

18/03/2010  
C137**SCHEDULE 16 TO THE DESIGN AND DEVELOPMENT OVERLAY**Shown on the planning scheme map as **DDO16****FORMER BROODESEINDE BARRACKS, RUSSELL STREET, NEWINGTON****1.0**18/03/2010  
C137**Design objectives**

To encourage development including subdivision which complements and appropriately responds to the development pattern of land adjoining the former Barracks site, the heritage elements of the site including the former drill hall building, and past mining activities.

To encourage development which uses contemporary architectural design responses that complement the established architectural built form, scale and streetscape character of Sturt and Russell Streets.

To encourage buildings that have entries orientated to the street and no or low front fence forms, to retain a visual connection between the street and private land consistent with the prevailing character of the neighbourhood.

To encourage development that promotes connectivity and circulation throughout the former Barracks site, external public open spaces and pedestrian and vehicular links.

To encourage development which responds to the landscape setting of the site including established exotic canopy trees on private property and adjoining the site.

To encourage well designed and sited medium density housing within the site that responds to the above design criteria.

To encourage development of a subdivision pattern that allows for the construction of built forms which achieve these design objectives.

To encourage and promote development which utilises sustainable design principles.

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C137**Buildings and works****Permit Requirements**

A permit is required to construct a fence greater than 1.2 metres in height.

A permit is not required for:

- Internal alterations to an existing building.
- Single storey additions to an existing building that would not be visible from any street.

**Performance Criteria**

The following criteria apply to all development:

- Medium density development will be encouraged towards the centre of the former Broodeseinde Barracks site.
- Lower density development should occur adjacent to Alfred, Sturt and Russell Streets.
- New buildings should be no more than two storeys in height.
- Adaptive reuse of the existing Barracks building is encouraged.
- Design details should reflect the established character of Sturt and Russell Streets. In particular, the window shapes, eaves, verandas, materials, colour tones and visual interest and relief should be reflected in individual designs.
- New development on corner sites should address both street frontages.
- On corner sites the frontage fence should return along the side frontage for at least the same distance as the building frontage setback.

- At least one semi-advanced canopy tree species of exotic character should be planted within the front setback of a dwelling unless it can be demonstrated that the retention of an existing tree will contribute to the streetscape.

The following criteria apply to land fronting Russell and Sturt Streets:

- For sites along Russell Street, the design and layout of development should be informed by the City of Ballarat Residential Design Guidelines for Urban Character Area 18 (Russell Street).
- Roofs fronting the street are to be pitched and at an angle to reflect the existing character of the street.
- Front setbacks should be consistent with the dominant front setback in the street.
- Side setbacks for properties fronting Russell Street should be consistent with the side setbacks of existing houses in the street for a minimum of 10 metres from the street frontage.
- For properties fronting Russell Street, the garage and carport front setback should be at least 3 metres greater than the house front setback.
- House façades should have an asymmetric design.

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#### **Subdivision**

##### **Performance Criteria**

An application for subdivision should:

- provide for lots that allow for the achievement of the performance criteria and design objectives specified in this schedule.
- on sites abutting an established subdivision beyond the former Barracks site, reflect the existing width, depth and subdivision pattern of those lots.
- minimise the number of crossovers/driveway entrances.
- provide for exotic canopy tree street planting and preserve the existing exotic street trees within the road reserve.

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#### **Application requirements**

Where appropriate, an application must be accompanied by:

- A detailed analysis of the site and surrounding area including topography, all existing features, title boundaries, services, views into and out of the site and built and landscape features.
- A detailed landscape concept plan prepared by a Landscape Architect.
- A written and graphic description of how the proposal will meet the Design Objectives and Performance Criteria specified in this schedule, including how the development achieves:
  - integration with development over the broader former Broodeseinde Barracks site and the surrounding area.
  - appropriate landscaping of public spaces.
  - pedestrian and vehicular connectivity within and beyond the site.
  - an appropriate relationship with the surrounding heritage areas.
  - information detailing how the plan provides for sensitive stormwater design treatments based on the City of Ballarat 'Site Stormwater Management Systems Policy', August 2004.

#### **References**

*City of Ballarat 'Site Stormwater Management Systems Policy' August 2004.*

**BALLARAT PLANNING SCHEME**

*City of Ballarat Residential Design Guidelines - Urban Character Area 18 (Sturt Street), City of Ballarat, 2000*