local community. Meetings occurred at key milestones of the study program to approve draft material and briefs for future work. These Steering Committee meetings allowed time for the group to 'form' and 'norm', and to provide productive input to the study at key stages.

Community Bulletins

Three editions of a Community Bulletin were distributed. They assisted to inform the wider community about the existence of the study, its purpose and its approach. It was also used to announce the public meetings.

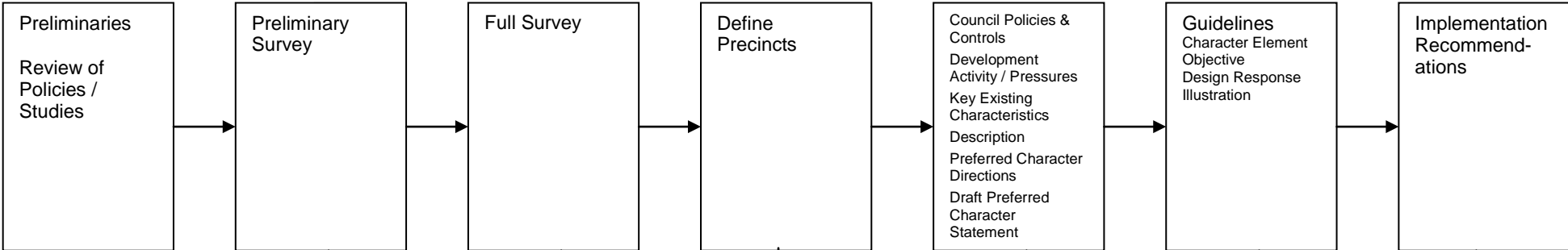
Public Consultation Period

A public consultation period will occur upon release by the Council of a draft report in late 2002.

The study methodology is summarised in the diagram on the following page.

Study Process Diagram

TASKS



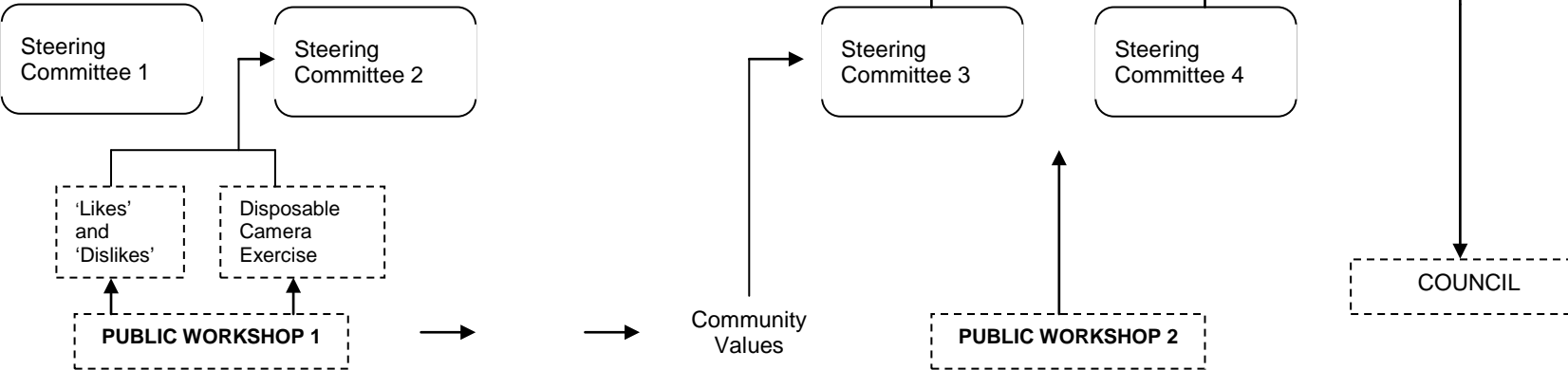
OUTPUTS



REPORT



CONSULTATION



2

Policy Context

2.1 State Policies

State Planning Policy Framework

The State Planning Policy Framework (SPPF) comprises of a statement of general principles for land use and development planning, and specific policies dealing with sectoral issues. Planning and responsible authorities must take into account and give effect to both the general principles and the specific policies applicable to issues before them to ensure integrated decision-making.

In Clause 13 Settlement, the SPPF states the following issue as being of relevance to neighbourhood character:

Planning is to anticipate and respond to the needs of existing and future communities through provision of zoned and serviced land for housing, employment, recreation and open space, commercial and community facilities and infrastructure. Planning is to recognise the need for, and as far as practicable contribute towards:

- Health and safety.
- Diversity of choice.
- Adaptation in response to changing technology.
- Economic viability.
- A high standard of urban design and amenity.
- Energy efficiency.
- Prevention of pollution to land, water and air.
- Protection of environmentally sensitive areas and natural resources.
- Accessibility.
- Land use and transport integration.

Under the Settlement section, Clause 14.01 Planning for Urban Settlement, one of the objectives is:

To facilitate the orderly development of urban areas.

At Clause 14.01-2 General Implementation the SPPF states that:

In planning for urban growth, planning authorities should encourage consolidation of existing urban areas while respecting neighbourhood character.

Under the Housing section, the objectives in relation to medium density housing as outlined in Clause 16.02-1 are:

To encourage the development of well-designed medium-density housing which:

- Respects the neighbourhood character.
- Improves housing choice.
- Makes better use of existing infrastructure.
- Improves energy efficiency of housing.

Clause 19.03 of the SPPF includes the following objectives in relation to Design and Built Form:

To achieve high quality urban design and architecture that:

- Reflects the particular characteristics, aspirations and cultural identity of the community.
- Enhances livability, diversity, amenity and safety of the public realm.
- Promotes attractiveness of towns and cities within the broader strategic contexts.

Clause 19.03-2 General Implementation states that:

Development should achieve architectural and urban design outcomes that contribute positively to local urban character and enhance the public realm while minimising detrimental impact on neighbouring properties.

ResCode

Before the introduction of ResCode, character studies either aimed at introducing Local Variations to the Good Design Guide, or they made use of other planning mechanisms available in the VPPs (Victoria Planning Provisions). Local Variations proved to be difficult to achieve, and their potential seemed to have limited effectiveness compared to other mechanisms, which include:

- Local Policy (including additions to the Municipal Strategic Statement)
- Overlay Controls (eg Design & Development Overlay, Vegetation Protection Overlay)

The introduction of the Victorian State Government's new residential provisions, collectively known as ResCode, has meant that neighbourhood character is now the mandatory starting point in the assessment of planning applications. ResCode offers a selection of tools that provide progressive levels of protection for neighbourhood character. These tools can enable protection of existing character or encouragement of a preferred neighbourhood character determined by Council. The introduction of these tools into Councils' Planning Schemes requires a proper amendment process. The ResCode tools for the protection of neighbourhood character are as follows.

Standards and Zone Provisions

The standards and zone provisions in ResCode provide a greater emphasis on neighbourhood character than the Good Design Guide where neighbourhood character was only one of many elements with equal weight. Where ResCode states that neighbourhood character should be respected (or similar expressions), this provides a clear opening for the Responsible Authority to refer to the guidelines and policies of a properly prepared character study. References of this type are strong and frequent, and there is also a clear neighbourhood character objective in relevant residential zones.

Local Planning Policies

In addition, the Decision Guidelines in the relevant clauses of the VPPs state that the Responsible Authority *must* consider '...the Local Planning Policy Framework including the Municipal Strategic Statement and local planning policies'. This means that, if character policies are properly incorporated into the Planning Scheme, as is proposed with this study, those policies carry considerable weight not only with Councils but also at the Victorian Civil and Administrative Tribunal (VCAT).

Schedules to the Zones

Councils are now able to add a schedule to a residential zone varying the following standards:

- Street setback
- Building height
- Site coverage
- Side and rear setbacks
- Private open space
- Front fence height

However a limitation on the usefulness of this mechanism, from the neighbourhood character perspective, is that it can only apply in the relevant residential zone *throughout* an entire municipality.

Permits for Single Dwellings

Councils can vary the minimum lot size that triggers the need for a town planning permit for construction of a single dwelling. Size, siting, and in some cases design, of single dwellings can be a neighbourhood character issue. However, once again this provision can only apply in the relevant residential zone *throughout* an entire municipality.

Neighbourhood Character Overlay

The Neighbourhood Character Overlay (NCO) has been heralded as the most specific and effective tool for applying neighbourhood character policy. The permit requirements are comprehensive and can include demolition, tree removal and front fences as well as all buildings and works. This is the mechanism preferred by the Department of Infrastructure for implementing a character study *where an overlay type of control is justified*. It is clear that NCOs will only be allowed over confined and specific areas. They will not be able to apply across an entire municipality.

While this mechanism provides a useful additional neighbourhood character control tool, it has limitations because its permit requirements are so extensive. The overlay requires a permit for all buildings and works, and only dwelling outbuildings and swimming pools may be exempt from this requirement. It is not possible to exempt certain types of development, for example, all buildings under a certain height or buildings with low site coverage. This may be considered an advantage in certain circumstances, but clearly precludes the use of the Overlay over extensive areas of the Shire due to the administrative burden and the onerous permit requirements imposed on landowners. It requires discriminating application and is designed for this purpose.

This matter of the most appropriate planning tool for the implementation of the recommendations of this study is discussed in more detail in [Chapter 6 Implementation](#).

2.2 Council Policies

There are various sections of the Shire of Hepburn Planning Scheme and a range of Council policies that impact upon the project. A description of each policy and its implications are as follows:

Municipal Strategic Statement

The Municipal Strategic Statement (MSS) is part of the planning scheme. It is a concise statement of the key strategic planning, land use and development objectives for the municipality and the strategies and actions for achieving the objectives. The MSS establishes the strategic planning framework for the municipality. The statement encapsulates significant planning directions for the municipality and in turn provides the strategic basis for the application of the zones, overlays and particular provisions in the planning scheme and decision making by the Council.

The MSS provides an environmental, social and economic profile of the Shire and describes and State and regional context of the Shire. It also details objectives and strategies for:

- Settlement and Housing;
- Infrastructure and Transport;
- Economic Development;
- Rural Land Use and Agriculture; and
- Environment and Heritage.

Implications for the Neighbourhood Character Study

The Neighbourhood Character Study may result in the strengthening of particular sections of the MSS. The Study could provide the strategic research and justification for enabling the MSS to place greater emphasis on the importance of neighbourhood character within the Shire. However, sections of the MSS that relate specifically to neighbourhood character may require updating to make reference to this Study.

Clause 21.04-1 Settlement and Housing

This section of the MSS identifies planning for growth in a sustainable and managed manner as a key strategy. The objectives of this clause are:

- To provide for a range of housing and lifestyle options while protecting rural land values
- To improve the character of development in established urban areas

Strategies to achieve this include:

- Recognise environmental and tourism values associated with significant landscape locations
- Encourage tourism and other non-residential development that is sensitive to neighbourhood and town character in appropriate locations.

Implications for the Neighbourhood Character Study

The precinct character descriptions as identified by the Neighbourhood Character Study will support and help to achieve the above objectives. In particular, the Study has the potential to produce specific guidelines relating to dwelling design, making new developments respond to their site and surroundings while fitting in with the identified urban character themes for their area. The implementation section of this clause may require updating to make reference to this Study.

Clause 21.04-5 Environment and Heritage

The identification and protection of significant roadsides and management of landscapes within the Shire of Hepburn in response to ongoing development pressure is addressed in this section of the MSS. The objectives of this clause that relate to neighbourhood character are:

- To protect the cultural heritage of Hepburn, while promoting appropriate development opportunities for areas and sites of cultural heritage significance, and
- To manage development where significant landscape features could be adversely affected.

Strategies to achieve this include:

- Providing guidance for development to maintain the integrity of localities and precincts with important heritage character
- Assess development applications against the landscape value of an area where specified, having regard to ridgelines, hilltops, and other significant landscape features.

Implications for the Neighbourhood Character Study

The guidelines, policies and controls that are contained within the Neighbourhood Character Study will support and help to achieve the above objectives. In particular, the Study has the potential to produce specific guidelines relating to topography / land form and vegetation, resulting in development that is encouraged to be site-responsive and sensitive to identified character values. The implementation section of the clause may require updating to make reference to this Study.

Local Policies

Clause 22.07 Settlement

This local planning policy applies to the township of Daylesford, and therefore applies to all the land encompassed by the Neighbourhood Character Study. This policy provides a local context for the application of a state policy, Clause 14.01 Planning for Urban Settlement, and provides guidance in implementing the directions of the Hepburn Shire Land Use Strategy.

The objectives of this policy as relevant to the Neighbourhood Character Study are to:

- To direct residential development into existing townships, villages and settlements.
- To ensure that new use and development is compatible with the underlying character of the surrounding built areas.

The Policy refers to the Hepburn Shire Land Use Strategy 1999 and other various reference documents. Neighbourhood character is addressed in this policy in its encouragement of innovative residential development that contributes to the character of the area, and ensuring that the scale, design and appearance of new buildings are in harmony with the area.

Implications for the Neighbourhood Character Study

The recommendations of this Study will make a strong contribution towards the achievement of the above objectives. However, this policy will require updating to make reference to this Study. A further Local Planning Policy may be inserted into the Shire's Planning Scheme that relates specifically to Neighbourhood Character.

Particular Provisions

Clause 54.02 Neighbourhood Character

This clause relates to planning applications for one dwelling on a lot. It contains 2 objectives concerning neighbourhood character and integration with the street. In relation to neighbourhood character, the key objective is to ensure that design respects the existing neighbourhood character or contributes to a preferred neighbourhood character, and to ensure that the design responds to the features of the site and the surrounding area.

This objective is achieved by ensuring development responds to the features of the neighbourhood and the site, and the proposed development must respect the existing or preferred neighbourhood character and respond to the features of the site. When deciding on an application, the Council must consider any relevant neighbourhood character objectives, policy or statement set out in the planning scheme.

Implications for the Neighbourhood Character Study

A Local Planning Policy may be inserted into Hepburn's Planning Scheme that relates specifically to Neighbourhood Character. This Policy would compliment and build upon Clause 54.02 and necessarily need to be considered under Clause 54.02 when Council makes decisions on applications to ensure that all neighbourhood character objectives are achieved.

Clause 55.02 Neighbourhood Character and Infrastructure

This clause contains five primary objectives concerning neighbourhood character, residential policy, dwelling diversity, infrastructure and integration with the street. In relation to neighbourhood character, the key objective is to ensure that design respects the existing neighbourhood character or contributes to a preferred neighbourhood character.

This objective is achieved by ensuring development responds to the features of the neighbourhood and the site. When deciding on an application, the Council must consider any relevant neighbourhood character objectives, policy or statement set out in the planning scheme.

Implications for the Neighbourhood Character Study

As mentioned above, a Local Planning Policy may be inserted into the Shire's Planning Scheme that relates specifically to Neighbourhood Character. This Policy would compliment and build upon Clause 55.02 and necessarily need to be considered under Clause 55.02 when Council makes decisions on applications to ensure that all neighbourhood character objectives are achieved.

Other Relevant Council Policies

Daylesford Streetscape Study

The Daylesford Streetscape Study was prepared in 1996, and updated in 1998. It provides background information and makes recommendations regarding streetscape issues within the main town centre. The Daylesford Streetscape Study area applies to three streets within the Daylesford town centre, due to the historic character of the buildings lining these streets. Many of these buildings are in commercial or retail use. The Daylesford Streetscape Study is a reference document in the Hepburn Planning Scheme.

Implications for this Study

It is important that confusion does not arise between the application of the recommendations of the Daylesford Streetscape Study and the Daylesford Neighbourhood Character Design Guidelines. Although the Streetscape Study generally does not cover the residential areas covered in the Neighbourhood Character Study, its strong urban design focus necessitates a contextual approach, especially where the Streetscape Study area interfaces with the residential areas covered in the Daylesford Neighbourhood Character Study. It is most appropriate that the Daylesford Neighbourhood Character Design Guidelines are only used for residential areas. However, some sites on the periphery of the Daylesford Streetscape Study area may require the application of both Studies due to their residential zoning.

3

What is Neighbourhood Character?

3.1 Neighbourhood Character Defined

In December 2001 the Department of Infrastructure published a General Practice Note titled 'Understanding Neighbourhood Character'. Although the Note contains useful information, it fails to provide a single, all-encompassing definition of neighbourhood character. The nearest it comes to a succinct definition is: 'neighbourhood character is essentially the combination of the public and private realms'. The large number of matters it suggests as relevant tend to obscure, rather than illuminate, the essence of neighbourhood character. Yet there have been useful previous statements on this subject, either auspiced by the Department of Infrastructure, or produced by independent Panels.

A more succinct and encompassing definition was included in the Draft Practice Note on Neighbourhood Character published in June 2000 as part of the first draft of ResCode:

Neighbourhood character is the interplay of natural, built, social, cultural and economic conditions that make one place different from another.

This definition is helpful, but it has a number of shortcomings:

- It fails to focus precisely onto the meaning of neighbourhood character that is reflected in tools provided in the VPPs (Victoria Planning Provisions).
- It omits the adjective 'qualitative' in using the term 'interplay'.
- It makes no reference to the 'combination of the public and private realms' in the current Practice Note

It is true that people attribute widely differing meanings to the term 'neighbourhood character'. For many, character is about the people who live in the area; for others it is broad attributes of the area, such as closeness to shops or transport, how much open space or traffic there is. Because this character study has been commissioned to provide planning scheme policies and controls, it needs to be focussed on the physical planning outcomes that are capable of being influenced by planning scheme tools. Fundamentally we are aiming to answer the question: how do buildings and landscape interact? Built form, vegetation and topographical characteristics are the physical manifestation of neighbourhood character addressed in the VPPs (Victoria Planning Provisions). The Good Design Guide used these terms in defining neighbourhood character.

The term 'interplay' in the former Practice Note comes from the 1998 Advisory Committee report on the City of Monash neighbourhood character 'local variations' amendment, which coined the phrase 'qualitative interplay'. Qualitative interplay refers to the way that the main distinctive components of an area's character combine to produce a particular sense of place. This concept carries important implications:

- Character needs to be described in a written statement; it is insufficient to simply produce a catalogue or list of characteristics.
- These character statements must be skilfully written to describe the synthesis of qualities that make one area distinct from another.
- They should make clear which characteristics are most important, and the manner in which they relate to each other.

The qualitative interplay transcends 'private and public domains', as the Monash report emphasises. The character of buildings and their grounds cannot be divorced from the character of the street scene in which they sit. For example, in the inner suburbs of Melbourne buildings often present as solid 'walls' to the street, producing a hard, urban character. In some landscape-dominated areas on the urban fringe, natural bush vegetation flows across private property and public domain alike, only stopping at the edge of the roadway. Clearing all the trees on a private allotment would completely change the character of this type of area. So would the construction of kerb, channel and footpath, or planting of street trees of an incompatible species or in a formal pattern.

Therefore, in summary, character is a synthesis of public and private domain characteristics, as listed in the provisions of ResCode. It is the qualitative interplay between those characteristics that creates a distinctive urban character. Some characteristics are more important than others in creating this distinctive character. Surveying all characteristics, then listing the 'key' characteristics, is a useful analytical tool. However a written statement that explains the interplay of the character components is necessary to properly describe, assess and evaluate the character of a particular area.

The following definition of neighbourhood character, used by a Department of Infrastructure working party into neighbourhood character that met in late 1999, seems to us to accommodate all of these requirements. It forms the basis of the work undertaken in the Daylesford Neighbourhood Character Study:

Neighbourhood character is the qualitative interplay of built form, vegetation and topographic characteristics, in both the private and public domains, that make one place different from another.

Focussing on ResCode

In many areas, building type, era and spacing, the proportions and combined appearance of the 'walls' and 'floor' of the street space, and the amount and type of vegetation, are the critical determinants of an area's character. How the buildings 'sit' in their landscape is critical. Vegetation includes street trees, front garden vegetation, and canopy trees in rear yards and public reserves forming a back drop. Critical elements of the 'walls' and 'floor' of the street space are: the height, permeability and profile of the 'walls'; the depth of front setbacks, type of garden (eg lawn and roses, shrubs and trees, or an apparent continuation of the streetspace planting), presence and permeability of front fence; and the formality (or otherwise) of the street space.

Other character components can include traffic, noise, type of activity and demographic characteristics. Members of the public often cite these as important characteristics of their neighbourhood. People often raise amenity issues such as access to open space in character consultation sessions. All of these can be argued to be an essential part of an area's character.

The important question in each case is: *how relevant is this to the task in hand?* In preparing policy and controls for implementation through the planning scheme, then the focus of the study needs to be on elements that are mentioned in ResCode provisions and can therefore be influenced by the appropriate planning controls. Many of these elements can be addressed through other mechanisms such as social development strategies or public awareness campaigns that are outside the scope of planning schemes.

Neighbourhood Character is Not

The differentiation between different types of character area is not simply a question of architectural style or era of development. Character is founded on the layout and form of the areas, and the way that the built form interacts with and relates to the landscape. These factors should be the basis for the application of neighbourhood character policies. Neighbourhood character is not about the imposition of design styles. Rather it should be about recognising the distinctive characteristics of different urban forms, and their relationship to topography and vegetation. Getting this right is the best way of maintaining and enhancing the sense of place of the central region's residential areas.

Nor is neighbourhood character about the amenity of adjoining properties or housing density as such, although it has implications for both these issues. In practical terms it does not, however, dictate planning controls for either. For example, some of the recommended guidelines contained in the Precinct brochures with regard to maintaining the rhythm of dwelling spacing in a Precinct or streetscape, may require that new buildings should be setback from both side boundaries. This may reduce the amount or number of buildings that can be accommodated on a site, and may also reduce potential amenity impacts from overlooking and overshadowing of adjoining properties. Site coverage and front setback controls may also have a similar effect in some instances. These are secondary outcomes of the neighbourhood character guidelines, and while not the primary intent, may reduce community concerns about other aspects of new development.

Nor is character about density controls. ResCode makes no provision for density controls, and it is not considered that any policy that proposed density maximums or medium density housing saturation levels would be supported by the Department of Infrastructure. ResCode has more extensive provisions relating to amenity issues and it is likely that once these provisions become more widely implemented many amenity concerns will be reduced.

3.2 Neighbourhood Character Principles

The following principles of neighbourhood character were prepared by a Department of Infrastructure working party into neighbourhood character that met in late 1999. They were included in the Draft Practice Note on Neighbourhood Character published in June 2000 as part of the first draft of ResCode. These form the basis of the process and content of the work undertaken for the Daylesford Neighbourhood Character Study. The principles are:

Community Values

1. The values of the local community are part of determining the appropriate response to neighbourhood character. Planning controls that aim to protect, change or improve character must draw on professional and community views.

The community should be involved in identifying the neighbourhood character measures appropriate to their area. Professionals assist in developing and translating these ideas into techniques to manage design.

Physical Focus

- Character, in its broadest sense, can include environmental, social and economic factors, but the planning system is concerned with managing the physical evidence of character and related social impacts.

The planning system is primarily focussed on achieving a wide range of objectives through the physical environment. Character is not concerned only with the private domain, as much of neighbourhood character is manifested in the public street space. However, some character issues are related to social outcomes or impacts. eg. The height of front fences is a town planning issue with character implications that may be physical (does a high fence contribute positively to the 'look' of the area?) and social (how do high fences affect social interaction?)

Special Qualities of an Area

- All areas have a character that can be described, evaluated and, in many cases, improved. In some areas protection of particular qualities may be warranted; but there is no distinction between areas of special character and 'the rest'.

The aim in placing greater priority on character is to improve the quality of the environment throughout Victoria's residential areas, not just in retaining or improving a few select 'special' areas that already have high amenity values. For this reason, a neighbourhood character is equally relevant everywhere. Planning controls should aim to protect identified distinctive and valued elements.

Interaction between Elements of Character

- Character is about the interrelationships between various elements of an area, and so cannot be described or evaluated by considering individual elements in isolation.

Design responses need to consider the whole picture of a neighbourhood, rather than focussing upon one or two elements of the building form or siting.

Neighbourhood Character and Other Planning Policies

- State and Council policies provide the rationale for decisions about whether to protect, change or improve the neighbourhood character of an area. Area-specific controls should be developed in the light of these strategic directions.

A Council's Residential Development or Housing Strategy (as expressed in its Municipal Strategic Statement) may provide guidance about priorities in any particular area.

Preferred Character

- Neighbourhood character descriptions and evaluations should focus on the preferred character of an area.

Descriptions of existing characteristics are an important part of the process of identifying the 'starting point', but the desired character needs to be evaluated and considered in the context of other policy priorities. It may be that some areas should be encouraged to develop a new character, just as there may be some areas where critical elements need to be protected or reflected in all new development.

Neighbourhood Character Typologies

- There are a limited number of consistent neighbourhood character area types that can be defined, and frequently appropriate policy responses can be formulated without the need for expensive studies.

The 'Responding to Neighbourhood Character' ResCode Practice Note has adopted this approach in presenting possible policy responses to three typical residential character types. This is not to say that detailed analysis can be completely avoided, but much can be gained from shared understandings. Many Councils have undertaken very detailed character studies and this information may supplement the examples provided.

