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SCHEDULE 4 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO4**

URBAN CHARACTER AREA 4

1.0

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Design objectives

To retain and enhance traditional grid residential development with distinctive corner buildings which is an urban character of significance to the City of Ballarat.

To ensure that new development on corner sites retains the strong building form that has traditionally characterised these sites.

To encourage new development not on a corner site, to complement existing development forms and siting on the street block.

To encourage new development in Lydiard Street, Ligar Street and Neil Street, which is not on a corner site, to complement existing development on the street block in scale, height, materials and colour.

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

To retain the existing garden character in Neil Street (between Clarendon Street and Macarthur Street), which features exotic canopy trees.

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Buildings and works

A permit is not required for:

- Internal alterations.
- Additions to an existing building which would 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:

- Roofs visible to the street are to be pitched and at an angle which matches existing roof pitches in the street block.
- Front setbacks are to be consistent with the dominant front setback in the street block. Corner sites may be exempt from this requirement if development is constructed on the street boundary.
- 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.
- On sites in Lydiard Street, Ligar Street and Neil Street:
 - 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.
 - Side setbacks within 10 metres of the building frontage are to be consistent with existing side setbacks in 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.

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- External construction materials are to be sympathetic with existing materials and colour tones in the street.
- Design details are to be sympathetic with existing building details in the street, particularly window shapes, eaves and verandahs.
- Vehicle crossovers from the street should be single lane. Wider crossovers may be permitted where it can be demonstrated that they would not be out of character with the streetscape or where a single lane crossover would be a safety hazard.
- On sites in Neil Street (between Clarendon Street and Macarthur Street) when a new dwelling is constructed, 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:

- Where a front fence is to be higher than 1.2 metres it should be at least 70 percent transparent. A less transparent front fence 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 4.

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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 4", City of Ballarat, 2000.

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