

18/03/2010
C137

SCHEDULE 7 TO THE DESIGN AND DEVELOPMENT OVERLAY

Shown on the planning scheme map as **DDO7**

URBAN CHARACTER AREA 11

1.0

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Design objectives

To retain and enhance high quality Edwardian and inter-war residential urban character that 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 Edwardian and inter-war development in form, scale, height siting, materials and colour.

To retain views of Nazareth House from Mill Street, west of Drummond Street North.

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

To retain the existing garden character featuring exotic canopy trees.

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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 consistent with the dominant building frontage height in the street block.
- Where the dominant building frontage height is one storey, two storey sections may be permitted towards the rear of the building if they are not visually intrusive to the street.
- Building frontage heights greater than the dominant height may be permitted where it is demonstrated that an increased height would be sympathetic with the character of the street.
- Roofs visible to the street are to be pitched and at an angle to match existing roof pitches in the street block.
- Front setbacks are to be consistent with the dominant front setback in the street block.
- 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.
- 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.
- 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.

- When a new dwelling is constructed on sites in Webster Street, 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 should be no higher than 1.2 metres and at least 50 percent transparent. In Webster Street a higher front fence may be permitted if the frontage is more than 20 metres wide and the fence is at least 70 percent transparent. A front fence of greater height and/or 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 11.

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Subdivision

In Webster Street, Drummond Street North, Frank Street and Loch Avenue the width of lot frontages should be consistent with the typical widths of existing lot frontages in the street block.

4.0

19/01/2006
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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 11", City of Ballarat, 2000.

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