Site Analysis

- A site analysis, specifically from the neighbourhood character perspective, is necessary whether or not a detailed character study has been undertaken.

A site analysis is a mandatory requirement of ResCode.

Character and Heritage

- Character and heritage share many attributes, but there are important differences between the two concepts. Community values are a key justification for the protection of neighbourhood character. Policies to transform character may be appropriate in some areas.

Character studies evaluate the significance of built form, vegetation and topographical qualities, with reference to styles and ages where relevant, whereas heritage studies evaluate cultural heritage significance, with some reference to built form, vegetation and topographical qualities. (see below for further discussion.)

Character and Amenity

- The difference between neighbourhood character and amenity must be recognised.

Character and amenity are terms often used interchangeably, but in ResCode factors like visual and acoustic privacy and overshadowing should continue to be treated as issues separate to neighbourhood character.

3.3 Neighbourhood Character Types

Neighbourhood character is a fundamental of sense of place in residential communities. While many Councils have undertaken neighbourhood character studies, little or no attempt has been made to generalise the findings of these studies into a typology of neighbourhood character types. Broadly speaking, the following neighbourhood character types have been identified in the central region of Victoria:

BUILT FORM/LANDSCAPE RELATIONSHIP	CHARACTER TYPE
<i>Built form dominated residential areas</i>	'Inner Urban'
<i>Spacious residential areas in a garden setting (formal street pattern, generally modified grid)</i>	'Garden Suburban'
<i>Spacious residential areas in a garden setting (informal, generally curving street pattern with courts/cul-de-sacs)</i>	'Garden Court'
<i>Landscape dominated residential areas</i>	'Bush Suburban'

These four categories illustrate the four main types of residential area that exist in the central region of Victoria, from an urban design perspective. The differentiation between these types is NOT based on architectural style or era of development. It IS founded on the layout and form of the areas, and the way that the built form interacts with and relates to the landscape. These factors should be the basis for the application of neighbourhood character policies. Neighbourhood character is NOT about the imposition of design styles. Rather it should be about recognising the distinctive characteristics of different urban forms, and their relationship to topography and vegetation. Getting this right is the best way of maintaining and enhancing the sense of place of the central region's residential areas.

An initial version of these character types, prepared by Planisphere, was included in the Draft Practice Note on Neighbourhood Character published in June 2000 as part of the first draft of ResCode. Although this Practice Note has since been superseded, it provided some useful principles about the nature of neighbourhood character. The upgraded version of the character types shown here is included in *Sense of Place: urban design principles for the metropolitan strategy*, a technical report on urban design prepared by Planisphere and published in October 2002 as part of the Metropolitan Strategy. The remainder of this chapter is from that report.

Within each of these four main character types, there can be wide variations. These are important in differentiating the character of one neighbourhood from another, and in creating or strengthening sense of place. These variations are identified through the detailed survey, and are highlighted in the 'description' of each character precinct that appears in the Precinct Issues Papers, and on the final precinct brochures.

Areas with New and Changing Character

Some areas are subject to redevelopment, or have aspects of their character that are a cause of strong concern by local people, warranting change to the physical fabric. In both these instances, the appropriate planning strategy may well be to try to improve the character of the area by changing it. Achieving a measured and consistent change in the development character of an area requires a sound approach to planning. Definition of the new character will often require urban design skills, and the process of managing change may require a sophisticated program of community involvement.

Areas yet to be developed (generally 'greenfield' areas) should be allowed to create a new character, within broad parameters such as relating to the built character of adjoining areas and expressing the underlying landscape character.

'Inner Urban' Neighbourhood Character Type

Built form dominated residential areas

Examples: Melbourne's inner suburbs (eg Carlton, Fitzroy, Port Melbourne, Williamstown); the centres of Bendigo and Ballarat, Maldon and Clunes.

This intensive form of subdivision, much of it into small, narrow blocks, resulted in a built form dominated character. This type of character is widespread in Melbourne's inner suburbs, but unusual outside Melbourne, except in the centre of some older regional centres and country towns such as Bendigo and surrounding settlements. Some of these areas were subject to a planned approach, with formal street layouts and a more effective control of land release subdivision. Others grew more haphazardly, with streets of varying width, including many very narrow streets, often without connectivity, and no provision for parks and squares.

Our view of the inner suburbs of Melbourne and regional centres as living environments has been transformed in the last forty years. Originally the focus of slum clearance policies, they have since become desirable residential locations, valued for the urban lifestyle and heritage qualities. Urban designers see them as exemplars of a more sustainable urban form.

DESCRIPTION	MAIN CHARACTERISTICS	PRINCIPLES
-------------	----------------------	------------

- | | | |
|---|---|---|
| <input type="checkbox"/> Dense, low rise residential and mixed use areas serviced by strip centres | <input type="checkbox"/> Highly urban character: buildings dominate the street scene | <input type="checkbox"/> Continue to conserve the heritage areas |
| <input type="checkbox"/> Largely intact Victorian colonial suburbs of high heritage value (probably world significance) associated with the rise of Marvellous Melbourne | <input type="checkbox"/> Low rise scale, narrow fronted rhythm | <input type="checkbox"/> Maintain and enhance the hard urban character, with its solid, fine-grain streetscape 'walls', dense, connected street and laneway networks, minimal setbacks, and pedestrian-friendly environment |
| <input type="checkbox"/> A walking, horse-drawn carriage and tram-based city | <input type="checkbox"/> Small front setbacks, small or zero side setbacks, create unbroken 'walls' to the street | <input type="checkbox"/> Accommodate more intense development where these characteristics can be maintained, provided any shortfalls in the quality and quantity of public realm space are made good |
| <input type="checkbox"/> Distinction between areas laid out by the Survey Department (eg Carlton), and areas without effective control of subdivision (eg Fitzroy, inner Bendigo) | <input type="checkbox"/> Front property boundary always expressed by a fence | |
| <input type="checkbox"/> In outer areas, land sometimes remained undeveloped for decades, leading to mixed eras of development (eg Northcote, various pockets throughout Bendigo) | <input type="checkbox"/> Possibility of siting new, more intense development so that it is 'hidden' from view | |
| | <input type="checkbox"/> Fine-grain, connected street and laneway pattern, highly conducive to walking and cycling | |
| | <input type="checkbox"/> Served by a relatively dense network of strip activity centres and public transport services | |
| | <input type="checkbox"/> Many areas of mixed use | |

'Garden Suburban' Neighbourhood Character Type

Spacious residential areas in a garden setting (formal street pattern, generally modified grid)

Examples: the Melbourne middle suburbs (eg Camberwell, Essendon, Sunshine); most residential areas in Regional Centres and Country Towns/Townships/Coastal Towns

The middle suburbs of Melbourne are possibly what most people have in mind when they talk about Melbourne's comfortable 'livability', and compare its suburbs favourably as living environments with the affordable equivalents in Sydney. The middle suburbs became the crucible of the protests relating to urban consolidation, the Good Design Guide and neighbourhood character in the 1990s. Outside Melbourne, most urban residential areas have the spacious 'garden suburban' character, because densities and site coverage tend to be lower than equivalent metropolitan areas.

Most garden suburban residential areas are laid out within a north-south, east-west grid of one chain (20m) main roads (more likely to be 30m in regional Victoria). Mostly the street pattern is grid-based or grid-adapted. The roads are tree-lined avenues, often with concrete kerbs and footpaths, and grassed nature strips. Some housing has low walls fronting formal, trimmed gardens that are open to the street, and houses are located within the lot, rather than extending to its boundaries. The atmosphere of a garden suburb is one of space and trees, though the separation of private and public land is clearly defined.

DESCRIPTION	MAIN CHARACTERISTICS	PRINCIPLES
<input type="checkbox"/> Train and tram-based	<input type="checkbox"/> Spacious feel : space around and between buildings, open rather than enclosed street space, large setbacks	<input type="checkbox"/> Use a formal approach to street space design (eg regular avenues of trees, regular geometry of kerbing and traffic management devices)
<input type="checkbox"/> Late-Victorian to 1960s/70s	<input type="checkbox"/> Green and leafy appearance in many areas	<input type="checkbox"/> Retain the spacious, green and leafy character, including views of backdrop vegetation between and over buildings, generous front garden setbacks open to view from the street, and grassed nature strip with minimal interruption
<input type="checkbox"/> Grid-based street pattern	<input type="checkbox"/> Low scale, dominant roof forms, strong horizontal emphasis	<input type="checkbox"/> Maintain the horizontal emphasis of massing and form resulting from the dominance of the roof form
<input type="checkbox"/> Spacious streets and gardens	<input type="checkbox"/> Gaps between buildings	
<input type="checkbox"/> Detached houses, double or triple fronted	<input type="checkbox"/> Front property boundary usually defined by low, solid fence or moderate height 'transparent' fence (eg wire mesh)	
<input type="checkbox"/> Footpaths and nature strips and tree avenues (often exotic)		
<input type="checkbox"/> Car storage usually off-street and behind the building line		
<input type="checkbox"/> Tram and/or railway station-based retail strips		

'Garden Court' Neighbourhood Character Type

Spacious residential areas in a garden setting (informal, generally curving street pattern with courts/cul-de-sacs)

Examples: Melbourne outer suburbs such as Chirnside Park, Wantirna, Carrum Downs; areas of Regional Centres and Country Towns/Townships/Coastal Towns developed since approximately the late 1970s.

From the 1960s to present time, garden court residential areas have emerged. They grew faster in the north-east, east and south-east than in the north, north-west and west Melbourne. These suburbs have grown on the fringes of Melbourne and other centres, where initially infrastructure and services were inadequate.

The term Garden Court refers to the combination of a Garden Suburban type of development superimposed on a pattern of curvilinear streets with cul-de-sacs or courts. This layout was designed to accommodate full car-based access as safely as possible, by eliminating 'rat runs' and providing low speed, low volume traffic environments within the courts. A negative consequence of this type of layout has been the poor connectivity of the street system for bus routes and walking. These areas tend to be associated with car-based, stand alone retail centres. In seeking to create more sustainable urban environments, government policy will need to address how these deficiencies over the long term.

The curvilinear street pattern results in the creation of informal street spaces which are often complimented by informal (often native) garden plantings. There is often only one footpath, sometimes none at all.

More recent trends in Garden Court areas have seen reduced setback and road width standards, coupled with substantially increasing site coverage. Many estates of the 1990s include large numbers of two storey houses with much reduced setbacks. These changes have reduced the 'garden' aspect of the character, increasing the sense that the street is lined by a solid 'wall' of buildings. Although street and garden trees will eventually mature and 'soften' these streetscapes, they will continue to have a more built-form dominated character.

DESCRIPTION	MAIN CHARACTERISTICS	PRINCIPLES
<input type="checkbox"/> Car-based	<input type="checkbox"/> Pre-1990s: spacious feel – space around and between buildings, open rather than enclosed street space, large setbacks	<input type="checkbox"/> Use an informal approach to street space design (eg informal groupings of trees, irregular geometry of kerbing and traffic management devices)
<input type="checkbox"/> 1960s/70s onwards		
<input type="checkbox"/> Curvilinear plus court-based street pattern	<input type="checkbox"/> From the 1990s: a more enclosed feel due to smaller setbacks, higher site coverage and two storey development	<input type="checkbox"/> Retain the spacious, green and leafy character, including views of backdrop vegetation between and over buildings, generous front garden setbacks open to view from the street, and grassed nature strip with minimal interruption
<input type="checkbox"/> Spacious streets and gardens	<input type="checkbox"/> Green and leafy appearance in many areas	
<input type="checkbox"/> Detached houses, double or triple fronted	<input type="checkbox"/> Low scale and horizontal emphasis of dominant roofs (pre-1990s)	<input type="checkbox"/> In pre-1990s areas, maintain the horizontal emphasis of massing and form resulting from the dominance of the roof form
<input type="checkbox"/> Two storey houses and higher site coverage common from 1990s	<input type="checkbox"/> Gaps between buildings (less from 1990s)	
<input type="checkbox"/> Nature strips, often without footpaths	<input type="checkbox"/> Less emphasis on separate definition of public and private domain: front gardens often not fenced	
<input type="checkbox"/> Informal street tree planting, often native		
<input type="checkbox"/> Car storage usually off-street and behind the building line (in front of the building line in some more recent estates)		
<input type="checkbox"/> Car-based, stand alone retail centres		

'Bush Suburban' Neighbourhood Character Type

Landscape dominated residential areas

Examples: Eltham, Dandenong Ranges foothills, Warrandyte, Barwon Heads; parts of Daylesford, Marysville and Greater Bendigo.

These suburbs are dominated by vegetation, often to the extent that houses are hidden from the street by trees and understorey. Typical types of environment in which this form of character has emerged include the foothills of the ranges and some seaside suburbs and towns, in which houses are sited among ti tree or moonah vegetation.

The most important characteristic of 'bush suburban' areas is the way buildings and structures are absorbed into the landscape. In areas with the strongest manifestation of this character, narrow dirt roads wind around the contours and through the trees, and there is little evidence of suburban development other than an occasional driveway leading off through the trees. Houses are sited among the trees, garden planting is simply a continuation of the surrounding landscape character, and there is little definition of property boundaries apart from agricultural wire fences.

DESCRIPTION	MAIN CHARACTERISTICS	PRINCIPLES
<input type="checkbox"/> Narrow, often unmade roads curve through the bush and around the contours	<input type="checkbox"/> Landscape dominated environment	<input type="checkbox"/> Withstand pressure to subdivide and increase site coverage
<input type="checkbox"/> Bush vegetation character dominant in private grounds, roadway edges and public spaces	<input type="checkbox"/> Design of individual buildings often less important than siting and concealing them	<input type="checkbox"/> Site development away from front boundaries and within the flow of the topography
<input type="checkbox"/> Footpaths often only 'tracks through the trees'	<input type="checkbox"/> Building heights need to relate to tree canopy height	<input type="checkbox"/> Retain vegetation character of surrounding landscape in private grounds and gardens, and along roadway edges
<input type="checkbox"/> Buildings at least partly hidden from view	<input type="checkbox"/> Minimal definition of property boundaries	<input type="checkbox"/> Avoid construction of streets to normal suburban standard
		<input type="checkbox"/> Avoid excessive change to the landform

The application of these character types to Daylesford is addressed in the next chapter.

4

Neighbourhood Character in Daylesford

4.1 Surveys

Two surveys were undertaken: a Preliminary Survey and a Detailed Survey.

Preliminary Survey

This stage of the project established the framework for subsequent work, including preliminary identification of neighbourhoods and detailed consultation methodology. The steps were:

- Initial windshield survey of the study area.
- Identification of the broad Neighbourhood Character Area typologies found in the township, including key issues in each. Character Area typologies are based on the general form, layout and streetscape qualities of Daylesford.
- Initial documentation of threats to existing character areas
- Preliminary identification of neighbourhood precincts

Preliminary character area types were defined in the initial 'windshield' survey of the municipality by the Study Team's urban designer and co-ordinator. This analysis is summarised below. This provided a 'hypothesis' of the broad character types to be found in Daylesford, able to be tested during the detailed survey. They were subsequently refined and modified following the detailed field survey. Although superseded by the detailed information included in the Precinct Character Statements, they provide a useful 'snapshot' of the Township's character. The preliminary character types identified were:

Goldfields Town Edge 1

- Topography is flat.
- Architectural styles are varied, with dwellings dating mostly from the 1970s. Dwellings are large with no cottages.
- Building materials consist of stone, brick and weatherboard.
- Dwellings are 1-2 storeys high.
- Setbacks are varied.
- Front fences are varied.
- Gardens have some large canopy trees with informal planting.
- There are no street trees.
- Roads are non-existent or unmade gravel, or are sealed with kerbs.
- Road layout is an incomplete grid structure.
- Fringe urban-open land dominates.

Goldfields Town Edge 2

- Topography is undulating and hilly, development is sited to suit the topography.
- Architectural styles are a mix of miners cottages and new development.
- Building materials consist of brick and weatherboard.
- Development is single storey.
- Setbacks are varied.
- Front fences are low, open or non-existent.
- Gardens have some large canopy trees with informal planting.
- Street trees are small to large with varied informal planting.
- Roads are sealed or gravel with no kerbs, with large verges.
- Road layout is an incomplete grid structure, with roads constructed off the grid to fit the topography.

Goldfields Town Suburb 1

- Topography is undulating and hilly
- Architecture is a mix of eras, consisting of-cottages, with houses fronting the street
- Building materials consist mostly of weatherboard.
- Development is single storey.
- Setbacks are varied.
- Front fences are low, open or non-existent
- Gardens are formal and well planted
- Street trees are large and informally planted.
- Roads are sealed with no kerbs, with large verges.
- Road layout is grid-like.

Garden Suburban

- Topography is undulating.
- Architectural eras are from 1960s to 1990s.
- Building materials are mostly brick
- Development is single storey.
- Setbacks are regular 6-7m front and 1 and 3-4m sides.
- Front fences are low brick.
- Garden styles are low and cultivated, with few canopy trees.
- There is some formal street tree planting.
- Roads are sealed with kerbs, some have footpaths.
- Road layout is grid-like.

Goldfields Town Suburb 2

- Topography is high but flat.
- Architectural styles consist of miners' cottages of the 19th century to 1950s development, with some interwar development.
- Building materials are weatherboard with some cement sheet.
- Development is single storey.
- Setbacks are varied.
- Front fences are open or low.
- Cottage gardens predominate.
- Street trees are varied.
- Roads are sealed with no kerbs and large verges.

Goldfields Town Suburb 3

- Topography is flat.
- Architectural styles consist of cottages of the 19th century to 1950s development, with some post 1960s development.
- Building materials consist mostly of weatherboard.
- Development is single storey.
- Setbacks are varied.
- Front fences are open or low.
- Cottage gardens and natural garden planting predominate.
- There is mostly no street planting, with some consistent avenue planting.
- Roads are sealed with kerbs.
- Road layout is grid-like.

Cottage Bush

- Topography is undulating.
- Architectural styles are varied.
- Building materials consist mostly of weatherboard. Bush dominates some lots, with timber dwellings in a bush setting.
- Development is single storey.
- Setbacks are varied.
- Front fences are post and open wire.
- Cottage gardens and natural garden planting predominate.
- Street tree planting is informal.
- Roads are sealed, predominantly without kerbs with no footpaths.
- Road layout is curvilinear.

Lake Landscape

- Topography is hilly.
- Architectural styles date from the 19th century.
- Building materials consist of weatherboard, mudbrick, and timber..
- Development is single and double storey.
- Setbacks are large and consistent.
- There are no front fences.
- Gardens are dominated by bush.
- Street trees are informally planted.
- Roads are sealed and predominantly without kerbs.
- Road layout is an incomplete grid.
- Some roads have views to the lake.

Rural Lane

- Architectural styles are mixed.
- Dwellings are located within large lots and are usually not visible from road
- Gardens are characterised by exotic trees.
- Roads consist of country lanes

Goldfields Town Centre

- Topography is hilly.
- Architectural styles consist of miners' cottages and grand houses of the Victorian, Edwardian and Interwar eras. There are some larger public buildings and churches.
- Building materials are weatherboard with some brick and render.
- Development is single storey, single and double storey for large houses.
- Setbacks are varied.
- Garden styles consist of established cottage gardens with large canopy trees.
- Street trees are formally planted.
- Roads are predominantly sealed with kerbs and some footpaths.
- Road layout is grid-like.
- Adjacent to Wombat Hill Botanic Gardens.

Trentham Approach

- The land is generally underdeveloped.
- Setbacks are large.
- Gardens are large.
- There are views to Wombat Hill,

Hepburn Approach

- Architectural styles consist of 19th century miners' cottages to 1950s development.
- The edges between country and town are well defined.
- Streets lack avenue planting.

Midland Highway - Creswick Approach

- Ordinary complete avenue, with a church on a corner block.
- Area blends into country forest.
- There is a long vista over the hills.
- There are views to Wombat Hill.

The character types generated from the preliminary survey were subsequently used as inputs to the definition of precincts and the descriptions of precinct characteristics.

Detailed Survey

A street-by-street survey of the study area was undertaken after the preliminary survey. This survey aimed to gather summary information about the character of each street, and to create a photographic library of every part of the study area. The field notes from the survey have been lodged with the Council. They aggregate information about particular characteristics onto cadastral maps, divided into spatial units that reproduce conveniently at A4 size. Although some legend items are delineated along individual property boundaries, the survey was not intended to produce accurate information about characteristics property-by-property. The aim of the survey is to gather information about characteristics that remain consistent across a wider area, and to provide an indication as to where these characteristics change.

The amount and type of data collected was tailored to achieve the most effective result for the Council. Data collected was aimed at determining the 'key' characteristics of areas, as opposed to a catalogue of unrelated or peripheral information. We adjusted the survey methodology successfully used in previous studies to:

- Reflect the particular issues of the Daylesford area
- Anticipate particular data collection needs relating to ResCode

The detailed survey, covering every residential street in the municipality, recorded the following information on maps of Daylesford:

Content of the Detailed Survey

BUILT FORM	LANDSCAPE	PUBLIC DOMAIN
Architectural Era and Style	Private Garden Styles	Street Tree Spacing
Dwelling materials	Topography and Views	Street Tree Species
Roofing materials		Footpath Treatment
Front setbacks		Verge Treatment
Side Setbacks		Road Treatment
Front Fence Treatment		

Number of Storeys

Survey Maps

The detailed survey information was mapped onto a small scale base of Daylesford. These maps have been deposited with the Council.

4.2 Community Values

Three main sources have been used to identify community perceptions about the character of Daylesford: the public workshops, the disposable cameras exercise, and the Steering Committee. Here we summarise the outcomes of these exercises, in so far as they are relevant to neighbourhood character.

Importance of Neighbourhood Character

At the Public Workshop held at the start of the project, participants were asked two questions: What is character? What aspects of the character of your area do you like, and dislike?

Answers to the first question provide useful insights into the importance local people place on matters directly relevant to neighbourhood character as referred to in ResCode. In some communities, the discussion may be exclusively about the physical characteristics of the neighbourhood's buildings, streets and landscapes. In others, the discussion may focus on issues that have little direct relevance to this specific definition of character, for example street safety, traffic, maintenance, adequacy of services. Most discussions focus on a mix of ResCode-related character topics and non-planning scheme related topics, with the mix varying from community to community.

A commonly expressed view is that *people* are the most important aspect of an area's character. This is a valid perspective, one that cannot be argued against in an impassioned public forum. Planning scheme tools are explicitly formulated to avoid personalising land use issues, and no planner wants to become involved in debate about who should be allowed to live in an area. But it can readily be conceded that the built form character we see today is the result of actions by people, and that future evolution of character will be determined in the same way. Neighbourhood character cannot be viewed as a dry, academic branch of urban design theory, divorced from the values of local people. The 'look' of a place is only one aspect of its character, but it is one that the planning system allows us to influence for the good of the wider community. In doing so, we should be constantly aware of values and aspirations of local citizens.

Importance of Neighbourhood Character in Daylesford

Between 35 and 45 residents attended the Public Workshop. Useful information was gained about local community values, and the disposable camera exercise helped to improve the depth of this understanding.

The majority of responses to the 'What is character?' question did focus on neighbourhood character topics relevant to the planning scheme. Local residents are very conscious of the special landscape they inhabit, particularly those aspects that differentiate it from a normal, 'urban' suburb of Melbourne.

The importance of neighbourhood character to the residents of Daylesford was demonstrated by a further 35 to 45 people's attendance at the second Public Workshop. Many of these had attended the first Public Workshop and were keen to have an ongoing involvement in the development of the Study.

'Likes' and 'Dislikes'

Participants at the Public Workshop were asked: What do you consider to be neighbourhood character, and what aspects of the character of your area do you like, and dislike? A detailed summary of responses is included in [Appendix 6](#). The 'likes' and 'dislikes' recorded at the Public Workshops that apply to neighbourhood character are summarised in the following table:

Summary of Daylesford Public Workshop Comments

LIKES	DISLIKES
Diversity of housing types and locations	Overstated housing designs
Houses in proportion to width of street	Kerbs and channelling
Housing that fits into the landscape	70's style brick veneer
Tree planting in streets	Overgrown hedges
Quantity of foliage	Density
History – tourism and gold rush buildings	Overmanicured landscapes

Community Photographic Survey

A number of common themes emerged from the photographic survey that often replicated results from the Public Workshops, adding depth to the exercise findings.

Informal treed streetscapes that lacked paving or kerbs were recognised as positive attributes because they gave many streetscapes a rural township feel. Heavily vegetated established gardens with native trees were often featured. Photographic surveyors continually drew attention to dwellings that responded sensitively to the landscape and the surrounding built form. There were many examples of period architecture in conjunction with more contemporary development, with photographers highlighting high quality design that was inclusive of double storey development.

Lack of space between dwellings, views obstructed by poles or development, poor building design and overdevelopment were common dislikes. Mock period architecture or bland utilitarian development were also identified as negative attributes in Daylesford. Other frequently identified negative attributes arising from the photographic survey were poor building materials, dwellings that fitted poorly into the landscape and surrounding streetscape character, and poor landscaping.

