

18/03/2010
C137**SCHEDULE 6 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO6****URBAN CHARACTER AREA 9****1.0**18/03/2010
C137**Design objectives**

To retain and enhance the traditional scale and garden settings of residential development on Wendouree Parade, which is an urban character of significance to the context and visual quality of Lake Wendouree and the City of Ballarat.

To encourage new development that complements existing development on Wendouree Parade in scale, height and siting.

To retain the existing garden character featuring exotic canopy trees.

To retain a visual connection between the street space and private land.

To retain views from the street space to the landmark features of Lake Wendouree; the Ballarat Botanic Gardens; traditional boat sheds, shelters and restaurant; and the Olympic Rings monument.

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C137**Buildings and works**

A permit is not required for:

- Internal alterations.
- Additions to an existing building which will not be visible from the street.
- New buildings which will not be visible from the street.
- Repairs or routine maintenance which do not change the appearance of the existing buildings and works. The repairs must be undertaken to similar details, specifications and materials.

Where a permit is required for buildings and works the following requirements apply:

- The height of the front section of the building should be no greater than two storeys.
- Front sections of buildings greater than two storeys in height may be permitted where it is demonstrated that an increased height would be sympathetic with the character of the street.
- For sites within the Colpin Avenue Heritage Precinct, Dowling Street Heritage Precinct and Old Showgrounds Heritage Precinct, the building height provisions in clauses 22.07, 22.08 and 22.09 will take precedence.
- Front setbacks are to be consistent with the dominant front setback on the street block.
- Side setbacks within 10 metres of the building frontage are to be consistent with existing side setbacks on the street block.
- The front setback of a garage should be at least 3 metres greater than the front setback of the house. A reduced setback may be permitted where it is demonstrated to be sympathetic with the character of the street.
- On corner sites, where new development is to be constructed to the street boundaries the building façade and any proposed street verandah must address both street frontages.

- When a new dwelling is constructed on a site at least one semi-advanced exotic canopy tree species must be planted within the front setback. This requirement may be waived where the applicant can demonstrate that the design objectives will be met without the provision of a semi-advanced canopy tree.
- Vehicle crossovers should be no more than 3 metres wide. Wider crossovers may be permitted where it can be demonstrated that they would not be out of character with the streetscape or where a 3 metre wide crossover would be a safety hazard.

A permit is required to construct a fence where one of the following applies:

- The fence is greater than 1.2 metres in height, or
- The fence is not sympathetic with the style of the existing dwelling on the land.

Where permit is required to construct a fence the following requirements apply:

- For fences within the Colpin Avenue Heritage Precinct, the Dowling Street Heritage Precinct and the Old Showgrounds Heritage precinct, the fencing provisions in clauses 22.07, 22.08 and 22.09 take precedence.
- Where a front fence is to be higher than 1.2 metres it should be at least 70 percent transparent. A front fence of lesser transparency may be permitted where it can be demonstrated that this would be sympathetic with the character of the street and achieve the objective of retaining a visual connection between the street space and private land.
- On corner sites, the front fence is to return along the sideage for at least the same distance as the front setback of the building.

Application requirements

An application must be accompanied by an assessment of the proposal based on the City of Ballarat Residential Design Guidelines for Urban Character Area 9.

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Decision guidelines

Before deciding on any application the responsible authority must consider whether the proposal meets the above design objectives.

References: *"City of Ballarat Residential Design Guidelines - Urban Character Area 9", City of Ballarat, 2000.*

"Ballarat Urban Character Study", John Patrick Pty Ltd and Allom Lovell and Associates Pty Ltd, 1999.