

18/03/2010
C137

SCHEDULE 3 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO3**

URBAN CHARACTER AREA 1

1.0

18/03/2010
C137

Design objectives

To retain and enhance high quality inter-war and post-war residential urban character which has special significance to the City of Ballarat.

To retain the existing rhythm and scale of development along the street frontage.

To encourage new development that complements existing inter-war and post-war development in form, scale, height, siting, materials and colour.

To retain views from the street space to the landmark features of Lake Wendouree, White Maltings silos and the North Gardens Reserve.

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

To retain the existing garden character of the area, which features exotic canopy trees.

2.0

18/03/2010
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 or works the following requirements apply:

- The height of the front section of the building should be no greater than one storey.
- Front sections of buildings greater than one storey in height may be permitted where it is demonstrated that an increased height would be sympathetic with the character of the street.
- Two storey sections of buildings should be located towards the rear of the building in a manner which would not be visually intrusive to the street.
- For sites within the St Aidan's Heritage Precinct, Colpin Avenue Heritage Precinct, Dowling Street Heritage Precinct and Old Showgrounds Heritage Precinct, the building height provisions in clause 22.06, 22.07, 22.08 and 22.09 will take precedence.
- Roofs visible to the street are to be pitched and at an angle which matches existing roof pitches in the street.
- Front setbacks are to be consistent with the dominant front setback in the street.
- 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.
- Side setbacks within 10 metres of the building frontage are to be consistent with existing side setbacks in the street.
- House façades are to have an asymmetric design.
- Design details are to be sympathetic with existing building details in the street, particularly window shapes, eaves and verandahs.

- External construction materials are to be sympathetic with existing materials and colour tones in the street.
- 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.

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

- Front fences on sites specified within the St Aidan's Heritage Precinct are discouraged.
- 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 1.

3.0

18/03/2010
C137

Subdivision

The width of lot frontages should be consistent with the typical widths of existing lot frontages in the street block.

4.0

18/03/2010
C137

Decision guidelines

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

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

"City of Ballarat Residential Design Guidelines - Urban Character Area 1", City of Ballarat, 2000.