4.3 The Character of Daylesford

Residential areas in Daylesford have qualities that distinguish them from other residential neighbourhoods in across the State and metropolitan Melbourne. Having undertaken the surveys and consulted members of the local community in the public workshops, and having considered its own experience in undertaking previous character studies, the team was able to reach conclusions about the character in Daylesford.

Distinctive Qualities of Daylesford

Daylesford is a township with a very distinct landscape setting. It straddles a ridge and saddle in the uplands of the western Great Dividing Range. The township of Daylesford is a tourist attraction in its own right with the historic built fabric and natural and cultural heritage forming a pleasant streetscape setting and backdrop for visitors. The surrounding landscape itself is a major attraction for visitors, in the form of forests, hills and lakes. The interplay of these landscape elements with the geological setting create the mineral springs that are found in the area.

In relation to neighbourhood character, the essence of the town's distinctiveness is its landscape setting among the pastoral and forest scenery of the Central Highlands. Views of the town from its approaches are characterised by hillsides with tree cover interspersed with roofs. Trees are an important aspect of the town's character in back yards, as street tree avenues or as a rural backdrop. The balance between natives and exotics varies from area to area.

Along with vegetation, the land form into which the town is set is a key characteristic. Much of the urban development is located on ridges or in valleys, or below landscape features like Wombat Hill. This quality emphasises the dominance of landscape in the town, an attribute enhanced by the spacious setting of most dwellings. The hilly topography also reveals views of roofs and backyards (and backyard development) in many areas, and brings an almost constant awareness of the town's rural landscape surrounds.

Residential areas vary in character throughout the town according largely with the era of development. This has formed 'rings' of development beginning in the centre of the township and along major entranceways (to the diggings and other townships) with pockets or concentric rings forming around the central area over the years. The centre has developed a largely urban form of development while a more pastoral or bushland form develops at the fringes of the township. This is supplemented by a further layer of development that has focussed on vacant blocks as they have become available throughout the town. There is still a high proportion of vacant blocks in some areas of the township in areas that appear to have been settled for a long time. This diversity of built form and landscape provides a variety of living environments within a short distance of the town centre.

The architecture and building materials have responded to the waves of development that have occurred throughout the town. Early dwellings were simple weatherboard cottages with iron roofs and were a reflection of funds available to build and available materials. As the town prospered, brick buildings were a sign of the town's wealth and can be seen in the inner areas of the township. In more recent times the town has seen the growth of the use of eco-friendly housing materials such as rammed earth, mud brick and straw bale, particularly in the outer areas of the township. Amongst these waves there is however a Daylesford style that consists of the use or look of natural materials such as weatherboard, stone or earth with pitched roofs of iron.

The waves of development have created variety in the streetscape. Front setbacks, architectural styles and materials may vary within a streetscape, however there is still a sense that the streetscape is tied together by the spaces between buildings, the vegetation cover and the streetscape treatment.

Character Precincts

Character precincts are delineated in order to define areas that could share a common preferred character. The

use of precincts also enables the study findings and guidelines to be presented and communicated in a way that is accessible to local people and useful to planning applicants and Council officers. In some cases, this leads to larger areas of common characteristics being subdivided.

It is important to note that *preferred* character is the main criterion for precinct delineation. Character studies that attempt to delineate every variation in *current* characteristics tend to produce very large numbers of precincts. While this approach might have some benefits in achieving a finer grain of information, it also results in some disadvantages.

Precinct Size

A constant problem with character studies is the sheer volume of information that is generated from the detailed survey. A major challenge is to be able to 'see the wood for the trees'. There are dangers in providing too much information, and benefits in being able to focus attention on the handful of key characteristics whose 'qualitative interplay' is fundamental to maintaining or strengthening the preferred character of an area. For example, a widespread misunderstanding about character studies is that they seek to control the aesthetics of detailed design. This misapprehension may be exacerbated if the existing architectural style is always a decisive criterion in delineating precincts. There are many types of character area in which building design is not a major issue (eg in heavily treed environments). A character precinct may contain a variety of different building types and styles.

The actual size of a Precinct is determined by two factors, one based on the theory and the one on the practice. The first criteria is the similarity of the streetscape characteristics. Where the same set of factors are noted as significant to the preferred character these areas should logically be grouped together as the same set of guidelines will apply. The emphasis here is on ensuring that the same objectives and set of changes needed to achieve these objectives, apply to both areas. The second criteria is useability. If two similar areas are geographically remote it will be difficult for planners and applicants to find and relate the information to the particular area. For this reason similar areas with similar guidelines may be in different precincts.

Precincts and Preferred Character

Furthermore, preferred character should be a concept that provides a broad direction rather than prescriptive detail. Achieving an uninterrupted flow of landscape and vegetation across private and public domain might be the main aim of a preferred character statement. From this aim, numbers of policies and guidelines are derived. These are cognisant of the existing situation with boundary treatments, site coverage etc, but fine grain local variations in these characteristics today should not preclude the setting of an aim to create, in the future, a consistent character across a broader area. Town planning is, after all, about creating desired futures. Town planning policy should be arrived at after considering existing conditions. It should not necessarily be determined by them.

Precincts and Site Analysis

One final point. ResCode provides for a process of site analysis that encompasses an assessment of neighbourhood character. The preparation of a character study does not remove the need for a site assessment. Local conditions and the specific circumstances need to be assessed and considered alongside the preferred character for the area. They may also change over time. It is not necessary for a character study to provide a detailed brief for every site. The character study should provide the broad future direction, complemented by the site analysis, which assesses detailed local conditions.

Precinct Delineation

Character precinct delineations are arrived at by considering all of the factors outlined so far in this chapter. Particular emphasis is placed on the Detailed Survey findings, but because the basis of delineation is preferred character, all the other factors may also be relevant. More information about the process by which preferred character statements were arrived at is contained in [section 5.1](#).

5

**Character
Directions for
Daylesford**

5.1 Preferred Character

Information from the detailed survey maps was 'overlaid', assisted by an extensive library of photographs, to arrive at character precinct boundaries, and to help in describing the characteristics of each precinct, as described in [section 4.3](#).

Having produced a preliminary delineation of precincts, the study team assembled a set of Issues Papers, one for each precinct. A complete draft of these was presented to the Steering Committee's third meeting, and time allowed for comments.

With the increasing emphasis of neighbourhood character theory on preferred character, it is necessary to develop a logical way to arrive at a preferred character statement. Without an explicit emphasis on preferred character, character studies tend to dwell on existing characteristics. Most of the survey work of a character study, and most of the discussions with residents, focussed exclusively on present characteristics. Initially at least, community members are sceptical and guarded when the issue of a preferred future character is placed on the agenda. Many respond that they want 'no change', or that they have no desire to impose their view of a preferred character on others. A sound, simple process is needed to 'unlock' this subject, one that enables the participants to see the sense and logic of it. It is also important for a future Planning Panel to be able to examine an explicit process by which preferred character statements have been crafted.

Precinct Issues Papers

The Precinct Issues Papers are reproduced in [Appendix 3](#), and contain the following information:

Relevant Council Planning Policies and Controls

Because character cannot be seen in isolation from other aspects of planning policy, information regarding the existing Council planning policy context, primarily from the planning scheme, has been included.

Development Activity / Pressures

Statutory planners from the Shire of Hepburn were consulted to determine where Council was receiving the greatest pressure for development. Any development pressures specific to each Precinct are outlined in this section. Those pressures identified, if any, determine how the development guidelines should be targeted, and ultimately the choice of planning controls.

Key Existing Characteristics

The existing neighbourhood characteristics for each locality are summarised in this section. The characteristics such as architectural styles, building materials, garden types, fencing styles and road treatments were identified through the detailed survey.

Preferred Character Directions

Based on the previous information considered, the preferred character directions set out the character elements that should be maintained, and those that should be strengthened.

Preferred Character Statement

Each precinct issues paper concluded with a draft Preferred Character Statement that outlines the desirable character features for that precinct, and how they should be achieved. The Preferred Character Statement is an important part of the Precinct Issues Paper because it provides the starting point for development of the Guidelines (see next section). The introductory part of the statement establishes a broad direction, and the bullet points beneath set out the main menu of elements for which guidelines need to be prepared.

Issues / Threats

This section identifies issues that are a threat to achieving the preferred character of the precinct.

Precinct Photo Boards

A key feature of this methodology is the use of Precinct Photo Boards. These are foam core boards with photographs from each initially defined precinct. These have proved to be an invaluable means of engaging members of the community in discussion and debate about key characteristics, precinct boundaries etc. They become the principal vehicle for reviewing the boundaries and characteristics of each precinct with the Steering Committee. The precinct photo boards each display a collection of photographs and a boundary map of one of the 'draft' precincts.

Views of the Steering Committee

The third Steering Committee meeting reviewed the Precinct Issues Papers. Invaluable feedback was provided by the Steering Committee and by the public at the second Public Workshop. Workshop participants were asked to provide comment on simplified versions of the Precinct Issues Papers, reproduced in [Appendix 4](#). (The

“Relevant Council Planning Policies and Controls” and “Development Activity/Pressures” were removed to focus discussion on the Preferred Neighbourhood Character Statement.) 22 responses to the Precinct Issues Papers were received by Council. A summary of these is provided in [Appendix 7](#). They proved to be an invaluable contribution to the preparation of the Precinct Brochures.

5.2 Character Guidelines

Having amended the Precinct Issues Papers in the light of comments received, the study team prepared guidelines for each precinct. The guidelines, when added to selected information from the Precinct Issues Papers, are presented as draft precinct brochures.

Precinct Brochures

Explanatory Brochure

There is a General Brochure that operates as an instruction sheet for the individual Precinct Brochures. The General Brochure includes information about the Neighbourhood Character Study, and points on how to use the Precinct Brochures.

Township Vision Brochure

This brochure outlines the Vision for the entire township of Daylesford and identifies the elements of the Daylesford common values. It contains a Precinct Map on the rear side of the brochure to assist people in identifying the relevant precinct for them.

Precinct Brochures

Daylesford has been identified as having distinct precincts. The Precinct Brochures have a consistent layout and content. Written content includes a Character Description of the precinct, a list of the Key Characteristics, a Preferred Future Character Statement, and Precinct Guidelines. The Preferred Character Statement details the critical elements that will achieve the statement and identifies threats to the preferred character.

Visual content includes photos taken from within the precinct that are exemplary of the neighbourhood character for that area, and illustrations demonstrating how the Precinct Guidelines can be applied. On the reverse side of the Precinct Brochures are Design Guidelines for that precinct. The Design Guidelines address the following Character Elements where relevant to that precinct:

- Existing Buildings
- Vegetation
- Topography / Land Form
- Siting
- Site Coverage
- Height and Building Form
- Materials and Design Detail
- Front Boundary Treatment
- Lakeside Edge

The Design Guidelines address these Character Elements as relevant to the circumstances and preferred character of the precinct. For example, a precinct with a flat landscape will not include a design guideline relating to Topography / Landform, but would have a Lakeside Edge guideline if it were located on the perimeter of Lake Daylesford.

Each Character Element is accompanied by:

Design Objectives: which briefly states the desired action relating to each character element;

Design Response: which outlines the specific ways in which the objective can be achieved;

Avoid: which states what design methods to avoid when trying to achieve the objective; and

Illustration: which is a small sketch demonstrating how the Design Response should or should not be implemented.

Views of the Steering Committee

The Precinct brochures were presented to the Steering Committee for viewing and comment. The response to the brochures was positive, indicative of the high level of community involvement in the Daylesford Neighbourhood Character Study. Valuable comments made by Committee members were noted leading to the preparation of the final Precinct brochures.

5.3 Key Character Issues

Having completed the precinct brochures, including the guidelines, the next task for the team is to consider implementation. A number of key character issues need to be addressed in considering the best implementation tools.

Layers of History

A key aspect of the character of the Daylesford township is the remnants of the historical roots of the town. The township was first settled in the 1850s after the discovery of gold. The diggings around Daylesford often consisted of digging down to bedrock in creeks and gullies. Much of the architecture of the town is reminiscent of this era particularly around Wombat Hill. During the 1930s, Daylesford along with Hepburn Springs played an important role as a resort town where people stayed in comfortable guest houses, visited the mineral waters and enjoyed the serenity of the countryside. More recently city dwellers have bought property in the town, adding to the already diverse population of farmers, timber workers and service providers. These subsequent phases of history have all added their 'layers' of architecture over the town. The older dwellings provide a direct link for the local and broader communities with the past, and while the buildings are frequently not of individual heritage significance, collectively they are important to the character of the town.

Type of Vegetation

Daylesford is surrounded by native forest (although much of this is regrowth following timber harvesting or wildfire) and pastoral land. Urban development in the township has resulted in widespread introduction of exotic vegetation particularly in the central areas of the town. Non-native trees have also become valued parts of the character. Formal tree avenues, the Guilfoyle designed Wombat Botanic Gardens and the vegetation surrounding the Lakes are contributors to this exotic/native mix. Local people value the native vegetation environment very highly, but they also value the freedom to plant exotics, and see these as adding to the special character of their environment. The balance between native and exotic varies from area to area, and this is reflected in the guidelines for each precinct. Generally recommendations to plant native vegetation only are limited to areas adjoining native forest.

Public Domain Design

Broadly speaking, there are two styles of landscape design: formal and informal. Formal landscape design derives from classical principles of order and geometry, and uses such devices as avenues of trees of the same species, planted at regular intervals. It is most suited to compliment formal streetscapes and formal street patterns, such as rectilinear grids, as found in the central parts of the town. In these areas of Daylesford, the boundary between private property and the public road reserve is often clearly defined by a fence or wall. In some central areas there is kerbing at the edge of the road, sometimes with a footpath. But in most inner residential streets, the public domain simply comprises a narrow, unedged roadway with a broad grassed verge. This produces a streetscape character that is distinctly 'country town', quite different from a typical Melbourne suburban street. It is important to retain this character as far as possible in future works within the road reserve.

Informal landscape design derives from the romantic school, and aims to recreate the look of natural environments, using irregularity to imitate nature. It is most suited to areas with non-geometric street patterns, and areas with a bush, rural or forest character, such as are found in most of the fringe areas of the town. The aim with these areas is to integrate development into the landscape. Much of the charm of residential areas that nestle into the trees is the lack of distinction of property boundaries. The flow of vegetation continues across private gardens and grounds, and into the road reserve. This desirable quality can be maintained and strengthened by ensuring that appropriate vegetation is planted, in an appropriate informal style, in the road reserve. In areas with a forested character, understorey planting, preferably with species that belong to the forest environment, helps to assimilate developed land and infrastructure into its surroundings.

Vegetated Topography

When considering vegetation and neighbourhood character, it isn't just the view from the street and other immediate environs that is important. The distinct topography and entrance ways to the town offer views to a vegetated landscape. The view in areas of dense tree cover and low site coverage is mainly of treetops rather than buildings, and in more highly developed areas, of tree canopies interspersed by rooftops. Many of the participants in the public workshops had a strong sense that a point could be reached at which tree clearance would destroy the valued vegetative character of that view. We have made similar findings talking to local people in other treed areas, such as parts of Nillumbik and Yarra Ranges.

Site Coverage

Site coverage is of importance in heavily vegetated and visible areas (such as around Lake Daylesford), to ensure sufficient permeable land remains to sustain the required density of trees and understorey. The default site coverage provision in Rescode is 60% and the permeability provision is 20%. It has been assumed that the

drafting of Rescode has made a 20% allowance for the provision of paved areas such as driveways and outdoor areas. This assumption has been carried forward into our recommended building site coverage versus total hard surface site coverage guidelines.

Space Between Buildings

A key component of township character is the relationship between the town and its surrounding landscape. If it were not possible to see the surrounding landscape from within the town, then it might begin to take on the appearance of a metropolitan suburb. Views out to the surrounding country are therefore an important aspect of township character. One factor in maintaining this possibility is the space between buildings. Many of the glimpses of surrounding country are obtained through the spaces between buildings, and in country towns these spaces are often wider than in city suburbs.

Boundary Treatments

In urban areas and most types of suburb, the boundaries between properties, and between private property and the public road reserve, are clearly defined by a fence or wall. Many residential areas in Daylesford have a preferred character that is quite the opposite of this. As discussed above (see Public Domain Design), the aim with these areas is to integrate development into the landscape, minimising the impact of property boundaries. The flow of vegetation continues across private gardens and grounds, and into the road reserve. This desirable quality can be maintained and strengthened by minimising any interruption caused by fences and other boundary delineators. In many areas, there is no front fence, and it would be desirable to continue with this characteristic. Where fences are necessary, they should be as transparent as possible. Agricultural post and wire fencing is common in some rural areas, and this style presents the least possible interruption to the flow of the landscape where fencing is required.

Lakeside Edge

Lake Daylesford provides a unique living environment where residents and visitors enjoy the lakeside landscape setting and wonderful views over the lake. The popularity of the area has resulted in increased demand for residential and tourist development within the lakeside environs. Community concern has arisen over the land to which the public has access. The clear delineation of what is public land and what is private land is required. This must however be undertaken in a manner that is not detrimental to the landscape and the maintenance of the cohesiveness of the visual setting surrounding the lake. The choice of landscape treatments will be critical to this. The use of paving and building locations adjacent to the lake will also be vital to maintaining the sense that the lake edge is public land. If they were to be located too close to the lake the landscape flow would be interrupted.

Communication about Character

The focus of a character study is on preparing policies and guidelines for inclusion in the planning scheme. What is sometimes overlooked is the importance of first describing and communicating clearly the preferred character to which applicants should be trying to contribute. Successful communication of this information is an essential first step on the path to delivering better design in residential areas. For this reason, Planisphere place a strong emphasis on the content and design of the precinct brochures. They are intended to provide essential information to applicants and planning officers, and to look appealing to local residents and others. They are produced in a manner that enables them to be readily copied or otherwise made available at the planning enquiry counter, and other relevant locations.

New Area Design

Areas of residentially zoned land that are yet to be developed, if they are of a reasonable size and/or separated from an adjoining, established residential area, should be allowed to develop their own character, within certain basic parameters. These basic parameters might include basic principles such as taking account of natural features like creeks or hills.

6

Implementation

6.1 Implementation Context

There are a variety of means by which the Council can implement the recommendations of this Study. 'Statutory' implementation, meaning introduction of planning controls in the planning scheme to protect neighbourhood character, is often the focus of concern. This aspect of implementation is discussed at length in the sections that follow.

However, other implementation measures that will assist in protecting and enhancing neighbourhood character are equally important, and are discussed first. These can be broadly grouped into four categories: Council works; community encouragement and education; staff skilling; and statutory support.

Coordination of Council Strategies and Works

Integration of the design of the public and private domain is an essential starting point for the implementation of this Study, as discussed in [Chapter 3](#). Design in the public domain covers a variety of elements, including street trees, road details such as the use of kerbs, channels, and footpath. It is not only a question of appearance, but also of location, and the desired geometrical arrangement of all the elements, and how they will relate to each other. The Council will need to consider how to tackle this issue.

Design Coordination Group

The impact of the public domain on the character of an area cannot be underestimated. Street tree planting, road, kerb and footpath treatments all have a significant impact upon the streetscape. While this study was not asked to make specific recommendations about the public domain, decisions about changes or strategies will ideally have some reference to the neighbourhood context determined by this study.

The best way of coordinating works in the public domain with the design principles established for each Precinct by this study is, in the short term, to establish a coordination mechanism.

This could take the form of an officer group with the following objectives:

- Coordinate all aspects of design in road reserves and other parts of the public domain including liaising with service providers.
- Build up a consistent character across defined local areas (preferably the precincts defined in the Neighbourhood Character Study).

The group might be called the Design Coordination Group (DCG). It would comprise representatives from across Council involved in areas such as design and engineering, infrastructure, development approvals, strategic planning, environment and social planning, street lighting, and parks services. It would:

1. Ensure that design decisions relating to a single street, park or other facility are consistent with the various strategies.
2. Resolve conflicts, overlaps or gaps in the strategies.
3. Establish guidelines for the conduct of public consultation about public domain design, with mechanisms designed to accommodate pressures for divergent treatments in every location within a strategic, consistent approach.

Community Encouragement and Education

Education and encouragement, partly by means of forming partnerships, is an essential aspect of implementation. The following strategies could be adopted:

1. Education of real estate agents, developers and landowners generally.
2. Education of design and building professionals.
3. Encouragement schemes for 'good character' developments.

The kinds of techniques that could be used to give effect to these strategies could include:

- Information leaflets
- Workshops
- Award schemes
- Displays
- Media articles/events

The partnership aspect could be fostered by bringing stakeholders with differing perspectives (eg residents and developers) together into the same forum. This may be best accomplished independently of a contentious planning application with statutory time limits.

The Public Workshops held as part of the current study process, and the establishment of the Steering Committee, have already paved the way for these types of programs. The Character Precinct Brochures provide a strong basis for such programs.

Staff Skilling and Design Advice

It takes time to come to grips with a concept like neighbourhood character and its implementation through the planning system. The Council's statutory planners need support and skilling to make the best use of this Study's recommendations. Correct approaches to site analysis, knowledge about acceptable design solutions, familiarity with architectural styles, and consistency of decisions are all important. Training sessions, workshops and review of current applications by urban design consultants are useful techniques. In addition, training may be required by other parts of the Council organisation where the recommendations impact upon public domain works designed and undertaken by engineering personnel or contractors in accordance with specifications prepared by Council staff.

Resourcing may be an issue in the implementation of the recommendations of this Study, as some recommendations such as increasing controls over buildings and vegetation and more detailed assessment of design, may result in increased workloads for planning staff.

The Council must be aware of this potential and monitor the effect of introducing new controls to ensure that implementation of the Study is effective. Above all, the Council must determine to 'send out the right message' to the development community through consistent decision making as well as communication techniques discussed earlier. That message must foster an expectation that the best quality design is expected, and that applicants will be subject to delays or refusal if they fail to meet this expectation.

Future Strategic Work

There were some additional strategic pieces of work identified that could be undertaken to support the goals of preserving Daylesford's neighbourhood character. These were highlighted during the development of the Study and respond to a number of community concerns raised in various forums.

Lighting policy

A policy relating to lighting of public and private domain areas of the Township is necessary. This policy responds to concerns raised by the community about the 'suburbanisation' of Daylesford caused by the loss of the view to the night sky. Excessive lighting creates the feeling of a city suburb where typically more light shines into the night sky. The policy would need to examine the appropriate form and location for lighting within the Township in both the public and private domain, whilst minimising light spill into the sky and the amount of lighting infrastructure required in the township. Lighting is a complex issue that may require the expertise of lighting engineers to work with planners, infrastructure engineers, designers and the community to determine an agreed policy.

Signage policy

A signage policy for the Township should be developed. Daylesford's role as a tourist centre creates a plethora of signage to direct tourists to various destinations and to advise them of their destination (eg bed and breakfast signs). This impacts on the character of the street creating a cluttered streetscape. Their location can create potential safety issues. The Strategy should determine the appropriate hierarchy of signage for the town's visitor information system (category, purpose, appropriate location and 'look' ie size, colour, font use etc), and the appropriate location, size and lighting of tourist operator signage.

Statutory Support

The main vehicles for statutory support are the Precinct Character Statements and the Local Policy described below. Planning controls will also provide significant help, as will the community education and encouragement initiatives referred to above. However, there are allied or associated measures that can be taken. Possibilities include:

- Permit conditions.
- Better enforcement of planning conditions.
- Increased publicity about penalties.
- Active monitoring of works undertaken without permission (eg illegal carports).
- Local Laws.

6.2 Statutory Implementation

Statutory implementation of the Neighbourhood Character Study is only one part of the total package of implementation techniques. However, it is perhaps the most important as it legally binds the Council, the Victorian Civil and Administrative Tribunal (VCAT) and the community to consider the outcomes of the Study and the Guidelines in the development arena.

The recommendations for statutory implementation must be framed having regard to the new residential provisions inserted into every planning scheme in Victoria (collectively known as ResCode).

In 2000, amendments were made to the State Planning Policy Framework to introduce neighbourhood character as a key issue in the consideration of the appropriateness of new development, equal with urban consolidation objectives. Neighbourhood character and preferred neighbourhood character forms the basis of the new residential provisions, with Councils encouraged to develop Local Policy to guide the consideration of neighbourhood character in the discretionary implementation of the new controls. In addition, Councils have been given a wider range of tools to introduce provisions that reflect the particular character of parts of their municipalities. The Neighbourhood Character Study will provide an invaluable resource and support for the introduction of controls of this nature.

Having regard, therefore, to the statutory framework within which the recommendations of the Study must be implemented, there are several possibilities for the implementation of the Neighbourhood Character Study within the development control system.

