

21.06

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BUILT FORM, HERITAGE AND DESIGN

This clause provides local content to support Clause 15 (Built Environment and Heritage) of the State Planning Policy Framework.

Clause 21.09 (Local Areas) provides local content for individual suburbs and towns.

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Urban design

The quality of design is crucial to Ballarat's identity and competitiveness. High quality streetscapes and open spaces can increase the level of amenity and functionality making places more attractive to visitors, investors, retailers and consumers. This can in turn stimulate activity, vitality and enhance perceptions of safety.

Objective 1

To protect and enhance the quality and character of built areas, considering context and local values.

Strategies

- 1.1 Ensure that the scale, bulk and quality of new development contributes to the character and amenity of the built environment.
- 1.2 Maintain important views and vistas within the Ballarat CBD including skyline views of spires and towers and the Yarrowee escarpment.
- 1.3 Improve the visual quality of major transport routes and connections to tourist destinations.
- 1.4 Facilitate the development of land abutting the Western Highway within the vicinity of Woodmans Hill in a way that has a positive impact on the appearance of this major city entrance, in accordance with the Woodmans Hill Gateway Precinct Master Plan (January 2015).
- 1.5 Ensure advertising signs avoid visual pollution and intrusive light spill, respecting the architecture of their host buildings, the surrounding streetscape character and skyline.

Objective 2

To increase the vitality, amenity and experience of the public realm.

Strategies

- 2.1 Encourage provision of gathering and meeting spaces in activity centres.
- 2.2 Ensure the scale, bulk and quality of new development supports a high quality public realm.
- 2.3 Encourage public art in new developments.
- 2.4 Create a range of public spaces to serve the needs of diverse communities, including children, youth, residents, workers and visitors.
- 2.5 Ensure development maximises solar access in public open spaces, and creates microclimatic conditions for a high level of pedestrian comfort, including minimising the adverse effects of wind and rain.

Objective 3

To improve the permeability, legibility, safety and comfort of the public realm.

Strategies

- 3.1 Facilitate activation of streets, CBD laneways and public spaces.
- 3.2 Ensure new developments in the CBD and Activity Centres provide active street frontages, legible pedestrian routes including minimising pedestrian disruption from car access.
- 3.3 Ensure built form promotes surveillance of the public realm at all times.

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Heritage

Ballarat has a rich natural, cultural and historic heritage. The City of Ballarat extends across parts of the traditional country of the Wadawurrung and Dja Dja Wurrung peoples whom maintain their ongoing connection with this land. Ballarat's extensive heritage buildings, structures, features, highly intact historic areas, archaeology, cultural landscapes, parks and gardens, trees, avenues and natural features are of high cultural significance and therefore important to the local and wider

community. Ballarat's community considers the heritage and historic character of Ballarat as its most valued features and that these elements must be retained into the future. Ballarat's heritage resources must be protected, conserved and enhanced for its conservation, cultural and tourism potential as well as ensuring that what makes Ballarat distinctive isn't lost. Ballarat's heritage includes places of national, state and local significance.

Objective 4

To protect, conserve and enhance areas, features, structures and sites of historic, aboriginal, natural and cultural significance.

Strategies

- 4.1 Conserve, protect, and enhance the fabric of identified heritage places and precincts.
- 4.2 Identify and protect heritage places, including maintaining the visual prominence of heritage buildings and landmarks.
- 4.3 Encourage sympathetic forms of development adjacent to heritage sites.
- 4.4 Ensure alterations to heritage places are carried out in a sympathetic manner with consideration to the 'Burra Charter'.
- 4.5 Discourage the demolition of buildings and other elements of identified local, state and national heritage significance.
- 4.6 Require that new development interprets culturally significant places and respects heritage and cultural boundaries.
- 4.7 Protect pre and post contact Aboriginal cultural heritage.

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Neighbourhood character

Identifying and protecting areas within the municipality with significant neighbourhood character values is an important issue for Council. The consideration of neighbourhood character is required in the assessment of infill housing development proposals within existing residential areas. While there can be a tension in planning policy between urban consolidation objectives and the desire to respect residential amenity and neighbourhood character, Council will ensure that the type, scale and design of development and the impacts on existing amenity are addressed.

Objective 5

To recognise places of distinct neighbourhood character.

Strategies

- 5.1 Maintain the garden settings of buildings and the tree canopy of neighbourhoods.
- 5.2 Maintain the rhythm of spacing between buildings.
- 5.3 Minimise the dominance of car-parking structures.
- 5.4 Avoid new buildings or extensions dominating the streetscape.

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Implementation

The strategies in relation to Built Form, Heritage and Design will be implemented through the planning scheme by:

Policy guidelines

- Apply the Heritage Conservation and Heritage Precincts Policy (Clause 22.05) to all heritage places affected by a Heritage Overlay.
- Apply the precinct specific policies within Clause 22.05 Heritage Conservation and Heritage Precincts, to all land within the precincts shown in the relevant heritage overlay schedules (HO169, HO183-188).
- Applying Heritage Victoria Guidelines for assessing heritage applications.
- Applying the *Ballarat Advertising Sign Guidelines*.

BALLARAT PLANNING SCHEME

- Assessing heritage applications in accordance with the heritage Incorporated Documents as listed in the table to Clause 81.01.
- Ensure applicants demonstrate how any relevant proposal complies with the the heritage Incorporated Documents as listed in the table to Clause 81.01.
- Ensure permits for demolition of significant elements of a building are only granted where a permit has already been granted for the development of the land or where Council is satisfied it is required to achieve wider strategic objectives.
- Identifying opportunities for the reinstatement of historic fabric such as verandahs and bluestone kerb and channels, within the Ballarat CBD.
- Working with landowners, Aboriginal Victoria and the local indigenous community to identify and protect Aboriginal sites of archaeological and cultural significance.

Further strategic work

- Prepare management plans for tree management in heritage precinct areas for their incorporation into the planning scheme.
- Prepare a paint colour scheme in consultation with property owners and traders in key commercial areas where the heritage overlay applies.
- Utilise UNESCO historic urban landscape approach to assist managing change.