

06/08/2015
C182

SCHEDULE 1 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO1**.

BRIDGE MALL

1.0

18/03/2010
C137

Design objectives

- To promote the future use and development of the Bridge Mall as a safe, attractive, and functionally efficient shopping precinct within the Ballarat Central Business District.
- To encourage the provision of effective pedestrian linkages between the Bridge Mall and nearby off-street car parking and shopping areas.
- To ensure, where possible, that adequate delivery and servicing access is provided which does not require vehicular access from within the Mall.
- To promote the development and decoration of buildings in a manner which unifies the visual appearance of Bridge Mall.
- To encourage new development which complements existing development in form, scale, texture and colour.
- To encourage the retention and restoration of existing buildings where this is physically and economically feasible.
- To preserve the sky as an element in the street scene, and to prevent tall buildings from being erected which will obstruct the passage of sunlight and natural daylight into areas of pedestrian activity.
- To prevent the construction or exhibition of signs, advertisements and other like devices which will cause visual clutter or will not be in harmony with the appearance of Bridge Mall.

2.0

18/03/2010
C137

Buildings and works

- On the southern side of the Bridge Mall, no building may exceed 10.5 metres in height.
- On the northern side of the Bridge Mall, no building may exceed 8.7 metres in height.
- Ground level access points to upper floor levels or rear portions of any building in the Bridge Mall must be no wider than 3 metres.
- All setbacks must be in keeping with the surrounding area.
- All buildings must be complementary to the surrounding area including size, portion and distribution of openings and other elements.
- Development of land between Curtis and Little Bridge Streets should ensure delivery and service access does not require vehicular access from within the Mall.

3.0

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Advertising signs

A permit is required to construct or display a sign.

In addition to any requirements in the scheme, the following requirements must be met:

- Signs in the Bridge Mall should be unobtrusive and, where possible, be similar in form.
- There must only be one below-verandah business sign constructed for each premises. Such signs should be at least 2.7 metres above the pavement level.
- Any above-verandah sign should not have a dimension of greater than 1 metre.
- Any portion of a sign must not be located more than 6 metres above ground level.
- The total area of business signs on any premises must not exceed 10 square metres.

- No animated sign or sky sign may be constructed on any portion of any building.
- Flags, buntings, streamers or other like devices which carry an advertising message or which are intended to attract attention to retail or commercial services offered in any premises are prohibited.

4.0

19/01/2006
VC37

Decision guidelines

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