Options

Options for statutory implementation of the Study and Guidelines range from a minimalist 'guideline' approach to a highly statutory approach involving incorporation of large parts of the Study into the planning scheme as statutory documents. Many of these options, outlined below, can be used together, however each requires individual consideration:

- Adopt the Study, including the precinct brochures, as a Council guideline only with no formal statutory weight.
- Refer to the document in the planning scheme (Reference Document).
- Incorporate the entire Study into the planning scheme (Incorporated Document).
- Alter the MSS in the planning scheme to include elements from the Study.
- Extract parts of the Study and Guidelines to form a Local Policy in the planning scheme (in the Local Planning Policy Framework).
- Develop parts of the Guidelines as a Neighbourhood Character or Design and Development Overlay (or alter existing Overlays) for particular precincts.
- Apply Vegetation Protection or Significant Landscape Overlays to particular areas or Precincts.
- Develop local controls (schedules) to be applied through the new residential development provisions.

The advantages and disadvantages of each of these options are summarised below:

A. Council Guideline

The advantages of this option are:

- The Council could commence using the guidelines immediately.
- The Council would have the ability to change the Guidelines as it wishes.
- No planning scheme amendment would be required.

The significant disadvantage is that the Study will not be of assistance at VCAT as the Study and Guidelines will not be considered to be of relevance to the consideration of applications without some reference in the scheme. The Department of Infrastructure actively discourages stand-alone Council policies.

B. Reference Document

The advantage of this option is that it provides some statutory weight to the Study at VCAT. However, the Department of Infrastructure advises that Reference Documents are to be considered as 'background' only, and should not contain policies or guidelines that assist in determining upon planning applications. It is not the method preferred by the Department, as policy should be included in the scheme. However, referencing of the Study and brochures is a sound and proper approach in conjunction with other statutory implementation mechanisms.

C. Incorporated Document – extract of the Study or each Precinct Brochure

In this option the whole or part of the Study, or the Precinct brochures that are incorporated into the planning scheme, become a statutory document. The whole incorporated document therefore has statutory weight.

The disadvantage of this approach is that a planning scheme amendment process is required to change any part of the incorporated document. In addition it is unlikely that incorporation of the Study would be supported by the Department of Infrastructure, as the Practice Note on incorporated and reference documents discourages the incorporation of documents that contain criteria, performance measures or decision guidelines. Incorporation of the precinct brochures is a possibility, however should the key elements of the brochures be included in Local Policy, this would be superfluous.

D. Include Elements of the Study in the MSS

The Council's MSS currently makes only passing reference to neighbourhood character. Greater emphasis on the need for development to respond to local neighbourhood characteristics and streetscape is required in the MSS. Reference to the Study should be included in the MSS.

E. Local Policy

The inclusion of a Local Policy within the Local Planning Policy Framework (LPPF) would enable the provision of policy guidance for the assessment of planning applications. The Local Policy can serve to provide a set of general considerations that apply to all proposals within the residential areas for which a planning permit is required, or more preferably the specific guidelines that apply to each Precinct. The Policy should include the key elements of the neighbourhood character Precinct brochures. The objectives, preferred character statements and guidelines can assist in designing and determining development applications.

Inclusion of a policy in the scheme provides the highest level of strategic direction, next to the MSS itself, and therefore the Council's objectives and the measures against which all applications will be assessed are clear.

It is noted that a Local Policy forms part of the planning scheme, and therefore an amendment is required to insert it into the scheme, and to alter it if necessary in future.

F. Design and Development Overlay

A Design and Development Overlay (DDO) requires that a permit be obtained for all development within the area covered (some types of development can be exempted). It ensures the implementation of the detailed guidelines in the consideration of all development in that area. A DDO can control, by permit, elements such as height, setback, site coverage, fences and development within certain distance of tree trunks.

It is noted, however, that a DDO does not control the demolition of buildings. This control is only available through the Heritage Overlay and the Neighbourhood Character Overlay. Introduction of a DDO requires delineation of the exact area to be covered; it cannot be applied to the whole Township nor all residential areas. It must be applied discriminately.

The Department of Infrastructure has advised that the use of Design and Development Overlays for the purpose of neighbourhood character implementation is not encouraged. DDOs are seen to be 'an Overlay of last resort', for areas where mandatory height limits are warranted, or change is encouraged and no other mechanism would achieve the desired outcome.

G. Vegetation Protection or Significant Landscape Overlays

A Vegetation Protection Overlay (VPO) or Significant Landscape Overlay (SLO) requires a permit for removal of trees over a certain trunk diameter or height; and it can apply to all trees, or to any of native, indigenous or exotic vegetation. The only limitation is the ease of use and enforcement of the provisions. In order for a VPO or SLO to be justifiable, the vegetation or landscape must be demonstrated to be of significance to the character of the area.

The VPO is primarily aimed at situations where the vegetation is of collective significance. The VPO can only require a permit for vegetation removal, and not for buildings and works. It is preferable that VPO controls be confirmed by a parallel study that identifies the environmental significance of vegetation.

The SLO has the distinct advantage of providing the opportunity to control the type of vegetation, the types of buildings and works and fences that require a permit, as necessary. Again, the Council needs to be aware that the introduction of an SLO will increase the number of planning applications in some areas, and that some community members may consider these controls to be over-regulation of their rights as property owners.

H. Neighbourhood Character Overlay

The Neighbourhood Character Overlay is part of the suite of tools to implement neighbourhood character considerations, provided by the new residential provisions (ResCode). Use of the NCO has some advantages and some disadvantages, therefore its use has to be carefully considered in each circumstance.

The advantages to the use of the Neighbourhood Character Overlay are that it provides the opportunity to:

- alter the provisions of ResCode in relation to medium density and single dwellings both within and outside the planning system (ie. single dwellings that require a permit under the Building Act only.)
- include demolition controls.
- control all development and works, including fences.

The disadvantages of the NCO are:

- There is no ability to exempt certain types of development (eg. buildings under a certain height, or all buildings except front fences), other than outbuildings and swimming pools. This potentially places a great administrative burden upon the Council wherever the Overlay is applied.
- It appears to delineate areas that have 'neighbourhood character', implying that other areas do not have character. This is, in our opinion, a false perception; all areas have character.

The application of the NCO should be to areas that need the controls in order to protect or change the identified character, as determined by the preferred character statement and the identified threats to the preferred

character. At the time of writing, Practice Notes on the method of applying the NCO have not been published by the Department of Infrastructure.

The NCO should not apply to areas that are already subject to the Heritage Overlay. However, the NCO can apply over individual HO sites.

I. Schedules to the Residential Zones

The new residential provisions include the ability for Councils to alter certain residential provisions for the whole municipality. These include: street setback, building height, site coverage, front fence height, side and rear setbacks, and private open space. The changes apply to single dwellings under the Building Act, as well as medium density housing and single dwellings for which a planning permit is required.

As the Schedules can be used only for changes that affect the whole Shire, the use of the schedules is not a possible tool for the implementation of the Study. The nature of the Study's focus on the township on Daylesford would not provide adequate strategic basis to recommend changes to the entire municipality.

J. Single Dwelling Threshold

The new residential provisions enable the Council to alter the threshold lot size below which a planning permit is required for a single dwelling throughout Residential 1 and Township zones in the municipality. The default provision is 300m²; that is all dwellings to be constructed on lots less than 300m² require a planning permit. The schedule to the Residential zones can alter this threshold to 500m², thus requiring a planning permit for all single dwellings proposed on sites less than 500m².

As the Study did not involve surveying the whole municipality, recommendations about this aspect cannot be made.

Determining the Appropriate Approach

The options proposed for any particular precinct in Daylesford must be chosen bearing in mind several critical considerations.

These considerations include:

- The types of characteristics identified in the Precinct and their relative significance in Shire-wide and regional terms. This aspect is supported by the extensive survey material gathered during the Study, which identifies the consistency and form of the various characteristics and enables comparisons across the municipality. The consultants' experience in these types of studies throughout the State enables a regional and State context to be assessed.
- The extent to which the important characteristics within each Precinct are threatened. Each Preferred Character Statement includes an assessment of the types of threats that are possible, overlaid with an understanding of the developments pressures occurring. These factors are detailed in the Issues Papers prepared for each Precinct. The areas subject to greatest change, where development is occurring most frequently, are sometimes, but not always, those where important elements are under greatest threat.
- The likelihood of success of approval of the proposed controls by an independent State government appointed Panel/Advisory Committee and the Minister for Planning. There is little point in recommending measures to the Council that are unlikely to be approved. The most important aspect of this consideration is the need to determine which areas are those that require additional planning controls and which areas can be successfully managed with existing controls and the range of other implementation techniques discussed in the previous section.
- The provisions of ResCode, including the extent to which a Local Policy including neighbourhood character objectives for the Shire will influence the types of development that may pose a threat to the achievement of the preferred future character. The need to influence single dwelling development is the primary critical aspect of this decision.
- The likelihood of community acceptability of new controls over some forms of development and the extent of community concern about the loss of particular aspects of the character of the Precinct.
- Strategies, policies and controls already contained in the Hepburn Shire Planning Scheme, and changes likely as a result of the forthcoming MSS review.

All these factors have been taken into consideration in developing the Recommended Approach to statutory implementation as described in the following section.

Existing Planning Controls

The zoning in the Study Area is all Residential 1 Zone and with some Low Density Residential Zone areas at the edges of the Township.

Four separate Design and Development Overlay Schedules apply along the north, west and south main road approaches to the town. All the DDOs require a permit for buildings and works and advertising signage. The

objectives generally relate to preserving visual qualities of the main roads, the characteristic built form of these areas, trees and sight lines.

The Heritage Overlay applies to large areas of the township particularly around Wombat Hill and the eastern entry to the town. A number of individual heritage buildings are scattered through other areas of the Township.

The existing Overlays that have relevance to neighbourhood character are summarised in the table below.

Existing Relevant Overlays*

PRECINCT	OVERLAY
Daylesford 1	None
Daylesford 2	DDO 1
Daylesford 3	None
Daylesford 4	Scattered HO, small section DDO1
Daylesford 5	DDO1, one HO site
Daylesford 6	Small section DDO1, five HO sites
Daylesford 7	None, two HO sites
Daylesford 8	Small section DDO3
Daylesford 9	DDO3, Scattered HO
Daylesford 10	HO, Small sections of DDO1
Daylesford 11	HO
Daylesford 12	DDO3, one HO site
Daylesford 13	DDO4, scattered HO
Daylesford 14	Large areas subject to the HO
Daylesford 15	None, scattered HO
Daylesford 16	None
Daylesford 17	DDO4, scattered HO
Daylesford 18	Small sections of DDO2 and DDO4, scattered HO
Daylesford 19	DDO2
Daylesford 20	None
Daylesford 21	None
Daylesford 22	DDO2

*Some of these precincts are subject to the Environmental Significance Overlay 1 and 2 (ESO1 and ESO2). The respective objectives of the overlays are to protect the quality of domestic water supplies within the Shire and the broader region, and to protect the mineral springs, their aquifers and their environs from the impacts of effluent and drainage. The implementation of the provisions of the ESO1 and ESO2 will not impact upon neighbourhood character, and have therefore not been included in the table above.

Recommended Approach

General Recommendations

There are a number of actions that should be taken to improve the guidance provided to all parties involved in the development approvals process throughout Daylesford. These actions will collectively assist: applicants to design more sympathetic buildings; nearby residents, Council officers and Councillors to assess the suitability of development proposals; and where necessary, the Victorian Civil and Administrative Tribunal members to determine upon planning appeal cases in the Township.

The aims of the statutory approach should be:

- To give the whole Study recognition within the planning scheme, as an important background document;
- To provide appropriate 'triggers' within the MSS, to give an umbrella for policy and controls;
- To enable the guidelines contained in the Precinct brochures to be used as an assessment tool for all applications in residential zones;
- To ensure the Preferred Neighbourhood Character Statements are contained within the planning scheme (either as incorporated documents or policy);
- To ensure that, where necessary, additional statutory controls are provided to require permits for buildings, works or tree removal so that the findings of the Study, particularly in relation to Preferred Neighbourhood Character, can be enacted.

Specifically, the following changes are recommended to have effect to all planning applications in the areas of Daylesford covered by the Study.

- Amend the MSS to include reference to the study and to reflect the primary aspects of the Character Study findings as set out in Chapter 2 of this report. The Hepburn Shire MSS is currently under review by the Council.
- Include a Daylesford Neighbourhood Character Policy in Clause 22 of the Hepburn Shire Planning Scheme. There are a number of options for the final format of the Local Policy. The recommended format includes the Preferred Neighbourhood Character Statement, and the design objectives and design responses contained in the precinct brochures for each Precinct. This results in a long policy, but one that ensures all

the most important parts of the Precinct brochures are given statutory effect. Another option would be the drafting of a much shorter policy that included more general objectives and decision guidelines. In both cases the precinct brochures would be reference documents. The final form of the Policy will require consultation with the Department of Infrastructure.

- Reference the Study and all Precinct brochures to enable use of the additional supporting information contained in the Study and brochures in assessment of applications.
- Review and amend all relevant Overlays to include reference to the Study and corresponding Precinct brochures.

All these actions will require an amendment to the Hepburn Shire Planning Scheme. This process is likely to take a minimum of six months.

In the interim, the Council may wish to consider trialing the Study recommendations and Design Guidelines in the Precinct brochures, for use in the assessment of applications immediately. However, it must be recognised that these will have no statutory force or effect until they are at least exhibited as a planning scheme amendment.

6.3 Use of Overlay Controls

Planning controls that are additional to the general recommendations above are considered to be warranted in several precincts. The effect of the combination of the various considerations in determining the appropriate approach, as detailed in a previous section, varies from Precinct to Precinct depending upon the particular circumstances in each. In general, where this Study has defined an area as being of similar character throughout, then it is considered that the same controls should apply to that whole Precinct. In order that the intent of the controls is understood, the criteria for the recommended controls will be explained, and the impact of these criteria examined in relation to the planning scheme.

Recommendations relating to specific Precincts are contained in the following section.

Buildings that Contribute to the Valued Character

Within Daylesford there are numerous Heritage Overlays that contain buildings or groups of buildings that have been assessed to be of heritage significance. In some other areas of Daylesford older buildings remain that are valued not so much for their individual heritage significance, but for their collective reminder of the historical background and origins of the area. In cases where the frequency of these buildings is such that the character of the area derives from or relies upon the concentration of these buildings, then a Neighbourhood Character Overlay is considered to be warranted. The Neighbourhood Character Study identified a number of these areas.

The Neighbourhood Character Overlay provides the opportunity to apply demolition controls that can ensure that the Council and community are consulted prior to demolition of buildings. In this way the Council has the ability to assess the appropriateness of allowing demolition of a building, taking into account its individual contribution to the character of the area, and also the building proposed to replace it.

The Overlay also provides control over alterations and extensions, enabling the Council to assess the impact of the proposed buildings upon the existing buildings and streetscapes, having regard to the neighbourhood character objectives for the area, as described in the Local Policy (and the Precinct Brochures). There are six Precincts in Daylesford where the frequency of older style buildings is intrinsic to the character of the area. In these cases an NCO has been recommended.

Vegetation that Contributes to the Valued Character

Tree Controls

The findings of this Study support the introduction of limited vegetation protection controls in six Precincts, where it is recommended that a permit be required for the removal, destruction or lopping of large trees. This form of control is possible through the application of a number of Overlays under the planning scheme, however, as discussed in [section 6.2](#) above, only Significant Landscape or Neighbourhood Character Overlays are recommended for use in the implementation of neighbourhood character objectives.

The Significant Landscape Overlay (SLO) has the advantage of enabling the control of buildings as well as vegetation removal, and the ability to exempt certain forms of development. This Overlay is particularly useful in a situation where the vegetation dominates the landscape and the primary objective of the preferred character is to retain that significance of the landscape, and where building demolition controls are not required..

The Neighbourhood Character Overlay (NCO) also allows for the schedule to specify tree controls, but exempts trees under 5 metres in height or with a circumference less than 0.5 metres at 1 metre above the ground.

This latter overlay, the NCO, is considered the most appropriate in the circumstances. A principle that has been adopted in developing our recommendation is that the system of implementing neighbourhood character controls, and all planning scheme controls, should be as simple as possible. Therefore the imposition of one Overlay over another (eg SLO or VPO over an NCO) is to be avoided. In regard to Daylesford, the areas to which vegetation removal controls are considered to be warranted due to the contribution of trees to the character of the area, coincides with the areas over which demolition and building controls are also warranted. Therefore the NCO mechanism is considered adequate for control of vegetation in these six Precincts.

Height

The height of buildings is of concern when the building has the potential to dominate the landscape of an area or to extend through the tree canopy. As noted in [section 5.3](#), the view across valleys and of vegetated landscapes is an important characteristic that is both valued by the community and in a professional assessment of the character of an area. Where buildings protrude through the tree canopy, this characteristic is interrupted, if not destroyed. A single building has the potential to dominate short and long distance views from other localities, and this potential needs to be assessed on an individual basis. This is an issue in several precincts where the vegetation should dominate wider views and vistas. In these Precincts, the Design Guidelines on the Precinct Brochures typically state that buildings should not protrude beyond the tree canopy height. As this height varies, it requires individual assessment. A change to the Rescode maximum height has therefore not been included at this stage.

Front Fences

In areas where there is a consistency of front fence type, such as 1-1.2 metre open style, this aspect of the relationship to the street is very important to the streetscape character. It is not considered, however, that the lack of front fences or the consistent use of a particular type of front fence type alone warrants the imposition of a control mechanism. Where a permit is required, for a medium density housing development for example, the front fence guideline contained in the Precinct Brochure for that area should guide the consideration of the proposal.

However, in cases where the Neighbourhood Character Overlay is to be applied for other reasons (eg. Retention of older buildings or trees) and the front fence style has been identified in the Preferred Character Statement to be of importance, the ResCode provisions should be altered, through the NCO schedule, to reflect the preferred character. In cases where other types of overlay are proposed or reviewed in the light of this study's findings, there may also be an opportunity to include objectives that ensure front fence height or style is considered.

Site Coverage

Site coverage is of importance in heavily vegetated areas, to ensure sufficient permeable land remains to sustain the required density of trees and understorey. The default site coverage provision in Rescode is 60% and the permeability provision is 20%. It has been assumed that the drafting of Rescode has made a 20% allowance for the provision of paved areas such as driveways and outdoor areas.

In Precincts 1 and 13, it is considered that the default ResCode site coverage would produce a development that would threaten the ability to provide for sufficient vegetation, therefore an alternate site coverage requirement has been recommended. In these two precincts, the tree cover is of particular importance to the character. Precinct 1 has a spacious semi-rural character with dwellings in bush settings, with frequent large trees and abundant vegetation. Precinct 13 can be viewed across Lake Daylesford and Mineral Springs Lake, and is characterised by a balance between dwellings and vegetation, with buildings mostly set into the topography.

In this regard, the form of the development, i.e. whether it is a single dwelling or a number of dwellings, is irrelevant. The same considerations, relating to the provision of sufficient space on the site to retain and provide new vegetation, are identical. Based on other studies completed in similarly vegetated environments, it has been found that the ResCode standard 60% site coverage would produce a development that severely restricted the ability of the development to meet the preferred character and other design objectives for these two Precincts. As a result, site coverage requirements of 40% of the total building site coverage have been recommended in these two precincts (as design guidelines in Local Policy, and changes to the Rescode standards through the NCO schedule).

6.5 Recommended Overlay Controls

The precincts over which additional Overlay controls or amendments to existing Overlay controls are recommended are detailed in the table below. In addition to the statutory controls outlined in the table, it is recommended that the Overlay schedules be tailored to ensure the full range of neighbourhood character considerations are included in the decision guidelines. There are a number of existing overlays that already apply to precincts of the Study. It is recommended that the objectives and controls in these areas be reviewed in the light of this Study's outcomes.

Table of Recommended Overlay Controls

PRECINCT	RECOMMENDED OVERLAY	PERMIT REQUIRED FOR:	CHANGES TO RESCODE PROVISIONS:
Daylesford 1	Neighbourhood Character Overlay 1	Demolition Construction of Dwelling Dwelling Alterations Tree Removal	Front fence height 1.2m Site coverage 40%
Daylesford 2	Neighbourhood Character Overlay 2 Review existing DDO	Demolition Construction of Dwelling Dwelling Alterations Tree Removal (Exempt outbuildings and swimming pools)	Front fence height 1.2m
Daylesford 3	No further overlay recommended		
Daylesford 4	No further overlay recommended*		
Daylesford 5	Neighbourhood Character Overlay 2 Review existing DDO	Demolition Construction of Dwelling Dwelling Alterations Tree Removal (Exempt outbuildings and swimming pools)	Front fence height 1.2m
Daylesford 6	No further overlay recommended		
Daylesford 7	No further overlay recommended		
Daylesford 8	No further overlay recommended		
Daylesford 9	Neighbourhood Character Overlay 2 Review existing DDO	Demolition Construction of Dwelling Dwelling Alterations Tree Removal (Exempt outbuildings and swimming pools)	Front fence height 1.2m
Daylesford 10	No further overlay recommended		
Daylesford 11	No further overlay recommended		
Daylesford 12	Review Existing DDO		
Daylesford 13	Neighbourhood Character Overlay 1 (include all land to water's edge) Review existing DDO	Demolition Construction of Dwelling Dwelling Alterations Tree Removal	Front fence height 1.2m Site coverage 40%
Daylesford 14	Neighbourhood Character Overlay 2 (for areas not covered by the HO)	Demolition Construction of Dwelling Dwelling Alterations Tree Removal (Exempt outbuildings and swimming pools)	Front fence height 1.2m
Daylesford 15	No further overlay recommended		
Daylesford 16	No further overlay recommended		
Daylesford 17	Review existing DDO		
Daylesford 18	No further overlay recommended*		
Daylesford 19	Review existing DDO		
Daylesford 20	No further overlay recommended		
Daylesford 21	No further overlay recommended		
Daylesford 22	Review existing DDO		

* Precincts 4 and 18 had some characteristics such as older buildings, that may in future justify an NCO. At this stage, given the extent of controls existing and proposed, the NCO is not recommended. This should be reviewed following implementation of the remainder of the recommendations.

Daylesford Neighbourhood Character Study



Daylesford Neighbourhood Character Vision

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 land form 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.

Community Values

The Daylesford Community values:

- > the landscape setting of the town
- > the diversity of people
- > the influence of different groups of people on the character of the town
- > buildings that allow space for surrounding vegetation
- > landscape views and vistas
- > historic buildings
- > heritage of the town
- > the use of traditional local construction materials such as corrugated iron, timber and stone
- > gabled roofs
- > roadway treatments such as the bluestone originally used for kerb and channelling, wide grassed verges and street trees forming avenues.
- > the prominent topography (ridges, valleys)
- > the country town character as distinct from a city suburb
- > landscape that flows around and between dwellings.
- > recognition of the special qualities of areas around the Lakes and Wombat Hill
- > signage that respects its location
- > the view of the night sky undiminished by excessive artificial lighting
- > diversity of housing
- > clear delineation of relationship between private and public land, open space and facilities

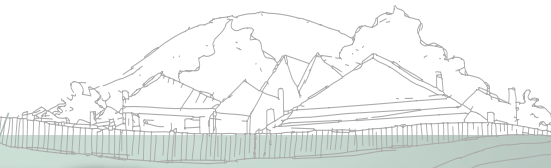
Daylesford Neighbourhood Character Study

DAYLESFORD CHARACTER PRECINCTS



This brochure provides guidelines for the design of new dwellings and dwelling extensions to ensure that proposals assist in achieving the preferred neighbourhood character for the precinct. The guidelines will be used in assessing planning applications.

Daylesford Neighbourhood Character Study



About the Study

The aim of the Daylesford Neighbourhood Character Study is to ensure that development respects and enhances the future preferred character of the Township. The study describes the Township's character, and includes development guidelines for each part of the town.

The character of Daylesford ranges from small cottages to large bush dominated allotments. The Daylesford Neighbourhood Character Study describes the distinctive characteristics and the future preferred character of each of the residential areas of the Township, developed with community input, using words and pictures. It then translates these variations in character into planning guidelines, to be used in formulating and assessing development proposals.

The Study defines a total of 22 precincts in the Township. The precincts were defined mainly on the basis of the distinctive relationship of dwellings to the streetscape and landscape found in different parts of the Township, and eras and styles of development. All precincts are shown on the map on the back of this brochure. The Study was conducted with considerable input from Daylesford residents and a committee of community representatives.

How to use the Precinct Brochures

A Precinct Brochure has been published for each precinct in the town of Daylesford. The Precinct Brochures contain the Character Statement on one side and Design Guidelines on the reverse. The contents of each are explained:

Character Statement

Description outlines the elements of the Precinct that make it different or distinctive.

Key Characteristics list the key elements of the existing neighbourhood character, covering aspects such as era/style of development, materials, vegetation types, front fence style and public space treatments.

Preferred Neighbourhood Character Statement establishes a future direction for development in the precinct, and then lists the key components to ensure the achievement of that future character. Threats to this preferred character are also listed.

Design Guidelines

A table of Objectives, Design Responses and 'Avoid' statements for each listed Character Element. They are the primary tools for assessment of planning applications. The columns of the table are explained below.

Character Element lists aspects of the neighbourhood character such as vegetation, building materials, position on the site, height and form and front boundary treatment.

Objectives state the intention and desired outcome for that character element.

Design Responses are the preferred method to satisfy the relevant character element objective(s). Other methods of achieving the relevant objective may be demonstrated to the Council's satisfaction.

AVOID statements list design responses that would not assist in achieving the Preferred Neighbourhood Character Statement.

Illustrations in the right hand column of the table visually demonstrate some of the Design Response or Avoid statements.

Daylesford Neighbourhood Character Study

CHARACTER STATEMENT



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
- > 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 spacious, semi-rural character of the area, the bush settings of the dwellings and the links with the goldfields history of the area are to be respected and enhanced by:


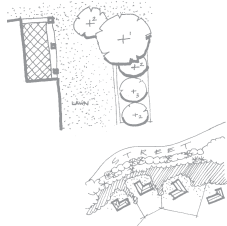

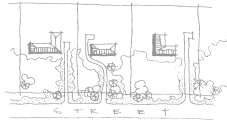
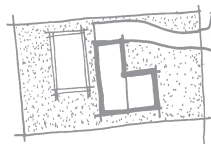
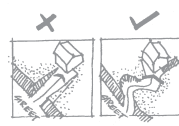

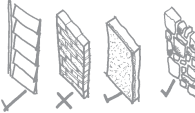

- > Retaining Victorian and Edwardian era dwellings wherever possible
- > Retaining large trees and encouraging the planting of large native trees and understorey
- > Ensuring new development reflects the low lying nature of existing buildings, and is set within the landscape
- > Encouraging the use of timber or other materials that blend with the landscape
- > Ensuring new development minimises paved areas
- > Encouraging open wire style front and side fencing
- > Encouraging informal native or indigenous street tree planting

Issues/Threats

- > Large two storey dwellings that dominate the landscape
- > Extensive use of exposed highly coloured brick
- > Solid front or side fencing
- > Demolition of intact and good condition dwellings from the Victorian and Edwardian eras
- > Removal of large trees

Daylesford Neighbourhood Character Study

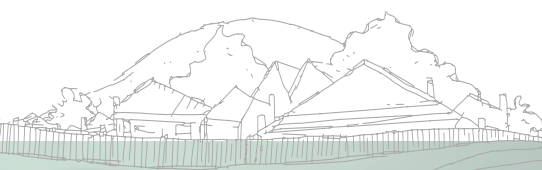
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain and restore wherever possible, intact Victorian and Edwardian dwellings. > Alterations and extensions should be appropriate to the building era. 	Demolition of the part of intact dwellings from these eras, visible from the street.	
Vegetation	To maintain and strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the surrounding forest.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs. > Retain large, established native trees and understorey and provide for the planting of new native trees where possible. > Buildings should be designed to incorporate space for the planting of substantial vegetation. (Locate footings outside root zone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p> <p>Dwellings that do not provide sufficient setback from all boundaries to accommodate trees.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. > Retain existing vegetation, especially on steeply sloping sites. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. tennis courts).</p> <p>Steeply sloping sites.</p>	
Siting	To maintain the bush setting of the dwellings.	<ul style="list-style-type: none"> > Buildings should be setback substantial distances from front and side boundaries. 	Buildings that do not provide sufficient setbacks from all boundaries to accommodate trees and substantial screening plants.	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of native vegetation.	<ul style="list-style-type: none"> > The total building site coverage should not exceed 40%. > Proposals that exceed the specified sites coverage maximums must demonstrate that the Site Coverage objective and all remaining Objectives and Design Responses have been met. 	Buildings that exceed the site coverage specified by more than 5%.	
Vehicle access and storage	To minimise excavation for car access, impact on the forest setting and dominance of access driveway and car storage facilities.	<ul style="list-style-type: none"> > Where significant excavation is not required, locate carports and garages behind the line of the dwelling or in the rear yard. > Access drives should follow the contours of the site and minimise sealing where possible. 	<p>Large areas of hard paving.</p> <p>Long straight driveways.</p>	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. > Site buildings away from ridge tops to avoid them being visible on the skyline (move to more appropriate position on site). 	<p>Buildings that penetrate the tree canopy.</p> <p>Buildings located on ridge tops.</p> <p>Bulky buildings with unarticulated front and side wall surfaces.</p>	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape and the bush garden setting.	<ul style="list-style-type: none"> > Use timber or other non-masonry cladding materials where possible, or earthy toned building materials and finishes. 	<p>Urban period reproduction styles and detailing.</p> <p>Large expanses of brightly coloured brick or rendered surfaces.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide open style front and side fencing preferably post and wire style, up to a maximum of 1.2 metres in height. 	High or solid front and side fences.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



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

- > Dwellings 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
- > Roads are sealed with no kerbs
- > Large verges predominate, with a mixture of remnant indigenous vegetation along road reserve and in adjoining Council reserves
- > Sloping topography along the length of the spur
- > 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:

- > Retaining Victorian, Edwardian and Inter-war era buildings wherever possible
- > Encouraging the retention of large trees
- > 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
- > Encouraging a consistent street tree planting theme

Issues/Threats

- > Large two storey buildings that dominate vistas and views
- > Removal of large trees
- > Frequent use of exposed brick
- > Solid or high front fencing

Daylesford Neighbourhood Character Study

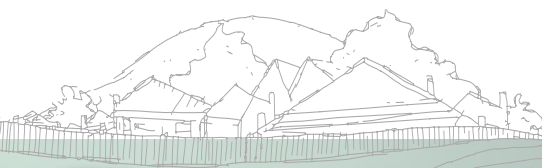
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain and restore wherever possible, intact Victorian and Edwardian dwellings. > Alterations and extensions should be appropriate to the building era. 	Demolition of the part of intact dwellings from these eras, visible from the street.	
Vegetation	To maintain and strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the surrounding forest.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs. > Retain large, established native trees and understorey and provide for the planting of new native trees where possible. > Buildings should be designed to incorporate space for the planting of substantial vegetation (locate footings outside root zone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p> <p>Dwellings that do not provide sufficient setback from at least three boundaries to accommodate trees.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. > Retain existing vegetation, especially on steeply sloping sites. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. tennis courts).</p> <p>Development on steeply sloping sites.</p> <p>Large retaining walls.</p>	
Siting	To maintain the bush setting of the dwellings.	<ul style="list-style-type: none"> > Buildings should be setback a minimum of 2 metres from both side boundaries. > Buildings should be setback a substantial distance from the front boundary. 	Buildings that do not provide sufficient setbacks from at least three boundaries to accommodate trees and substantial screening plants.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. 	Buildings that penetrate the tree canopy.	
Materials and design detail	To use materials and finishes that harmonise with the surrounding landscape setting.	<ul style="list-style-type: none"> > Use timber where possible or earthy toned building materials or finishes. 	Large expanses of highly coloured brick or render.	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide open style front and side fencing such as post and wire style, up to a maximum of 1.2 metres in height. 	High or solid front fences.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This Precinct is recently developed and includes large lots of undeveloped land. The land is cleared and the long, low houses sit within the undulating topography, among establishing gardens and occasional native and exotic trees. The lots are very large and the area has a semi-rural quality created by this spaciousness, the general lack of hard paving surfaces and the post and wire style fencing. The streetscape has an informal appearance due to the unmade verges, and currently lacks trees along the road edge.

Key Existing Characteristics

- > Era of development is 1980s to present with a mix of ranch and country cottage styles
- > Materials are predominately weatherboard and iron roofs
- > Buildings are located in grounds
- > Private gardens are mixed species and styles
- > Open farm style front and side fences
- > No street trees are present
- > Roads are sealed with no kerbs
- > Medium width (4-8 metre) verges with no footpaths

Preferred Neighbourhood Character Statement

The spaciousness of the setting and relationship of the area with the surrounding landscape and the Daylesford township will be enhanced by :

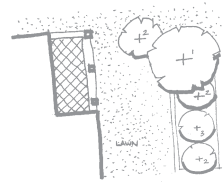




- > Encouraging low lying dwellings set within the landscape
- > Encouraging the planting of native and indigenous trees in private and public areas
- > Encouraging the use of pervious surfaces for driveways and other outdoor areas
- > Ensuring post and wire style fencing

Issues/Threats

- > Large dwellings that dominate the visual landscape
- > Large entrance gateways to properties
- > Large expanses of paving, including driveways
- > Solid or timber fencing styles

Daylesford Neighbourhood Character Study

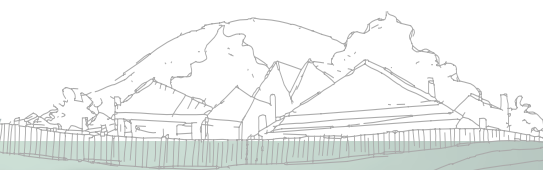
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the semi-rural character of the area by planting of native and indigenous vegetation.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees where possible. > Prepare a landscape plan to accompany all applications for new dwellings incorporating native and indigenous species. > Minimise paved areas particularly in front of dwellings. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. > Driveways should follow the contours, and should not be paved. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. tennis courts, driveways).</p> <p>Large retaining walls.</p>	
Siting	To maintain the semi-rural setting of buildings in this area.	<ul style="list-style-type: none"> > Buildings should be setback substantial distances from all property boundaries. 	<p>Buildings that do not provide sufficient setbacks from all boundaries.</p>	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Buildings near ridge tops should be positioned and designed so as not to protrude above the ridgeline, when viewed from lower areas. 	<p>Buildings located on the ridgeline.</p> <p>Large buildings that dominate the landscape.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide post and wire style front and side fencing. 	<p>High or solid front fences.</p> <p>Solid side fences.</p> <p>Large entrance gateways.</p>	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This area on the fringe of the town has an informal feel as the houses start to blend into the landscape. Although architectural styles are from a variety of eras, predominantly between early Victorian and post war, dwellings are usually simple timber cottages with low pitched roofs and gardens of mostly exotic species. The area has a spaciousness created by large setbacks between the buildings. Front fencing is either open style or created by bushes and hedging. Road treatments are generally informal, and with no use of street tree planting.

Key Existing Characteristics

- > Architecture styles are mixed but predominantly 19th century miner's cottages to early post war era.
- > Building materials are predominantly timber and fibro and iron roofs, with some brick and tile dwellings.
- > Setbacks are inconsistent, with some streets with standard 5-7 metre to large front setbacks and standard side setbacks.
- > Front fences are predominantly open style.
- > Private gardens contain a mix of styles, mostly with exotic plants.
- > Roads are usually sealed, with no kerbs.
- > Road verges are mixed widths with no street trees or footpaths
- > There are good views to Wombat Hill

Preferred Neighbourhood Character Statement

The informality and spaciousness of the area will be maintained and the cohesiveness with the remainder of the town strengthened by:


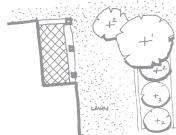
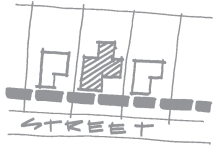
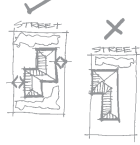

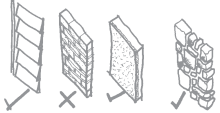

- > Encouraging the retention of pre World War 1 dwellings
- > Ensuring dwellings are setback substantial distances from side and rear boundaries
- > Retaining the low scale nature of the buildings
- > Encouraging new dwellings to incorporate low pitched roofs and timber
- > Encouraging open style front fences, or the use of vegetation
- > Encouraging the planting of street trees to reflect the exotics used in private gardens

Issues/Threats

- > Large dwellings that dominate the streetscape
- > Buildings built to the boundary

Daylesford Neighbourhood Character Study

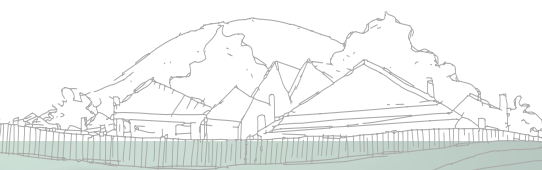
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain and restore where possible, intact Victorian and Edwardian dwellings. 	Demolition of intact Victorian and Edwardian dwellings.	
Vegetation	To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings incorporating exotic and native trees. > Retain large, established trees and provide for the planting of new trees wherever possible. 	<p>Lack of vegetation and landscaping.</p> <p>Removal of large, established trees.</p>	
Siting	To maintain the consistency, where present, of building front setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from both side boundaries. 	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions for not dominate the streetscape.	<ul style="list-style-type: none"> > Respect the predominant building height in the street and nearby properties. > Use low pitched roof forms. > Articulate front and side facades with setbacks and openings to reflect building forms in the street. 	<p>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</p> <p>Large bulky buildings.</p>	
Materials and design detail	To use materials and finishes that harmonise with the surrounding Daylesford Township setting.	<ul style="list-style-type: none"> > Incorporate timber where possible or use earthy toned building materials or finishes. 	Highly coloured brick.	
Front boundary treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide open style front fencing up to a maximum of 1.2 metres or use screen planting as an alternative. 	High or solid, front fences.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



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
- > 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
- > 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:


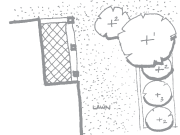

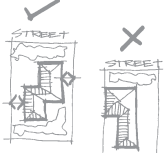

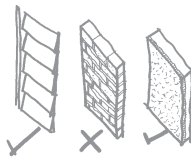

- > Encouraging the retention of pre WW1 buildings
- > Ensuring buildings are setback from both side boundaries
- > Ensuring buildings and driveways are designed to follow the topography
- > Retaining the low scale nature of the dwellings
- > Ensuring that if required, front fences are low and open style
- > Retaining the wide, grassy verges
- > Maintaining and enhancing the existing avenue street tree planting

Issues/Threats

- > Large, unarticulated two storey buildings
- > Highly coloured exposed brick buildings
- > High front fences
- > Buildings built to both side boundaries

Daylesford Neighbourhood Character Study

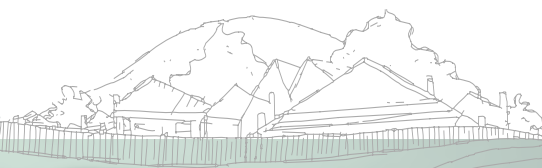
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain and restore wherever possible, intact Victorian and Edwardian dwellings. > Alterations and extensions should be appropriate to the building era. 	Demolition of the part of intact dwellings from these eras, visible from the street.	
Vegetation	To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees wherever possible. > Prepare a landscape plan to accompany all applications for new dwellings incorporating exotic and native trees. 	<p>Lack of vegetation and landscaping.</p> <p>Removal of large, established vegetation.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings and driveways should be designed to follow the contours of the site or step down the site. > Retain existing vegetation, especially on steeply sloping sites. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. driveways).</p> <p>Large retaining walls.</p> <p>Steeply sloping sites.</p>	
Siting	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from both side boundaries. 	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	<ul style="list-style-type: none"> > Respect the predominant building height in the street and nearby properties. The dwelling should match the typical single storey wall height. > Use low pitched roof forms. > Articulate front and side facades to reflect building forms in the street. 	<p>Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.</p> <p>Large, bulky two storey buildings with flat (or unarticulated) wall surfaces.</p>	
Materials and design detail	To use building materials and finishes that complement the local architectural traditions.	<ul style="list-style-type: none"> > In streetscapes where weatherboard predominates, use timber or other non-masonry cladding materials where possible or earthy toned materials and finishes. 	<p>Period reproduction detailing.</p> <p>Highly coloured exposed brick buildings in streets where weatherboard dominates.</p>	
Front boundary treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide low, open style front fencing up to 1.2 metres in height. 	High, solid front fencing.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

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

- > 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 maintain and enhanced by:

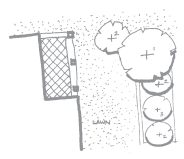
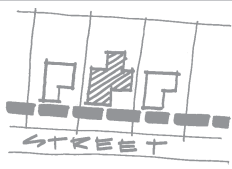
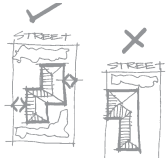

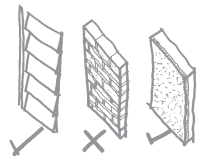

- > Ensuring dwellings are setback from both side boundaries
- > Ensuring dwellings are setback from the front in keeping with nearby properties
- > Ensuring new buildings and extensions do not dominate the streetscape
- > Encouraging the use of timber and other non-masonry building materials
- > Encouraging the development of landscaped front gardens
- > Ensuring front fences are low to average in height

Issues/Threats

- > Large, unarticulated two storey buildings
- > Consistent use of exposed bricks
- > High front fences

Daylesford Neighbourhood Character Study

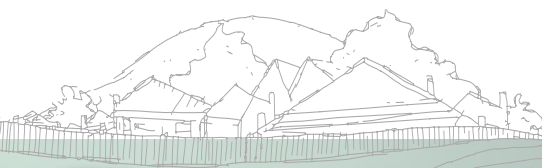
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the garden settings of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings incorporating appropriate low maintenance species.	Lack of landscaping and vegetation.	
Siting	To maintain the consistency, where present, of building front setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	> Buildings should be off set from both side boundaries.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	> In streetscapes where weatherboard predominates, incorporate timber or other non-masonry cladding materials where possible.	Period reproduction detailing.	
Front boundary treatment	To maintain the openness of the streetscape.	> Provide low, open style fencing up to 1.2 metres in height.	High, solid fencing.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This precinct is distinctive due to its more modern architecture and elevated situation above the rest of the town, perched on a broad ridge that backs onto paddocks, adjacent to the high school. The regular lot sizes, standard front and side setbacks create a rhythm to the streetscapes that it is unusually suburban in style for Daylesford. Front fences are common, but are not high and often open style, still enabling a view of the dwellings and gardens from the street.

Key Existing Characteristics

- > Dwellings generally date from the 1960s to 1980s with some post-war and some recent buildings
- > Building materials are mixed and often brick, with predominantly iron roofs to the west of the precinct and more mixed materials to the east
- > Front setbacks are generally 5-7 metres with either 1 & 3-4 or 3-4 metres on the sides
- > Front fences are either average 1-1.2 metres high or open style
- > Private gardens are mostly suburban style established exotic styles or low level
- > Roads are sealed with a mix of kerbing treatments
- > Medium and small verges have no footpaths
- > Street trees have informal mixed species
- > Topography is gently undulating to flat
- > There are views to Wombat Hill to the south and some views to the forest reserve in the west

Preferred Neighbourhood Character Statement

The rhythm of the streetscapes and garden settings of the dwellings will be enhanced by:

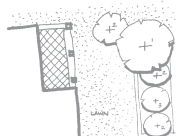

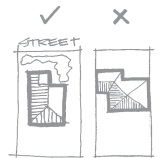


- > Ensuring buildings are setback from both side boundaries
- > Ensuring the front setback reflects the setbacks of nearby dwellings
- > Retaining the low scale nature of the dwellings
- > Encouraging the development of landscaped front gardens
- > Ensuring front fences are average height or use screening plants

Issues/Threats

- > High front fences
- > Buildings built to both side boundaries

Daylesford Neighbourhood Character Study

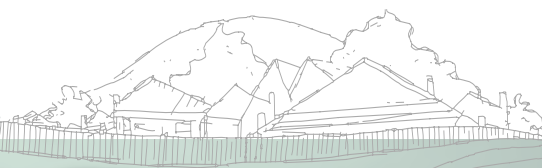
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the garden settings of the dwellings.	> Prepare a landscape plan to accompany all applications for new dwellings incorporating appropriate low maintenance species.	Lack of landscaping and vegetation.	
Siting	To maintain the consistency, where present, of building front setbacks.	> The front setback should be no less than the average setback of the adjoining two dwellings.	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	> Buildings should be off set from both side boundaries.	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape.	> Respect the predominant building height in the street and nearby properties.	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Front boundary treatment	To maintain the openness of the streetscape.	> Provide low, open style front fencing to a maximum of 1.2 metres in height, or use screening plants as an alternative.	High, solid front fencing.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This precinct is a pocket of low lying dwellings, set into the hilly topography and amongst the tall eucalypts, on the edge of town and forms the route to the Tipperary Springs and reserve. The trees dominate vistas and the streetscapes, and while visible from the street, the buildings do not dominate the landscape and are widely spaced. Front fencing is usually not present, or is a simple log or post and wire style. The gardens are simple low level or undeveloped, and sometimes include exotics. The bush setting and remnant indigenous vegetation could be enhanced by the planting of native and indigenous species.

Key Existing Characteristics

- > Building era is a mixture of 1980s and post war, simple ranch and log cabin style
- > Building materials are mixed with iron roofs
- > Front setbacks are inconsistent and large side setbacks
- > Front fences are open style with no side fences forward of the dwelling
- > Roads are sealed and unsealed with no kerbs
- > Verges are large with no footpaths and contain remnant indigenous eucalypts with a shrubby understorey
- > Simple low level gardens are framed with dry eucalypt canopy trees
- > Topography is sloping to hilly

Preferred Neighbourhood Character Statement

The dominance of the native trees and bush setting of the dwellings will be maintained and enhanced by:

- > Encouraging the retention and planting of native and indigenous species in the public and private domain
- > Ensuring dwellings are set substantial distances apart
- > Ensuring dwellings are set within the topography
- > Ensuring buildings respect the low scale development of the area and wider landscape setting
- > Encouraging open log or post and wire front fencing
- > Retaining the informal road treatments

Issues/Threats

- > Solid fencing
- > Removal of large indigenous and native trees
- > Buildings built too close together

Daylesford Neighbourhood Character Study

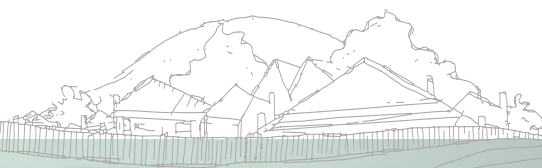
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the surrounding forest.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs. > Retain large, established native trees and understorey and provide for the planting of new native trees where possible. > Buildings should be designed to incorporate space for the planting of substantial vegetation. (Locate footings outside root zone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p> <p>Dwellings that do not provide sufficient setback from all boundaries to accommodate trees.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. > Retain existing vegetation, especially on steeply sloping sites. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. tennis courts).</p> <p>Large retaining walls.</p> <p>Development of steeply sloping sites.</p>	
Siting	To maintain the continuity of vegetation and landscape in front of and between buildings.	<ul style="list-style-type: none"> > Buildings should be setback from the side and rear boundaries sufficient distance to ensure substantial tree and understorey vegetation can be provided. 	<p>Buildings built too close together to allow the establishment of substantial vegetation.</p>	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. 	<p>Buildings that protrude above the tree canopy height.</p>	
Materials and design detail	To use materials and finishes that harmonise with the surrounding bushland setting.	<ul style="list-style-type: none"> > Use earthy toned building materials, finishes or paint colours. 	<p>Highly coloured exposed brick.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide open style front and side fencing such as post and wire or log styles. 	<p>High or solid front fences.</p> <p>High retaining walls.</p>	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



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 WWI 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
- > 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
- > 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
- > Retaining pre WWII dwellings
- > Ensuring that new buildings do not dominate the streetscape and wider landscape setting
- > Encouraging the use of timber or other non-masonry 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
- > Encouraging the planting of street trees

Issues/Threats

- > Demolition of intact and good condition pre WWII dwellings
- > Buildings built to both side boundaries
- > High front fences
- > Buildings located on ridge lines

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain and restore wherever possible, intact Victorian, Edwardian and Inter-war era dwellings. > Alterations and extensions should be appropriate to the building era. 	Demolition of the part of intact dwellings from these eras, visible from the street.	
Vegetation	To encourage consideration of the landscape setting of the dwelling.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that utilises appropriate low maintenance species. 	Lack of a landscape plan.	
Siting	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from both side boundaries . 	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. > Buildings near ridge tops should be positioned and designed so as not to protrude above the ridgeline, when viewed from lower areas. 	<p>Buildings that protrude above the tree canopy height.</p> <p>Buildings on ridge lines.</p>	
	To respect the identified heritage qualities of the streetscape or adjoining buildings.	<ul style="list-style-type: none"> > Where the streetscape contains identified heritage buildings, reflect the dominant building forms in the street, including roof form, in the new building design. 	<p>Large bulky buildings with flat (unarticulated) front and side wall surfaces.</p> <p>Flat roof forms.</p>	
Materials and design detail	To use materials and finishes that harmonise with the surrounding Daylesford Township setting.	<ul style="list-style-type: none"> > In streetscapes where weatherboard predominates, incorporate timber and other non-masonry cladding materials or use earthy toned building materials or finishes. 	Reflective roofing materials.	
Front boundary treatment	To encourage the openness of the streetscape.	<ul style="list-style-type: none"> > Provide low to average height, open style front fencing up to 1.2 metres in height. 	High or solid front fencing.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This precinct is one of the most important entry points to the town, giving a distinct impression of the Victorian heritage of the whole town. The formal avenue of the Pinoaks (The Avenue of Honour) lining the highway is notable as it almost forms a closed canopy over the roadway. The frequent use of timber, including on commercial buildings, is a feature of the precinct that also reflects a theme in the town. The setbacks of the historic and complementary buildings that front the road vary, however, the combination of the established exotic garden settings surrounding the dwellings, the backdrop of the Wombat Hill vegetation and the avenue trees provide a heavily vegetated appearance to parts of the precinct. The wide, grassed verges and open style front fencing add to this appearance.

Key Existing Characteristics

- > Architecture is predominantly Victorian with some Federation to post war styles
- > Building materials are mostly weatherboard and iron roofs, with some mixed roofs of tiles and slate
- > Setbacks are predominantly 0-1 or 3-4 metres, but more inconsistent towards the eastern edge
- > Front fences are mixed
- > Private gardens are either cottage styles or established exotic
- > Roads are sealed with either no kerbs or roll-over kerbs
- > Verges are large on the north side of the road, medium on the south and with a footpath
- > Topography is sloping to the west
- > Views are along a tree lined axis running east-west

Preferred Neighbourhood Character Statement

The importance of the area as an entrance to the town, its vegetated and historic appearance will be retained and enhanced by:


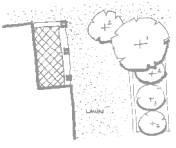
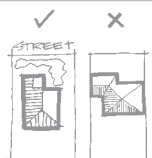

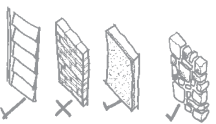

- > Encouraging the retention of Victorian and Edwardian buildings
- > Encouraging the landscaping of gardens and retention and planting of trees
- > Encouraging the use of timber or other non-masonry materials and non reflective corrugated iron roofing materials, where possible
- > Ensuring new buildings are designed to reflect the form of buildings in the area
- > Ensuring buildings are off set from both side boundaries
- > Encouraging low to average height, open style front fencing to dwellings
- > Ensuring the health and maintenance of the Pinoak tree avenue
- > Maintaining the wide, grassy verges and lack of formal kerbs and channelling

Issues/Threats

- > Loss of large trees
- > Large two storey buildings from an era not represented in the precinct
- > Use of exposed brick
- > Loss of the Pinoak avenue
- > High front fences

Daylesford Neighbourhood Character Study

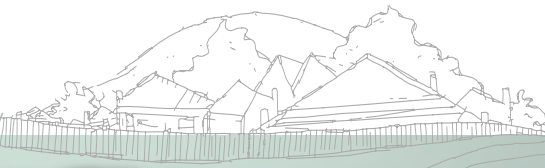
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain and restore wherever possible, intact Victorian, Edwardian and Inter-war dwellings. 	Demolition of intact Victorian and Edwardian dwellings.	
Vegetation	To maintain and strengthen the landscape dominated streetscapes.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings incorporating substantial shrubs and trees. > Retain large established trees and provide for the planting of new trees wherever possible. 	<p>Lack of a landscape plan incorporating substantial trees and shrubs.</p> <p>Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees or substantial vegetation.</p>	
Siting	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from both side boundaries. 	Boundary to boundary development.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider landscape setting.	<ul style="list-style-type: none"> > Respect the predominant building height in the street and nearby properties. The dwelling should match the typical single storey wall height. > Use low pitched roof forms. > Articulate front and side facades to reflect building forms in the street. 	Buildings that exceed by more than one storey the predominant building height in the street and nearby properties.	
Materials and design detail	To use materials and finishes that harmonise with the surrounding Daylesford Township setting.	<ul style="list-style-type: none"> > Incorporate timber and other non-masonry cladding materials where possible and use earthy toned building materials or finishes. 	Highly coloured exposed brick.	
Front boundary treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide no or low, open style fencing. 	High, solid fencing.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

The precinct is distinct for its flat topography and predominantly post-war to recent housing stock with a number of older heritage listed buildings. The consistently large dwelling setbacks and low front fences add to the spaciousness of the area. The area forms the link between the open pastoral landscape beyond and the formal avenue planting of The Avenue of Honour at the entrance to the town which extends to Malmesbury along the Midland Highway. In contrast to this spacious context, the intersection of the highway with the local streets is partially delineated by historic buildings built to the boundary.

Key Existing Characteristics

- > Architectural styles are mixed with many post war (1950s and 60s) and some 1980s dwellings
- > Building materials are mixed
- > Front setbacks are generally 3-4 or 5-7 metres and 3-4 metres on both side setbacks
- > Front fences are low-average otherwise open style
- > Private gardens are generally low level otherwise mixed styles
- > Roads are sealed with no kerbs
- > Large verges have predominantly no footpaths
- > Large exotic avenue of street trees on both sides of the road
- > Topography is flat with a light slope
- > There some partial views to Wombat Hill and to the north to surrounding pastoral landscape

Preferred Neighbourhood Character Statement

The spaciousness of the dwelling settings will be maintained and the definition of the entrance way to the town will be strengthened by:

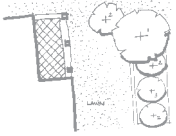
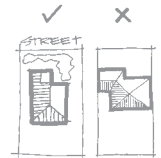
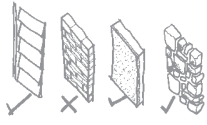

- > Encouraging dwellings to be setback at least 2 metres from each side boundary
- > Encouraging the development of buildings to better define the highway intersection, and provide a sense of entrance to the town
- > Encouraging low front fences
- > Maintaining and enhancing the avenue planting

Issues/Threats

- > Dwellings built boundary to boundary
- > High front fences

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings incorporating exotic and native trees. > Retain large, established trees and provide for the planting of new trees wherever possible. 	<p>Lack of vegetation and landscaping.</p> <p>Removal of large, established vegetation.</p>	
Siting	To ensure buildings are set back from the street to allow the establishment of front gardens.	<ul style="list-style-type: none"> > The dwelling setback should be no less than the average setback of the predominant setback of dwellings in the street. 	<p>Buildings built on the front boundary.</p> <p>Buildings that are set further forward than the closest of the dwellings on the adjoining two properties.</p>	
	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set at least 2 metres from the side boundaries. 	<p>Boundary to boundary development.</p>	
Materials and design detail	To use materials and finishes that harmonise with the surrounding Daylesford Township setting.	<ul style="list-style-type: none"> > In streetscapes where weatherboard predominates, incorporate timber and other non-masonry cladding materials or use earthy toned building materials or finishes. 	<p>Highly coloured exposed brick.</p>	
Front boundary treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide no or low, open style front fencing up to 1.2 metres in height, or use screening plants as an alternative. 	<p>High, solid fencing.</p>	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This Precinct is somewhat isolated from the remainder of the town but retains many of the features that are common to the town, such as wide grassy verges, informal road treatments, the mixture of architectural eras and the mix of exotic and native trees. The predominantly timber or fibro dwellings with a growing number of dwellings of 'eco-friendly' materials are located on large sites and are substantial distances from one another. The semi-rural feel is enhanced by the lack of front fencing or the open styles, where present. There are stunning forest views to the west and the Lost Children Reserve within the precinct adds to the semi rural feel with the walking trail through the precinct to crown land to the south.

Key Existing Characteristics

- > Building eras include architectural styles from the late 19th century to contemporary renovations and reproduction styles
- > Building materials are mixed with timber and alternative building materials common
- > Frontages are generally open with some mixed fences near Central Springs Road
- > Front setbacks are inconsistent with side setbacks greater than 4 metres
- > Gardens are generally low level with mixed species
- > Roads are sealed with no kerbs, paths or street trees
- > Road verges are greater than 8 metres
- > Topography is generally flat with a light slope
- > Good views to the west to the surrounding landscape

Preferred Neighbourhood Character Statement

The spacious, semi-rural feel to the area will be retained and cohesiveness with the town enhanced by:

- > Encouraging the retention and planting of large trees
- > Encouraging the use of timber or earth toned housing materials
- > Ensuring buildings are set back substantial distances from front and side boundaries
- > Ensuring buildings are set within the landscape
- > Encouraging a lack of front fencing or, if provided, low, open styles
- > Retaining the wide verges and informal road treatments

Issues/Threats

- > Buildings built to the side boundary
- > High front fences
- > Extensive use of highly coloured exposed brick

Daylesford Neighbourhood Character Study

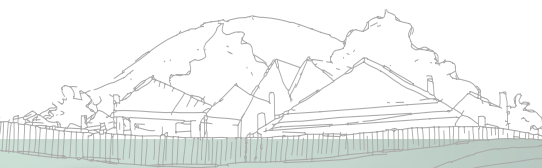
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the semi rural character of the area by planting of native and exotic vegetation.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees, where possible. > Prepare a landscape plan to accompany all dwellings incorporating native and indigenous species. > Minimise paved areas particularly in front of dwellings. 	<p>Lack of landscaping and vegetation.</p> <p>Extensive areas of paving in front of the dwelling.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. 	<p>Major excavation works to accommodate dwellings or associated buildings and works.</p>	
Siting	To maintain the semi rural setting of the dwellings.	<ul style="list-style-type: none"> > Buildings should be setback substantial distances from front and side boundaries. 	<p>Buildings that do not provide sufficient setbacks from all boundaries to accommodate trees and substantial screening plants.</p>	
Height and building form	To ensure that new buildings and extensions do not dominate the landscape.	<ul style="list-style-type: none"> > Respect the predominate building height in the street and nearby properties. 	<p>Buildings that exceed the predominant building height by more than one storey.</p>	
Materials and design detail	To use materials and finishes that harmonise with the surrounding Daylesford Township setting.	<ul style="list-style-type: none"> > Incorporate timber and other non-masonry cladding materials where possible or use earthy toned building materials, or finishes. 	<p>Highly coloured exposed brick.</p>	
Front boundary treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide no or low, open style fencing up to 1.2 metres in height. 	<p>High or solid front fencing.</p>	

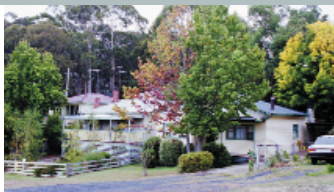
The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



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
- > 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 non-masonry 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
- > Retaining the informal street treatments

Issues/Threats

- > Removal of large trees
- > Large single level buildings
- > Buildings built to side boundaries
- > Extensive site coverage
- > Buildings that dominate vistas across the lake
- > High front fences
- > Lack of delineation between public and private land
- > Lack of delineation between public and private space

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of the lake environs.	<ul style="list-style-type: none"> > Retain large, established trees and understorey (other than identified invasive species) and provide for the planting of new trees where possible.* > Prepare a landscape plan to accompany all applications for new dwellings that includes appropriate trees and shrubs. > Buildings should be designed to incorporate space for the planting of substantial vegetation. (Locate footings outside rootzone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. > Retain existing vegetation, especially on steeply sloping sites. > Driveways should be designed to follow the contours. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g.tennis courts, driveways).</p> <p>Large retaining walls.</p> <p>Development of steeply sloping sites.</p>	
Siting	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from both side boundaries. 	<p>Boundary to boundary development.</p>	
Site coverage	To ensure that adequate space is available on private land for the retention and planting of vegetation.	<ul style="list-style-type: none"> > The total building site coverage should not exceed 40%. > Proposals that exceed 40% site coverage maximums must demonstrate that the Site Coverage objective and all remaining Objectives and Design Responses have been met. 	<p>Buildings that exceed the site coverage specified by more than 5%.</p>	
Height and building form	To ensure that new buildings and extensions do not dominate the landscape and wider lakeside setting.	<ul style="list-style-type: none"> > Buildings should not protrude above the predominate tree canopy height. > Building mass, when viewed from the lake surrounds, should be minimised by articulation to provide a sense of lightness to the structures and to allow vegetation to flow around the building. 	<p>Buildings that protrude above the predominate tree canopy height.</p>	
View sharing	To ensure the reasonable sharing of views to the lake and surrounding landscapes.	<ul style="list-style-type: none"> > Buildings should be sited and designed to so as to minimise intrusion into the views of other properties to the lake and surrounds. 	<p>Buildings that eliminate views from public spaces.</p>	
Materials and design detail	To use materials and finishes that reflect the traditional Daylesford Township materials and lakeside setting.	<ul style="list-style-type: none"> > Incorporate timber where possible, and render, bag or paint brick surfaces. 	<p>Brightly coloured exposed brick.</p>	
Front boundary treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide low, open style fencing, up to a maximum of 1.2 metres in height. 	<p>High front fencing.</p>	
Lakeside edge	To ensure that the land to which the public has access is clearly delineated and visual cohesiveness of the lake surrounds is enhanced.	<ul style="list-style-type: none"> > The delineation between public and private land along rear boundaries abutting the lake should be readily identifiable through the use of landscape treatments such as surface level changes, haha walls, planting, bollards, or low open style fencing. > Minimise paving of land adjoining the lake environs. > Building massing should be located away from the lake. 	<p>Lack of definition between private and public space around the lake edge.</p> <p>Solid or high fences between the lake surrounds and private private land.</p>	

*Refer to Master Plan for appropriate planting species.

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



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
- > 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
- > 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:


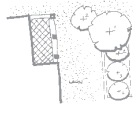
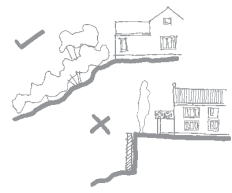




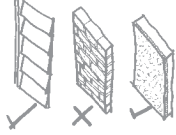

- > Retaining historic buildings and buildings that contribute to the context of the heritage buildings and areas
- > Encouraging the landscaping of gardens and retention and planting of large trees
- > Encouraging new buildings, alterations and extensions that respect the building forms, including roof profile, of the identified historic buildings
- > Encouraging the use of timber or other non-masonry 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
- > Encouraging consistent street tree planting

Issues/Threats

- > Demolition of intact Victorian, Edwardian and Inter-war dwellings
- > Large two storey dwellings that dominate the streetscape or reproduce eras of development not present in this Precinct
- > Exposed brick buildings
- > Buildings built to both side boundaries
- > High front fences

Daylesford Neighbourhood Character Study

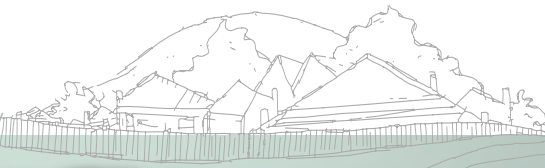
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain and restore wherever possible, intact Victorian and Edwardian dwellings. > Alterations and extensions should be appropriate to the building era. 	Demolition of the parts of intact dwellings from these eras, visible from the street.	
Vegetation	To maintain and strengthen the garden settings of the dwellings and the relationship to the vegetation qualities of Wombat Hill.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial trees and shrubs. > Retain large, established trees and understorey and provide for the planting of new trees where possible. > Buildings should be designed to incorporate space for the planting of substantial vegetation (locate footings outside rootzone). 	Lack of landscaping and substantial vegetation.	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. > Retain existing vegetation, especially on steeply sloping sites. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. tennis courts).</p> <p>Large retaining walls.</p> <p>Development of steeply sloping sites.</p>	
Siting	To maintain the consistency, where present, of building front setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from both side boundaries. 	Boundary to boundary development.	
Height and building form	To respect the identified heritage qualities of the streetscape or adjoining buildings.	<ul style="list-style-type: none"> > Where the streetscape contains identified heritage buildings, reflect the dominant building forms in the street, including roof form, in the new building design. 	<p>Large bulky buildings with unarticulated front and side wall surfaces.</p> <p>Flat roof forms.</p>	
	To ensure that new buildings do not dominate the landscape.	<ul style="list-style-type: none"> > Respect the predominate building height in the street and nearby properties. 	Buildings and extensions that dominate views from the street.	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape.	<ul style="list-style-type: none"> > In streetscapes where weatherboard predominates, incorporate timber or other non-masonry cladding materials where possible, and render, bag or paint brick surfaces. 	<p>Period reproduction detailing.</p> <p>Reflective roofing materials.</p> <p>Exposed red and orange brick in the streets dominated by weatherboard.</p>	
Front boundary treatment	To ensure front fences are appropriate to the era of the dwellings and maintain openness to the streetscape.	<ul style="list-style-type: none"> > Provide open style front fencing up to 1.2 metres appropriate to the buildings era or use hedges or screening planting as an alternative. > Front fences should not exceed 1.2 metres other than in exceptional cases. 	High front fencing.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This precinct is located below the escarpment east of Wombat Hill, where the land is predominantly flat. The area has some elements of a spacious, semi-rural environment due to the wide grassy verges, unmade roads and adjoining paddocks. There are occasional remaining miner's cottages but the majority of dwellings are recent low lying, brick buildings with hipped or gabled roofs. The setbacks vary over the precinct, but there are pockets where the setbacks are consistent, and all dwellings are offset from the side boundaries. The dwellings sit within established gardens of predominantly exotics and some large trees.

Key Existing Characteristics

- > Building era is predominantly 1960s to present, with some ranch and reproduction styles
- > Building materials are mixed brick and timber
- > Some 2 storey dwellings
- > Setbacks are varied with pockets of standard side 3-4 metre side setbacks and 5-7 metre front setbacks
- > Front fences are a mix of predominantly average 1-1.2 metre high open or farm styles
- > Private gardens are mixed but strongly influenced by goldfields and cottage garden styles, with more suburban exotic styles in the north of the precinct
- > Road surfaces are mixed, with no kerbs
- > Large verges have no footpaths
- > Street trees are informally spaced of mixed species with some noxious weed species present
- > Topography is gently sloping and flat to the west
- > There are some good views to Wombat Hill to the north and to the surrounding landscape from the east to the west

Preferred Neighbourhood Character Statement

The spaciousness and low lying scale of development will be retained and enhanced by:

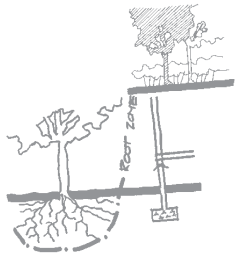
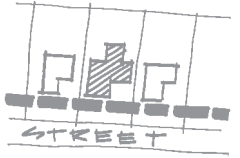
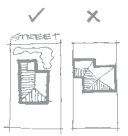


- > Encouraging the retention and planting of trees
- > Ensuring buildings are setback from both side boundaries
- > Ensuring buildings respect the low scale nature of development in the area
- > Where front setbacks are consistent, ensure buildings are setback in keeping with adjoining buildings
- > Encourage open style front fences
- > Retain the informal street treatments

Issues/Threats

- > Large, unarticulated two storey dwellings
- > Buildings built to both side boundaries
- > High front fences

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the semi rural character of the area by planting of native and exotic vegetation.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees, where possible. > Prepare a landscape plan to accompany all dwellings incorporating native and indigenous species. 	Lack of landscaping and vegetation.	
Siting	To maintain the consistency, where present, of building front setbacks.	<ul style="list-style-type: none"> > The front setback should be no less than the average setback of the adjoining two dwellings. 	Buildings that are set further forward than the closest of the buildings on the adjoining two properties.	
	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from both side boundaries. 	Boundary to boundary development.	
Height and building form	To ensure that new buildings and extensions do not dominate the landscape.	<ul style="list-style-type: none"> > Respect the predominate building height in the street and nearby properties. 	Buildings that exceed the predominant building height by more than one storey.	
Front boundary treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide low, open style fencing up to 1.2 metres in height, or use hedges and screen planting as an alternative. 	High front solid fencing.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

The precinct is a small, somewhat isolated area on the fringe of town, with dwellings of differing scales set into the sloping topography and amongst tall exotic and native trees. The trees, including a row of large pines, dominate vistas and the streetscapes, and while visible from the street, the buildings are not a feature of the landscape and are located substantial distances from one another. The gardens are low level or undeveloped, and usually include exotics. The semi-rural feel is enhanced by the lack of front fencing or the open post and wire styles, wide grassy verges and informal road treatments.

Key Existing Characteristics

- > Architectural styles and eras are mixed
- > Dwellings are constructed of mixed building materials
- > Buildings are set in grounds
- > Front fences are open or farm style
- > Roads are unsealed with no footpaths
- > Informal street tree planting with large exotic trees, and shrubby vegetation coming to the road edge
- > Gardens are mixed, with mostly established exotic species
- > Topography is sloping to steep to lake area
- > Good views to Wombat Hill to the north

Preferred Neighbourhood Character Statement

The spacious, semi-rural feel to the area will be retained and cohesiveness with the town enhanced by:

- > Encouraging the retention of large trees
- > Ensuring buildings are set substantial distances apart
- > Ensuring buildings are set into the landscape
- > Encouraging a lack of front fencing or, if provided, post and wire styles
- > Retaining the wide verges and informal road treatments

Issues/Threats

- > Buildings built to the side boundary
- > High or solid front fences

Daylesford Neighbourhood Character Study

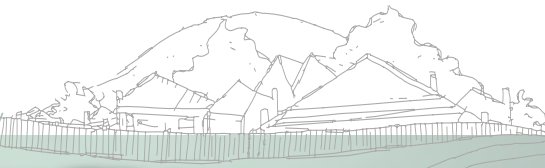
DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the vegetation dominated landscape and the relationship to the native vegetation qualities of the surrounding forest.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs. > Retain large, established trees and understorey and provide for the planting of new native trees where possible. > Buildings should be designed to incorporate space for the planting of substantial vegetation. (Locate footings outside root zone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p> <p>Dwellings that do not provide sufficient setback from all boundaries to accommodate trees.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. 	Major excavation works to accommodate dwellings or associated buildings and works.	
Siting	To maintain the bush setting of the dwellings.	<ul style="list-style-type: none"> > Buildings should be setback substantial distances from front and side boundaries. 	Buildings that do not provide sufficient setbacks from all boundaries to accommodate trees and substantial screening plants.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. > Site buildings away from ridge lines to avoid them being visible on the skylines. 	<p>Buildings that penetrate the tree canopy.</p> <p>Buildings located on ridge lines.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide no front fencing or open style front and side fencing such as post and wire up to 1.2 metres, or use hedges or screen plants as an alternative. 	High or solid front fences.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This precinct approaches the town on the edge of a spur leading down to the lake foreshore. The remnant dry eucalypt tree canopy and frequent exotics in the private and public realm (of the surrounding Hepburn Regional Park and Victoria Park) give the area a rural town edge atmosphere, when combined with many of the features that are common to the town, such as wide grassy and treed verges, informal road treatments and the mixture of architectural eras. The low scale dwellings are located within the topography, and are usually setback large distances from side boundaries. The semi-rural feel is enhanced by the lack of front fencing or the open styles, where present.

Key Existing Characteristics

- > Building era is mixed from Victorian to present
- > Building materials are mixed with iron roofs
- > Front setbacks are generally inconsistent, with 3-4 metre or larger side setbacks
- > Private gardens contain mostly established exotic species with dry eucalypt canopy trees framing houses above the lake
- > Roads are generally sealed with no kerbs, with side roads being unsealed
- > Large road verges have no footpaths
- > Front fences are mixed
- > Street trees are informal with a variety of species and some remnant vegetation framing the streetscape
- > Topography is sloping to hilly leading towards the lake
- > Long distance views to Wombat Hill and the surrounding landscape

Preferred Neighbourhood Character Statement

The spacious, semi-rural feel to the area will be retained and cohesiveness with the town enhanced by:

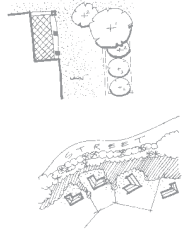

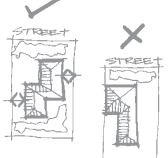


- > Encouraging the retention of large trees
- > Ensuring buildings are set back at least 2 m. from both side boundaries
- > Ensuring buildings are set into the landscape
- > Ensuring buildings respect the generally low scale development in the area and wider landscape setting
- > Encouraging a lack of front fencing or, if necessary, post and wire styles
- > Retaining the wide verges and informal road treatments

Issues/Threats

- > Buildings built to the side boundary
- > High front fences
- > Buildings located prominently on a ridge

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the vegetation dominated landscape and the relationship to the native vegetation qualities of the surrounding forest.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs. > Retain large, established trees and understorey and provide for the planting of new native trees where possible. > Buildings should be designed to incorporate space for the planting of substantial vegetation. (Locate footings outside rootzone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p> <p>Dwellings that do not provide sufficient setback from all boundaries to accommodate trees.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. > Driveways should follow the contours of the site. 	Major excavation works to accommodate dwellings or associated buildings and works.	
Siting	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from at least 2 metres from the side boundaries. 	Buildings located on the boundary.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. > Site buildings away from ridge lines to avoid them being visible on the skyline (move to more appropriate position on site). 	<p>Buildings that penetrate the tree canopy.</p> <p>Buildings located on ridge lines.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide no front fencing or open style front and side fencing such as post and wire up to 1.2 metres, or use hedging or screen planting as an alternative. 	High or solid front fences.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This Cornish Hill precinct surrounds the rambling landforms of the mullock heaps and along the ridge to the south of Wombat Hill. The vegetation in gardens is dominated by exotic trees and shrubs, and trees provide a backdrop to many vistas. Housing styles are mixed, but the area has an open feel due to the dominance of non-masonry building materials and buildings are setback from side boundaries. The area has an edge of town feel, despite its relative proximity to the centre, due to the scattering of undeveloped land and informal road treatments, wide grassed verges and open fence styles. Street trees are currently limited, giving the wide road reserves an open sparse appearance.

Key Existing Characteristics

- > Architectural styles are mixed with building eras dating from pre 1900 miner's cottages to post war and late 20th century to present styles
- > Building materials are predominantly weatherboard and fibro with mostly iron roofs
- > Front setbacks are mixed generally with 1 and 3-4 metre side setbacks
- > Private gardens are mostly cottage garden styles using many exotic species
- > Front fences are mixed with many open styles
- > Most roads are sealed with no kerbs
- > Large road verges are 8 metres or more generally without street trees or footpaths
- > Topography is very sloping and irregular
- > There are good views to the lake and surrounding state forest reserves on the horizon

Preferred Neighbourhood Character Statement

The open feel to the area will be retained and the cohesiveness of the area with the remainder of the town will be enhanced by:


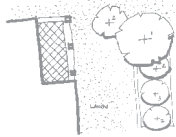
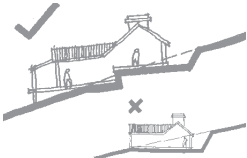
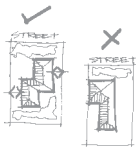

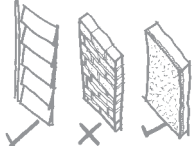

- > Encouraging the retention of pre and inter-war dwellings
- > Ensure buildings are sited to respect the wider landscape setting
- > Encouraging the use of timber, and other non-masonry materials where possible
- > Ensuring buildings are offset from both side boundaries
- > Encouraging low to average height, open style front fences
- > Encouraging the planting of street trees
- > Retaining the informal street treatment

Issues/Threats

- > Buildings built to the side boundary
- > High front fences

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Existing buildings	To retain buildings that contribute to the valued character of the area.	<ul style="list-style-type: none"> > Retain and restore wherever possible, intact Victorian, Edwardian and Inter-war dwellings. 	Demolition of intact Victorian, Edwardian and Inter-War dwellings.	
Vegetation	To strengthen the garden settings of the dwellings.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings incorporating appropriate low maintenance species. > Retain large trees wherever possible. 	Lack of landscaping and vegetation.	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. 	Major excavation works to accommodate dwellings or associated buildings and works.	
Siting	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from both side boundaries. 	Buildings located on the boundary.	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. > Site buildings away from ridge lines to avoid them being visible on the skyline (move to more appropriate position on site). 	Buildings that penetrate the tree canopy. Buildings located on ridge lines.	
Materials and design detail	To use materials and finishes that harmonise with the surrounding Daylesford Township setting.	<ul style="list-style-type: none"> > Incorporate timber and other non-masonry cladding materials where possible or use earthy toned building materials or finishes. 	Highly coloured or exposed brick.	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide low to average height, open style front fencing, up to 1.2 metres, or use hedges or screen planting as an alternative. 	High front fences.	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

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 frequently setback large distances from the road. Front fences are low or open style, while a mix of exotics and natives is common on private gardens. The surrounding vegetation of Victoria Park and Crown land is predominantly native or indigenous. Street tree planting is mixed.

Key Existing Characteristics

- > 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 are setback at least 2 metres from both side boundaries
- > Ensuring buildings and driveways are designed to follow the topography
- > Encouraging low open style fencing
- > Enhancing the informal street tree planting

Issues/Threats

- > Buildings built to the side boundary
- > High front fences

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the garden settings of the dwellings and enhance the town's entrance.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings incorporating substantial shrubs and trees. > Retain large established trees and provide for the planting of new trees wherever possible. 	<p>Lack of a landscape plan incorporating substantial trees and shrubs.</p> <p>Dwellings that do not provide sufficient setbacks from at least two boundaries to accommodate trees or substantial vegetation.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings and driveways should be designed to follow the contours of the site or step down the site. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. driveways).</p> <p>Large retaining walls.</p>	
Siting	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from at least 2 metres from the side boundaries. 	<p>Buildings located on the boundary.</p>	
Front boundary treatment	To maintain the openness of the streetscape.	<ul style="list-style-type: none"> > Provide low, open style fencing up to 1.2 metres in height. 	<p>High front fencing.</p>	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This Precinct has a country lane character, as the roads wind along the gully floor from the town to Jubilee Lake or up the hillside. Large pines often line the road and other exotics are scattered through the surrounding landscape. The large front and side setbacks which at times accommodate trees, mean that dwellings are at times obscured from vision from the road. Paved areas are minimal, with driveways and other outdoor areas using pervious materials. The lack of front fencing or open style fencing adds to the spacious, semi-rural feel to the area. The informal roads, sealed, with no kerbs and channels, or footpaths adds to the country lane character of the area.

Key Existing Characteristics

- > Architecture is predominantly early twentieth century
- > Building materials are mostly weatherboard and fibro with iron roofs
- > Front fences are generally open style
- > Private gardens are mixed styles, often wild, with native and exotic species with large pines and eucalypts as a feature to the canopy
- > Roads are sealed with no kerbs
- > Street trees are a mix of native and exotic with stretches of native understorey
- > Setbacks vary with buildings often not visible from the road
- > Road verges are predominantly large with no footpaths
- > Topography is generally flat with a steep bank on the eastern side sloping down to the road

Preferred Neighbourhood Character Statement

The informal, country lane characteristics will be retained and enhanced by:

- > Encouraging the retention of large trees
- > Ensuring buildings are located within the landscape and do not dominate the streetscape or wider landscape setting
- > Ensuring paved areas are minimised
- > Ensuring buildings are set back substantial distances from side boundaries
- > Encouraging a lack of front fencing, or open style front fences
- > Maintaining the informal road treatments

Issues/Threats

- > Large buildings located prominently on ridges or within vistas
- > Buildings located too close together or too close to the street
- > High or solid front fencing

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the vegetation dominated landscape and the relationship to the native vegetation qualities of the surrounding forest.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs. > Retain large, established native trees and understorey and provide for the planting of new native trees where possible. > Buildings should be designed to incorporate space for the planting of substantial vegetation. (Locate footings outside root zone). 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p> <p>Dwellings that do not provide sufficient setback from all boundaries to accommodate trees.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. > Retain existing vegetation, especially on steeply sloping sites. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. tennis courts, paving).</p> <p>Large retaining walls.</p> <p>Development of steeply sloping sites.</p>	
Siting	To maintain the continuity of vegetation and landscape in front of and between buildings.	<ul style="list-style-type: none"> > Buildings should be setback from the side boundaries sufficient distance to ensure substantial tree and understorey vegetation to be provided. 	<p>Buildings built too close to the side boundary to allow the establishment of substantial vegetation.</p>	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. > Site buildings away from ridge lines to avoid them being visible on the skyline (move to more appropriate position on site). 	<p>Buildings that penetrate the tree canopy.</p> <p>Buildings located on ridge lines.</p>	
Materials and design detail	To use building materials and finishes that complement the dominant pattern within the streetscape and the bush garden setting.	<ul style="list-style-type: none"> > Incorporate timber or other non-masonry cladding materials where possible, or use earthy toned building materials or finishes. 	<p>Highly coloured exposed brick.</p> <p>Urban period reproduction styles and detailing.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide open style front and side fencing such as post and wire, up to 1.2 metres or use hedges or screening plants as an alternative. 	<p>High, or solid front fences.</p>	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



Description

This Precinct is located on a ridge above Jubilee Lake. Development is more recent with large tracts of cleared undeveloped land. The long, low houses sit within the undulating topography, amongst establishing gardens and occasional native and exotic trees. The lots are very large and the area has a semi rural quality created by this spaciousness, the unsealed roads and large verges, and views to the surrounding hills and pastoral land.

Key Existing Characteristics

- > Building era is 1980s to present with a mix of ranch and country cottage styles
- > Mixed materials with iron roofs
- > Buildings are located in grounds with substantial setbacks on all sides
- > Private gardens are mixed species and styles
- > Open farm style front fences
- > Street trees are inconsistent
- > Roads are unsealed with no kerbs
- > Medium width (4-8 metre) verges with no footpaths

Preferred Neighbourhood Character Statement

The spaciousness of the setting and relationship of the area with the landscape and the Daylesford township will be enhanced by :

- > Encouraging low lying dwellings set within the landscape
- > Encouraging the planting of native and indigenous trees in private and public areas
- > Ensuring no or rural style fencing
- > Encouraging the use of pervious surfaces for driveways and other outdoor areas
- > Encouraging consistent street tree planting

Issues/Threats

- > Large two storey dwellings that dominate the visual landscape
- > Large entrance gateways to properties
- > Large expanses of paving, including driveways
- > Solid or timber fencing styles

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To strengthen the semi-rural character of the area by planting of native and exotic vegetation.	<ul style="list-style-type: none"> > Retain large, established trees and provide for the planting of new trees, where possible. > Prepare a landscape plan to accompany all dwellings incorporating native and indigenous species. > Minimise paved areas particularly in front of dwellings. 	<p>Lack of landscaping and vegetation.</p> <p>Extensive areas of paving in front of the dwelling.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings should be designed to follow the contours of the site or step down the site. 	<p>Major excavation works to accommodate dwellings or associated buildings and works.</p>	
Siting	To maintain the bush setting of the dwellings.	<ul style="list-style-type: none"> > Buildings should be setback substantial distances from front and side boundaries. 	<p>Buildings that do not provide sufficient setbacks from all boundaries to accommodate trees and substantial screening plants. .</p>	
Height and building form	To ensure that buildings and extensions do not dominate the streetscape and wider treed landscape setting.	<ul style="list-style-type: none"> > Design new buildings and extensions so as not to exceed the predominant tree canopy height. > Site buildings away from ridge lines to avoid them being visible on the skyline (move to more appropriate position on site). 	<p>Buildings that penetrate the tree canopy.</p> <p>Buildings located on ridge lines.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide open style front and side fencing such as post and wire up to 1.2 metres in height, or use edging or screening plants as an alternative. 	<p>High front fences.</p>	

The fire risk of each property should be assessed and these guidelines applied appropriately.

The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Daylesford Neighbourhood Character Study



CHARACTER STATEMENT



Description

This precinct is located along the southern entry to the town from Ballan, which meanders through remnant eucalypt trees on the wide verges and the treed backdrop on Crown land, creating an informal rural town approach. The buildings are spaciouly and informally arranged, due to the topography of the spur on which the road is located. There is a range of building styles and eras but all dwellings are set large distance apart and, frequently, large distances from the road. Front fences are either not provided or are rural in style. While a mix of exotics and natives is common in private gardens, further planting to enhance the indigenous eucalypts would create greater cohesion to this important approach.

Key Existing Characteristics

- > Architecture is predominantly post war styles
- > Building materials are generally brick and mixed roofs
- > Fences are open style in the south, often rural in style
- > Roads are predominantly sealed with no kerbs
- > Wide road verges contain large remnant indigenous trees and shrubs and have no footpaths
- > Gardens are mostly established exotic with some natives
- > Topography is undulating
- > Views into the state forest canopies

Preferred Neighbourhood Character Statement

The spaciousness and informality of the precinct 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
- > Ensuring buildings are setback at least 2 metres from both side boundaries
- > Ensuring buildings are set within the topography and respect the wider landscape setting
- > Encouraging a lack of front fencing or rural style fencing

Issues/Threats

- > Large buildings located prominently on ridges or within vistas
- > Buildings built to the side boundary
- > High front fences

Daylesford Neighbourhood Character Study

DESIGN GUIDELINES

Character Element	Objective	Design Response	Avoid	Illustration
Vegetation	To maintain and strengthen the vegetation dominated landscape and the relationship to the native vegetation qualities of the surrounding forest.	<ul style="list-style-type: none"> > Prepare a landscape plan to accompany all applications for new dwellings that includes substantial native trees and shrubs. > Retain large, established native trees and understorey and provide for the planting of new native trees where possible. 	<p>Lack of landscaping and substantial vegetation.</p> <p>Exclusive use of exotic vegetation.</p> <p>Dwellings that do not provide sufficient setback from all boundaries to accommodate trees.</p>	
Topography/landform	To minimise site disturbance and impact of the building on the landscape.	<ul style="list-style-type: none"> > Buildings and driveways should be designed to follow the contours of the site or step down the site. 	<p>Major excavation works to accommodate dwellings or appurtenances.</p> <p>Large sealed areas (e.g. driveways).</p> <p>Large retaining walls.</p>	
Siting	To maintain the rhythm of dwelling spacing.	<ul style="list-style-type: none"> > Buildings should be off set from at least 2 metres from the side boundaries. 	<p>Buildings located on the boundary.</p>	
Front boundary treatment	To maintain and enhance the continuous flow of the vegetation across the landscape.	<ul style="list-style-type: none"> > Provide open style front and side fencing such as post and wire, up to 1.2 metres in height, or use screening or hedging planting as an alternative. 	<p>High front fences.</p>	

The fire risk of each property should be assessed and these guidelines applied appropriately.

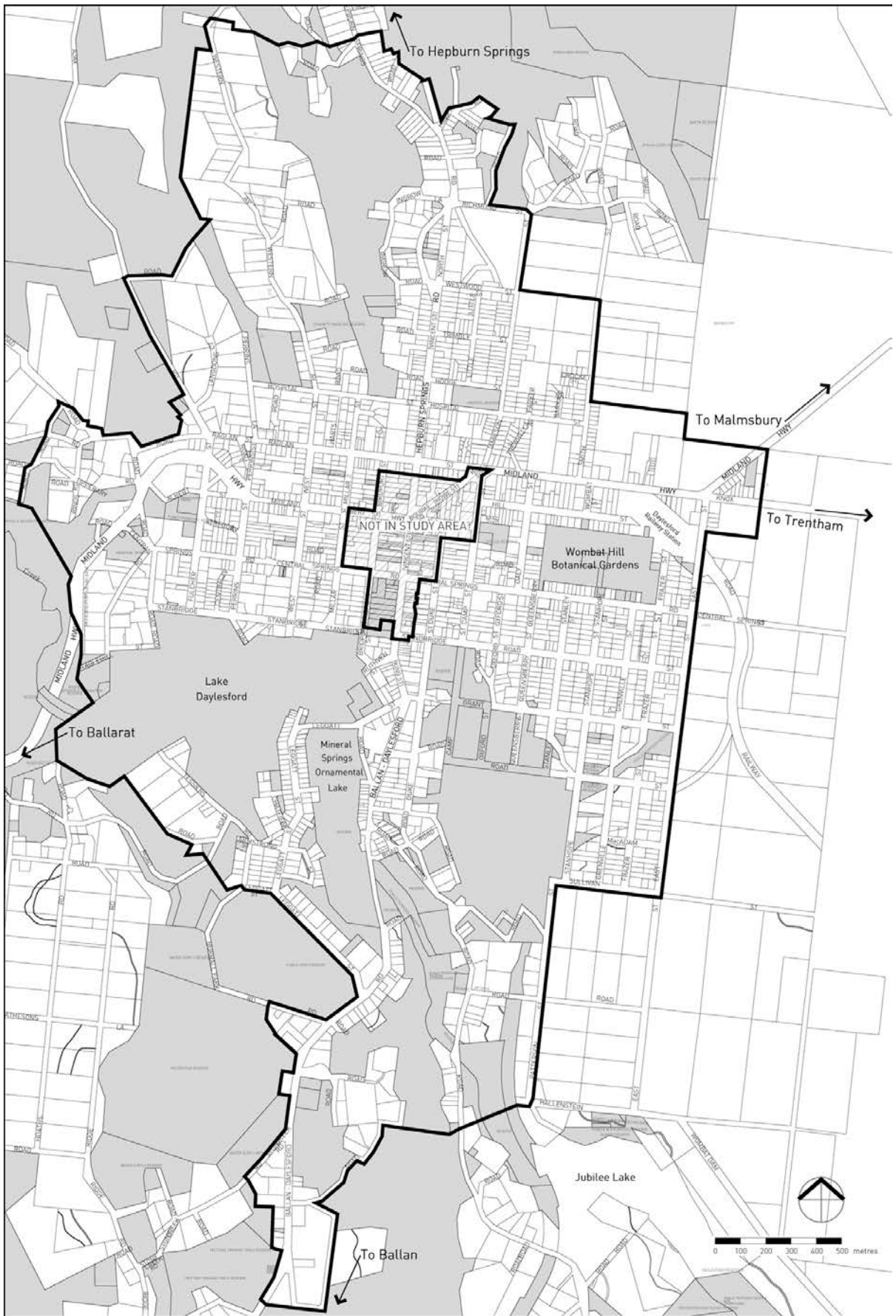
The Objectives define the intention of each Character Element. The Design Responses are assumed to satisfy the relevant Objective. Refer to the Hepburn Planning Scheme for other Requirements.

Appendix 1

Study Brief

Appendix **2**

Study Map



Study Area
Daylesford Neighbourhood Character Study

**Precinct Issues
Papers as
presented to
Public Workshop**

Appendix **3**

**Precinct Issues
Papers**

Appendix **5**

**Community
Bulletins**

DAYLESFORD NEIGHBOURHOOD CHARACTER STUDY COMMUNITY WORKSHOP

**Thursday 21st March 2002 AT 7:00 PM
Daylesford Town Hall**

Council would like to extend a warm invitation to all those interested in participating in a community workshop contributing to the development of the Daylesford Neighbourhood Character Study.

About The Study

Council in conjunction with the Department of Infrastructure is undertaking the Neighbourhood Character Study for the Daylesford Township. The purpose of the Study is to provide guidelines and a policy basis for determining residential development applications within this area.

Urban Planning Consultants, Planisphere, have been engaged to prepare the study and will be conducting the above workshop.

Why You Should Attend the Community Workshop

This is your opportunity to voice your opinions and have input on the identification of preferred local neighbourhood character and the protection of what is important to you. This is because the 'neighbourhood character' of an area has to be grounded in the things local people value about their neighbourhood. We will be asking you what you like and dislike about the buildings, landscape and other characteristics of your neighbourhood..

Community input into this project is vital to ensure the formation of a policy that will encourage residential development that is respectful of the aspirations of the local residents, and the values which attract people to visit Daylesford.

What is Neighbourhood Character?

Neighbourhood character is 'the interplay of natural, built, social, cultural and economic conditions that make one place different from another'. The Neighbourhood Character Study is assessing neighbourhood character, not heritage. It will recommend how to develop a preferred character for whole areas, rather than how to protect individual buildings.

ResCode and the Character Study

The Daylesford Neighbourhood Character Study will work in conjunction with the State government's new residential development code – 'Rescode'. By providing urban character information for each residential precinct, the Neighbourhood Character Study will assist Council to apply discretion when assessing planning applications. Combined, this material will create an advice series for council, planning permit applicants and the community regarding desired urban character outcomes in Daylesford.

Tasks

The main tasks being undertaken by the study team are:

- Preliminary survey
- Detailed survey and mapping of characteristics

Identification of character precincts
Determining 'preferred character' statements for each precinct
Preparation of guidelines and policies
Planning scheme amendment

Consultation

A Communication & Consultation Program forms the basis of the study. The main components of the consultation program are:

Community Workshops

Community Workshops will be held to provide an opportunity for widespread public comment on the study and the issues it should address. The second community workshop will be held in June to feedback on the findings and progress of the Study to date. Further public consultation will be undertaken by Council when draft guidelines have been prepared.

Project Bulletin

Press releases and regular editions of the Project Bulletin will inform a wider audience about the existence of the study, its progress and opportunities for involvement.

Further enquiries may be directed to Shane Melotte, Town Planner Hepburn Shire Council, on 53 481 577



BULLETIN 3

REMINDER FOR DAYLESFORD NEIGHBOURHOOD CHARACTER STUDY PUBLIC WORKSHOP

You are invited to a Public Workshop to help arrive at 'preferred character statements' for each part of Daylesford.

The next public workshop will be held on:

**Thursday 6th June
7.00 pm – 8.30 pm
Senior Citizens Room
Daylesford Town Hall**

Vincent St

**(Access through pedestrian path next to
Town Hall)**

Daylesford Neighbourhood Character Study Progress

The Daylesford Neighbourhood Character Study commenced in March. A successful public workshop held in March launched the project with discussions about the concept of neighbourhood character and what the Daylesford community liked and disliked about the neighbourhood character of their area. A detailed street by street survey has now been undertaken mapping elements that contribute to neighbourhood character such as predominant architectural style, setbacks, garden styles, street trees, road treatments etc.

Next Stage: Development of Neighbourhood Character Precincts within Daylesford

The next stage of the project involves the identification of areas within the town which have similar characteristics and the development of 'preferred character statements' for each. These will be discussed at the Public Workshop. The map on the back shows the first attempt to define areas of Daylesford that have similar characteristics.

Following the refinement of these 'preferred character statements', and precincts,

guidelines will be developed to assist in the assessment of planning applications and to highlight to residents and developers the expectations of the Daylesford Community in relation to the impact of development on character within the town.

Ways in which local people are assisting in the development of the Study

- Attending Public workshops
- Writing submissions to Council
- Taking part in the Community Photographic Exercise
- Viewing and commenting on the 'Likes' Display
- Being a member of the Steering Committee

The Key to Neighbourhood Character

The key to understanding neighbourhood character is being able to describe how the features of an area come together to give an area its own particular character. It is 'the interplay of natural, built, social, cultural and economic conditions that make one place different from another'.

Rescode, the new statewide residential provisions has now made neighbourhood character the mandatory starting point in the assessment of planning applications. This makes this an important Study for Daylesford.

Why Attend the Workshop?

The Steering Committee for the Study would greatly appreciate community input and evaluation to ensure the work undertaken to date is heading in the right direction. The outcomes of this study will enable Council to make changes to the Hepburn Planning Scheme, ensuring that we foster the important aspects of the town's character when considering new development applications.

**For more information on the Daylesford Neighbourhood Character Study,
contact Shane Melotte, Town Planner, Hepburn Shire Council. Ph 5348 1577**

Appendix **6**

**Public Workshop
Notes**



Notes

PUBLIC WORKSHOP 1

21 March 2002

What is Neighbourhood Character?

- How urban/rural the character is
- Not a suburb of Melbourne
- Pace of living or the level of activity in town – serenity/overcrowding
- Space for cars
- Traffic flow (need to plan for a bypass)
- Streetscape of area
- Individuality of town
- Distinct – not a clone
- Vegetation
- Telling the story of the place – layers of history
- Build on local history
- Traditional materials – building and plants used
- Accessibility of materials
- Topography
- Retention of old houses
- Architecture
- Density
- Road reserve space
- Signage treatment – amount, style
- Diversity of people
- Residential amenity
- Cost of housing
- Absentee owners
- Diversity of block size
- Tourism
- Noise – sound
- Aesthetics along main road entrances to town
- Viewsheds – important to maintain
- Land ownership
- Lighting – night sky

Likes

- Old architecture
- Tree planting in streets
- Space around buildings
- Space in streets
- Gabled roofs
- Wide verges
- View to Lake
- Gravel roads
- History – tourism and gold rush buildings
- Peacefulness
- Old buildings such as guesthouses
- Quantity of foliage



- Houses in proportion to width of street
- Buildings in proportion to foliage
- Ridge lines – natural landscape
- Sense of discovery of hidden character
- Mix of species particularly by Lake and Wombat Hill
- Kerbless roads
- Meandering roads
- Walks around town
- Gas lamps
- Lake – naturalness
- Public and open spaces
- Natural or undeveloped footpaths
- Undeveloped character
- Lack of pollution
- Jubilee Lake – wind in willows character
- Diversity of housing types and locations
- Adaptable flexible buildings
- Quality housing
- Housing that fits into the landscape
- Non reflective/natural roofing material
- Well oriented development -GHG

Dislikes

- Density
- Flat roofs
- Lygon St debate
- Kerbs and channelling
- Not following policy of Council
- Inappropriate terminology – urban, suburban
- BP on entrance
- Not being able to see Lake
- Traffic noise – particularly trucks
- Road closures
- Lighting intensity on entrances (yellow)
- Loss of vision of night sky
- Parking
- Overgrown hedges
- 70's style brick veneer
- No of B and B's
- Overmanicured landscapes
- Weeds
- Ducks in lake
- dog poo
- Cheap housing
- Overstated housing designs
- Reflective roofing material

Response to Precinct Issues Papers

Daylesford Neighbourhood Character Study
Submissions on Character Statements for discussion with the Steering Committee
July 2002

Name	Precinct	Comments	Response
David Han (?)	Five	Feels that exposed brick is a threat. Additional tree planting would enhance 'formal avenue' precinct characteristic.	Consideration will be made to have this added to list of threats. Further discussions will be had with the Steering Committee regarding how prescriptive the study should be on materials. Agree. Reflected in the Preferred Neighbourhood Character Statement which states 'Extending and enhancing the existing avenue street tree planting'.
Fiona Robson & Tim Burder	Fourteen	Roads between Standbridge and Central Springs are curvilinear - to straighten them and add kerbs would create Melbourne suburb. Brick veneer houses & units not in character with area – should have screening gardens in front	Agree. Added in additional point regarding street treatments. Agree gardens are important. Gardens will be encouraged in the guidelines to maintain and strengthen the vegetation dominated landscape and the relationship to the vegetation qualities of Wombat Hill through the preparation of a landscape plan, retaining space for planting etc. This is will assist in screening dwellings that are deemed to be out of character.
Tim Burder & Fiona Robson	Fourteen	Important to maintain backdrop of state forest, and maintain space around and accessibility to lake	Agree. This is noted in the description. The guidelines shall refer more specifically to the treatment around the lake.
Christine Allen	Seventeen	Maintenance of road verges, etc in fire zones. Sealed road essential if there are no footpaths. Rain and mud creates problems ie erosion, mobility of elderly, wheelchairs etc Remnant vegetation is important on sides of roads and little pockets of Crown land. Views and feel of trees in surrounding Hepburn Regional Park should not be lost – connection to countryside Concern that noise created by potential redevelopment of Vic Park and football club will affect quiet lifestyle. Installation of power poles by Powercor without consultation to residents Small hills and road entrances that change are valuable to feel of countryside and sense of place eg between Park Ave and Leggat St Concern that native replanting is compromised by roadworks – "People should be encourage (sic) to slow down when in country areas".	Refer to Council: public domain guidelines may be needed. Noted. Road is currently sealed. Agree. Encourage the retention of wide verges and informal road treatments will assist in retaining remnant vegetation. Reference to surrounding Hepburn Regional Park added to Description. Refer to Council. Statewide issue. They do not require a planning permit under the Victorian Planning Provisions. Final report should make recommendations regarding this issue regarding the relationship of utilities to neighbourhood character. Agree. Careful treatment of road entrances and maintaining the topography is very important.

		<p>Concern about overdevelopment Roads etc should be renamed with Aboriginal names Establish a significant register of trees to protect character</p> <p>DNRE should be made to clean up after themselves</p>	<p>Noted. Refer this issue to Council. Council is currently undertaking a Significant Tree Review which could result in additional trees being registered on the Heritage Overlay. Council matter. Refer to Council.</p>
Geoff Bracher	Thirteen	<p>Noted that about 12 years ago Council had stipulated that exotics be planted, however this did not seem to be enforced.</p> <p>Feels that restriction should be placed on large trees in vicinity of lake, especially pine trees, as existing trees already block views of lake.</p> <p>Should be restriction on large commercial overuse of lake foreshore, with adequate parking on commercial premises for guests and staff</p> <p>Informal street treatment preferred but some need for concrete channels – bluestone too expensive but white concrete can have charcoal coloring, or else seal over concrete as part of road. Suggests stronger joint pattern in concrete channels.</p>	<p>Noted.</p> <p>Need to check the Masterplan regarding the vegetation density recommendations around the Lake. Council supplying.</p> <p>Land use issue. Neighbourhood character study should make recommendations about the way this development is sited and related to the Lake edge.</p> <p>Noted. Will pass onto Council. Public domain guidelines may be needed.</p>
Russ Wilkinson	Fourteen	<p>Threat of subdivision of large 1 acre lots into small lots in the precinct with carparks and no garden space.</p>	<p>Density is not an issue that can be dealt with in through the Planning Scheme. Can however make recommendations regarding the location of carparking and gardens which will assist in minimising the impact of such subdivisions. This precinct talks about maintaining the garden settings, ensuring buildings are set into the topography, maintainin the space around buildings etc.</p>
David Marshall & Lisa Beaven	Fourteen	<p>Architectural character being eroded by cheap new multi-dwelling developments Hedges rather than low fences enhance garden suburb ambience Cottage gardens should be encouraged where people have planted gardens, would greatly enhance street look</p> <p>One metre of road extension was bulldozed without consultation, exposing drain in middle of road – aggressive concrete kerbing and channeling should make way for neat grass edging to the ashphalt Comment – “Footpaths destroy the garden rural feel and are not necessary and should not be planned, given the light foot traffic.” Need for comprehensive co-ordinated approach to street tree planting, as current plantings are based on individual choices – issue should not be clouded by exotic v nature tree debate as “all trees are good trees”. Avenue of trees on Stanhope/Stanley St would as a sentinels leading to gardens Objection to spec-built, multi-dwelling, public housing developments with no room for gardens, too much concrete and poor architecture –</p>	<p>Neighbourhood character study will make recommendations regarding the form of development in this area. Good point. This should be included in the guidelines as a design response for front fencing. We agree however we don't believe that we can be that prescriptive about the actual garden style.</p> <p>Refer to Council: public domain guidelines may be needed.</p> <p>Refer to Council. Public domain guidelines may be needed.</p> <p>Agree that street tree planting would enhance the cohesiveness of area. Added to the Preferred Neighbourhood Character Statement.</p> <p>The neighbourhood character study will make recommendations regarding the form of development in this area.</p>

		<p>“these sorts of developments are completely inappropriate for a country town.” B&B's contribute to garden cottage character of town</p> <p>Residents should be encouraged to develop creative street planting which helps to break down rigid boundaries of allotments & recent construction eg Daly St. Important to preserve old trees. Low fences not necessarily good if architecture and garden are poor quality, in this instance a high fence is better Additional point for Directions -Maintain:large blocks with single houses.</p> <p>Roof profile and pitch v. important, as well as retaining large blocks with single houses and avoid med-density & subdivision – new housing should follow this Important to identify topography to avoid levelling of large areas</p> <p>Plot ratios is the real issue rather than boundaries More creativity in fences, not endless wire or picket</p> <p>Avoid being prescriptive on issue of period style, more important that good design blends in with surroundings</p> <p>High front fences is not a great risk</p>	<p>Noted.</p> <p>Agree that the retention and planting of large trees very important in this precinct.</p> <p>Noted.</p> <p>Density is not an issue that can be controlled through the Planning Scheme. The Neighbourhood Character Study can However develop guidelines to control the space around buildings and their setting.</p> <p>Reference to the roof pitch and profile included in the preferred neighbourhood character statement and should be incorporated into the guidelines for this precinct. Agree. The Preferred neighbourhood character statement refers to buildings being set into the landscape and the guidelines should then reference the issue of topography.</p> <p>Not the amount of floor area on the sites, rather the form of buildings that we are dealing with in the Neighbourhood Character Study. Guidelines should allow for creative fences provided they meet certain criteria. Agree. Period reproduction detailing not recommended.</p> <p>Disagree. High fences will reduce the sense of openness that currently occurs in the streetscapes.</p>
Eric Zehrung	All precincts	<p>Concern about prescriptive nature of draft character study, as town should be able to evolve naturally in other ways.</p> <p>Issues of energy efficient and sustainable development needs to be considered alongside the heritage value of the town</p> <p>Protection against bushfires – regulation of building materials, roof shapes and garden vegetation, in compliance with AS 3959 – Construction of buildings in bushfire prone areas” may become problematic in this regard</p> <p>Preferred character statements and issues/treats are too long and detailed, as “They may risk stifling innovation for designing in a context where a synthesis of aesthetics, energy efficiency, fire risk, and</p>	<p>Disagree. Believe the guidelines to be produced will offer a performance based approach providing a number of ways to achieve the Preferred Neighbourhood Character Statement. Refer to Council. Council could undertake further research into this issue and develop guidelines to assist in achieving. Rescode includes a number of elements relating to energy including orientation and energy efficiency</p> <p>Neighbourhood Character Study needs to be considered along with building regulation requirements and fire regulations to ensure that safety is not compromised. Neighbourhood character considerations can be considered within these requirements.</p> <p>Discuss with Steering Committee</p>

		<p>representation of cultural values need to be achieved.”</p> <p>Car parking: Concerns about requirements requesting high provision of on-site parking producing garages/parking at front of dwelling, impermeable surfaces created as a result, maximum crossover widths and onsite parking spaces, desire for garages/carports to be able to be built to side boundaries to avoid them dominating front elevations, to allow the house to be separated from the carport/garage and be more centred on the site.</p> <p>Materials Concrete roof tiles may be preferable to metal roofing as they are more environmentally sustainable. The idea of discouraging non timber cladding should not form part of the Preferred Neighbourhood Character Statements. Care should be taken that recommendations in the PNCSs do not conflict with the very specific detailing and material selection requirements in the design of bushfire prone areas.</p> <p>Roofing: Desire to see specific roof forms omitted from PNCSs. Statement in response to passive solar design - “There is no reason why a building with any roof shape cannot sit nicely within most precincts as long as sensitive building scale, proportion, texture etc are maintained.”</p> <p>Building Height: A two storey building with a single storey front room facing the street may be a better option rather than limiting building height itself, as a large single storey house may consume more permeable land than is beneficial.</p> <p>Vegetation: Key existing characteristics should indicate that there is a general mix of native and introduced vegetation, landscape plan requirements goes against fluid and seasonal nature of gardening itself, establish a significant tree register, removal of trees may contradict beneficial practice of thinning of young forest systems, need for consistent follow-up between building surveyors and planners</p> <p>People: Key Existing Characteristics do not mention wide variety of people and artistic community, and future development should cater for this diversity</p>	<p>Car parking provisions are set out in Rescode. Council could vary through a Neighbourhood Character Overlay. An appropriate Study would need to be undertaken. The location of parking and the use of appropriate materials should be dealt with by the Neighbourhood Character Study and should be referred to in the guidelines. Will look again at this issue and discuss with the Steering Committee.</p> <p>Discuss with Steering Committee regarding the prescriptive nature of materials.</p> <p>Recommendations regarding roof profile should only occur in areas where there is a large concentration of heritage buildings and older style dwellings. In these areas the roof pitch contributes significantly to the neighbourhood character.</p> <p>Agree – except in areas where there is a majority of single storey houses and this is the predominant character in the area. Side and front boundary requirements can reduce the amount of permeable land that the dwelling can consume.</p> <p>Landscape plans are recommended for new development. This will ensure the landscape setting is considered when developing the dwelling design and ensure that sites do not site devoid of vegetation for many months/years. We are not proposing that trees be removed from the forest system. Agree greater understanding required between planners and building profession.</p> <p>The valuable contribution people make is identified in the Community Values.</p>
Ilse Ramsay	Fourteen	<p>No need to encourage new and two storey buildings in Precinct 14</p> <p>Example of bad development is the Court House Villas in Camp St</p> <p>Example of sympathetic development / restoration is the Convent and St Michael’s School, the Manse in Camp St and the “Old Albert”</p>	<p>Did not mean to imply the encouragement of new buildings, rather that if they occur, they fit within the guidelines recommended.</p> <p>Noted.</p> <p>Noted.</p>
Ilse Ramsay	Thirteen	<p>Example of bad development are the dwellings built along the Ballan-Daylesford Road – built too close together, cheap and tacky</p> <p>Example of sympathetic development / restoration is the landscaping at</p>	<p>Noted.</p>

		the Lake front and upgrading of the Peace Mile around Lake Daylesford	Noted.
R. Commisso	Six	Further issues/threats - Increased traffic generated by Community Centre, neighbouring boarding house with 2-3 dogs with station wagon and trailer blocking this person's driveway. Council should regulate parking for b&b's/boarding houses. Increased traffic and on-street parking alters the streetscape "from that of a country town to a suburb in Melbourne"	Refer to Council. B&B's and boarding house parking appears to be an issue that some further work could be undertaken. Signage is another issue this work could cover. Noted.
Dermot O'Bryan	?	Tree coverage in streets – no consistent foliage along Leggett St, unlike poplars on western side of bridge over lake. Deciduous trees around lake are a feature, some need to be replaced. Central Springs Road a good example of a road lacking trees. Avenue of deciduous trees close to source of Jubilee Lake, may have profoundly positive impact in years to come. Central Business District – Main street is lacking attractiveness, should divert traffic and plant trees. Feels that reducing road width to a single lane and expanding pavement to incorporate trees and outdoor seating for cafes will enhance appearance. (Diagram of proposed layouts included in submission.). Good example of this is Lygon St in Melbourne. Parking should be encouraged in two rear roads Parking and Access to Lake – improvements should be made to some points on the walkway down to the bathing sheds, ie restoration of old light and sign, point of entry should be featured, entire carpark should be tarred and curbed to cater for peak periods, plant trees extending up to street and set in car park, and connect Victoria Park and the Lake with a path	Agree. Street trees add to the town's attractiveness. Street tree planting is recommended in a number of precincts particularly along the entrances to the town. Refer to Council. Outside the scope of the Neighbourhood Character Study. Refer to Council.
Lynton Shannon	Fifteen Eleven	Threat is the withdrawal of planning permit requirement and ensuing undesirable development. High stylish fences to existing fibro houses would disguise ugliness No mention of heritage in the description. Key existing characteristics are not 1980s but 1950s and 60s with some interspersed "heritage" homes, along with the odd 1970s and 80s style. Some ideas on how to enhance this precinct include new development to be well set back, awareness program for home owners in this area to improve presentation of homes, low stone or picket fences to help define road line. This stretch (?) to be brought in line with precinct 10 as this is the area that gives Daylesford its character. Problem - Holiday cottage development producing lifeless buildings and not contributing to town character. Comment – "This character study should encourage quality	Definitional issue. May have been referred to as 'temporary building'. Refer to Council. Recommend that open style fencing be encouraged in this precinct and the strengthening of vegetation for new developments. Not applicable to existing residences unless require a permit to extend. Altered to reflect these comments. Noted. Awareness program idea will be passed onto Council. Low, open fences will be encouraged as part of Neighbourhood Character Study. Believe that there are some slight differences between Precinct 10 and 11, and therefore have retained the two precincts. Noted. See previous comments regarding B&B's. Agree.

		development not slap it up sea-side homes of the 70s vintage... The current building department office design does not set a good example..."	Noted.
Heather Mutimer	All precincts	<p>Public meeting and two Town Hall sessions were valuable, but not showing the dislikes photos without consulting community reps was not looked upon favourably as showing likes without the dislikes this made the photo exercise redundant</p> <p>Concerns – character is defined too narrowly. Precincts that contain important links to special places in the public realm, such as Jubilee Park, Tipperary Springs, schools and churches should be referred to in character statements.</p> <p>Issues of kerb and channelling not addressed strongly enough other than just part of CSs. Lighting and signage also of concern.</p> <p>Impact of public sector permit applications should be addressed with relevant policies taking this into consideration.</p> <p>Fear that attempts at alternative energy efficient design in housing construction may be stifled by restrictive use of non-masonry materials. Of greater concern is size and scale and the “feel” of a place rather than type of material.</p> <p>Protection of houses from demolition, not just from a heritage perspective but also from social/cultural. Questions whether there is a possibility of an overlay that covers all of Daylesford but grades the precincts according to certain characteristics.</p> <p>Vision statement need to delve deeper and should be expanded. Subdivision into “suburban” blocks and multi-unit development - “a generic approach is not desirable”</p>	<p>Noted. Likes and dislikes boards were both at the public Meeting. Council felt it was inappropriate to display the dislikes boards for fear of causing offence. Were never designed to be shown to the general public. They were to be used as a tool for the Steering Committee and the Study team to use.</p> <p>Good suggestion. More local references have been incorporated into the descriptions.</p> <p>Refer to Council: public domain guidelines required.</p> <p>See previous comments. This issue will be dealt with as part of the implementation.</p> <p>References to materials have been relooked at. Believe may still be appropriate in areas such as those with heritage overlays and areas this study will recommend Neighbourhood Character overlays be introduced. In these areas, it is of prime importance that materials such as weatherboard are encouraged. Discuss with the Steering Committee.</p> <p>The Neighbourhood Character Overlay allows demolition to be a listed element and may be deemed an appropriate tool to implement the recommendations of this study. Application of a Neighbourhood Character Overlay over the whole town would not be acceptable. Some distinction about which areas require this control is needed. Discuss with the Steering Committee.</p> <p>The vision statement will be reexamined. See previous comments regarding subdivision.</p>
Heather Mutimer	All precincts	<p>The following community values need to be included</p> <ul style="list-style-type: none"> ▪ Diversity of people ▪ Diversity of housing ▪ Clear delineation of relationship between private and public land, open space and facilities ▪ Unpretentious development ▪ History, but not just in relation to historic buildings\ ▪ Vision statement needs reworking ▪ Lighting ▪ Links to goldfields 	These have been incorporated into the Community Values.

		<p>Concern that elements contributing to character and are described in some statements are not followed through into directions, eg precinct 10.</p> <p>Demolition of pre-WII dwellings not only a threat in Precinct 9 but for other precincts too.</p> <p>Would like document to state minimum lot size for each precinct.</p>	<p>Noted. Will relook at to ensure links are made.</p> <p>Agree. A number of other precincts have had this included.</p> <p>Unable to do. See previous comments regarding this issue.</p>
Jeff Stewart	Six	<p>Increased density of housing will destroy rural aspect of area – “the character of Daylesford is more rural than suburban, more forest than paved roads, and more open than hemmed in.”</p> <p>Feels that character study at first appeared to be broad in scope, but it now appears to be concerned with the minutia of “housing regulations”.</p> <p>Feels that the council and planning consultancy did not accomplish what they had communicated to the community.</p> <p>Dislikes photos should have been displayed at Council offices, as there was an impression that there was no objection to contentious development</p>	<p>Noted.</p> <p>Noted. We recognise that housing detail is only one part of neighbourhood character and that there are a multitude of other elements particularly the people who form a major part. The first public meeting outlined the tools such as Rescode that are available to implement ‘neighbourhood character’. Town planning is the tool we have available to enshrine neighbourhood character in policy and ensure protection of that part which contributes to neighbourhood character.</p> <p>Not intended to be the case. Were shown at the second Public Meeting. Fearful of causing offence.</p>
A. Beringer	Eight	<p>Concerns – should discourage commercial development such as McDonalds along Midland Highway into town, street lights along Midland Highway, strip malls, car washes, KFCs, petrol stations and “cheap stores”. This type of development would only create suburban feel</p>	<p>Noted. Refer to Council. Land use issue.</p>
A. Beringer	eleven	<p>Concerns – should discourage commercial development along Midland Highway such as McDonalds, car washes, KFCs, petrol stations. This type of development would only create urban feel</p> <p>Multi-unit development should be discouraged along corner of Farmers Arms.</p> <p>Plant more trees along road to Castlemaine and Glenlyon.</p>	<p>Noted. Refer to Council. Land use issue.</p> <p>Noted.</p> <p>Noted. Refer to Council.</p>
A. Beringer	Twelve	<p>No commercial development along Midland Highway.</p> <p>Discourage two-storey and multi-unit development to allow views. Maintain forest views to the west. Encourage planting of new trees. Rammed earth and mudbrick instead of corrugated iron. Buildings should also be set back from front, not just the two sides.</p> <p>Widen kerb and channelling, discourage street lights, do not seal Forestview Lane, no street lights, footpaths, kerbs or channels on Table Hill Road.</p>	<p>Noted. Refer to Council. Land use issue.</p> <p>Buildings are encouraged to be set within the landscape. Maintenance of forest views to west added to Preferred Neighbourhood Direction. Agree – altered PNCS to reflect this. Agree – altered PNCS to reflect this.</p> <p>Noted. Referred to Council. Public domain guidelines required.</p>
A. Beringer	Thirteen	<p>Holiday units along King St block views to Lake and should be demolished.</p>	<p>Noted.</p> <p>Noted. Stronger controls regarding development near the lake is</p>

		Development should be discouraged along Lake. Street lights on Causeway should be removed.	likely to be a recommendation of this study. Refer to Council. Lighting appears to be an issue of concern in the community.
A. Beringer	Fifteen	Discourage commercial development and maintain fields and pastures along East St.	Area zoned industrial. Land use issue. Refer to Council.
A. Beringer	Twenty	Threat – logging of forest Discourage building in open meadow on east side of Jubilee Lake Road – has gorgeous daffodils in spring!	Noted. Noted.
A. Beringer	Twenty-two	Discourage street lights on South Ajax Road. ABC Powercor cables along Ballan Road ruin aesthetics of town entry. Discourage commercial development along entrance to town.	Noted. Referred to Council.
Dallas Kinnear (?)	Ten	The 'formal avenue of the Pinoaks lining the highway' should be referred to as "The Avenue of Honour". Threats – creation of more car parking spaces on grassed verges of the Avenue of Honour, new channelling, kerbs and gravel surfaces – concern that Anzac legacy of Avenue of Honour would be diminished by development of commercial carpark	Noted. Added to the Description. Noted. Refer to Council. Point added to PNCS regarding maintenance of grassy verges and lack of formal kerbs and channelling.
Dallas Kinnear (?)	thirteen	Identified need for significant tree register. Threats – further planting of tall trees and shrubs that hide views of Lake from King St, Angus Hill and Cornish Hill, lopping of trees on public land around lake by residents wanting to improve views	Council is undertaking a review of the Significant tree Register with the final outcome perhaps being the inclusion of a number of new trees in the heritage overlay. Will review the Masterplan for relevant recommendations regarding this issue. Council supplying.
Dallas Kinnear (?)	Twenty	Discourage kerbs or channelling, modern 'suburban style' dwellings, demolition of old heritage buildings. Would like building added to register of significant heritage buildings. Planting should be encouraged in caravan park, but overflow camping along road should be discouraged. Lake and Reserve should be protected from further ugly commercial development.	Noted. Added 'Retaining the informal road treatment' to the PNCS. Referred to Council for investigation of possible inclusion in heritage overlay. Refer to Council.
Doris	All precincts	Concern that dislikes photos were not show as they had been submitted by the public, Lack of follow up on contentious planning applications. Lack of control on signage. Other concerns - building colours, road drainage, consultation about footpaths, kerbs and two-storey development on single storey streetscapes.	See previous response. Refer to Council. Recommend that Council undertake to develop a signage policy. New point added to some PNCS regarding the location of signage. Building colours and the impact of two storey development on streetscapes can be dealt with by the Neighbourhood Character Study.
Daylesford Design Studio	All precincts	Relook at definition of 'brick veneer' as masonry as it includes "strawbale-rammed earth-mud brick rock wall"	Have re-examined the issue of recommended materials in the document to take these points into consideration. Noted.

		Included Precinct Map with suggested changes	
?????????	One to six	<p>Would help to define a number of terms including “exotics”, “open wire fencing”, “pervious”</p> <p>General concern that residents do not understand “town planning” language of document, and “vagueness” of certain sentences.</p>	<p>Have relooked at language and made adjustments where felt appropriate. It is important to maintain a balance between ensuring the documents are understood by the general public and that they are appropriately written to be used as planning tools.</p>
Frank Page	Thirteen	<p>Concerns over the incorporation of community concerns, that the exercise is budget driven, and there is a lack of detail.</p> <p>Vision generalist in nature. Contains some relevant elements however need a vision “that clearly identifies the Daylesford we aspire to in the future”</p> <p>Reference to no footpaths in the precinct is incorrect. A number of footpaths and shared paths in the area.</p> <p>Lake side topography and good views are how things are currently, changing all the time. Concerned that it will be lost. Inappropriate planting of trees resulting in reduction in views to water of lake.</p> <p>Willows important aspect around the lake.</p> <p>Reference needs to be made to the Lake House development.</p> <p>Concerns over the landscape and lighting plans for this development and delineation between public and private land around the lake. Identify mistakes in this development and ensure they are in the Issues/threats.</p> <p>Prohibit removal of existing trees and vegetation within lake reserves and Crown Land.</p> <p>Draft Preferred neighbourhood Character Statement additions: Ensure the retention of large trees Encourage the planting of large trees Ensure Shire/ DNRE planting of trees and vegetation on lake reserves is done to guidelines which ensure that views of lake waters are maintained. Ensure that pathways, especially shared pathways, are designed and sited having consideration of all users.</p>	<p>Noted. All submissions received have been addressed in this table and the proposed response</p> <p>Noted. More advice regarding the actual changes required to the Vision. Discuss with the Steering Committee.</p> <p>Noted. Changes have been made to the Key Characteristics to reflect these comments.</p> <p>Guidelines should refer to maintaining views to lake. Tree planting referred to Council.</p> <p>Will refer to the masterplan for guidance on the Willows.</p> <p>Altered the Description to include reference to tourism related buildings in the precinct. Will defer to the Steering Committee over the mentioning of the actual name of the development.</p> <p>The lighting and landscape plans for this development have been highlighted on a number of occasions. Non compliance with a planning permit is a Council enforcement issue. There are a number of principles that can be drawn from this development to ensure the same issues are not encountered again. A number of these have been added to the issues and threats.</p> <p>Noted. Refer to Council. This is a public domain management issue. Some guidance may be provided in the Masterplan.</p> <p>Included.</p> <p>Refer to Council</p> <p>Noted. Refer to Council. This is a public domain issue.</p>

	<p>Ensure external lighting plans for major development deal sensitively with issues of baffling and light spill.</p> <p>Issues/threats additions:</p> <p>Removal of established trees and vegetation from Leggatt St ridgelines to enhance views of the lake</p> <p>Inappropriate planting of trees on lake edge by Shire resulting in ever diminishing views of the lake waters</p> <p>Confused and uncertain boundary delineation of major developments adjacent to lake reserves and public land.</p> <p>Inappropriate and unapproved lighting plans at major development</p> <p>Failure of shire to find and implement enforcement of Planing Approval provisions attached to developments</p>	<p>Lighting issue to be discussed with Steering Committee.</p> <p>Incorporated in Removal of large trees.</p> <p>Refer to Council and previous comments.</p> <p>Lack of delineation of public and private space added.</p> <p>Lighting issue to be resolved. See previous comments. See previous comments.</p>
--	---	--